

MINUTES OF THE Cabinet Member Signing HELD ON Monday, 20th April, 2026, 4.00 - 4.15 pm

PRESENT:

Councillors: Sarah Williams

ALSO ATTENDING:

Chris Liasi – Committee and Governance Officer, Jack Goulde - Head of Design Quality & Acquisitions, Scott Kay - AD Repairs & Compliance.

7. FILMING AT MEETINGS

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

8. APOLOGIES FOR ABSENCE

There were no apologies for absence

9. DECLARATIONS OF INTEREST

There were no declarations of interest.

10. URGENT BUSINESS

There was none.

11. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

12. DIRECT AWARD FOR VOIDS WORKS TO HCBS AND PSL PROPERTIES

Please note the public report was not published and exempt information was included. This decision will be retaken on the 5th May 2026.

13. AWARD OF CONTRACT FOR PROVISION OF OPERATIONAL VEHICLES

The report sought approval to award a short-term contract to Northgate Vehicle Hire Ltd for supplying operational fleet vehicles to Housing Services and the Hard FM Team through the Pretium Total Fleet Solutions Framework. The contract was proposed for 12 months with an option to extend for a further 12 months, up to a

maximum of two years, and a total estimated value of £3,000,000 (£1.5m per year) plus inflation, based on previous spending.

The award was intended to provide sufficient time for the Council to complete a wider fleet needs analysis, undertake consultation, and run a procurement process for a longer-term contract aligned with broader Council policies, including net-zero objectives where feasible. All information was considered prior to agreeing the recommendations.

All information was considered prior to agreeing the recommendations.

RESOLVED:

3.1 To approve the award of a contract to Northgate Vehicle Hire Ltd via the Pretium Framework for the provision of operational vehicles, as set out in Section 1.1. above, under Contract Standing Order (CSO) 7.02 (Frameworks) in accordance with CSO 2.01(c).

3.2 To approve that the contract be awarded for a period of up to 2 years from contract commencement, based on an initial 1-year period and option to continue for a further second year.

Reasons for decision:

To address budgetary concerns and initiatives to drive down cost and improve value for money, the Council is seeking to rationalise contracts and where possible harmonise supply chains across functions throughout the Council. Due to being the largest user of vehicles, Housing were asked to lead on a Council-wide review and to drive efficiencies in this area. This means that a new strategy is required that will involve data analysis and consultation with multiple stakeholders and competing priorities, including Parks, Estate Management, Waste Management and Facilities Management Services. This will take additional time and was unable to be completed prior to HRS's previous fleet contract expiring.

This interim fleet contract is essential for the delivery of services across Responsive Repairs, Voids, Facilities Management, and Planned Works. The previous contract has expired, and a current ad-hoc arrangement is in place. A new contract award is required to ensure a sustained service provision until a longer-term contract can be procured and put in place in line with a new fleet strategy to be developed, and to ensure the Council can fulfil its statutory duties as a landlord.

The award utilises the Pretium Total Fleet Solutions Framework, a fully compliant route under the Public Contracts Regulations 2015. Northgate Vehicle Hire Ltd is the number one ranked supplier on this framework. Utilising this framework allows for a direct award and thereby, rapid mobilisation and minimises procurement costs while securing market-tested rates.

Alternative options considered

Do Nothing: This option was rejected. The current contract arrangement expired on 31 December 2025. "Doing nothing" would result in the termination of supply and the

immediate repossession of approximately 200 vehicles and the Council would be unable to deliver a repairs service across multiple teams. Use Internal Resources: This option was rejected. The Council does not currently possess the internal capital or infrastructure (e.g., a Council-owned fleet and maintenance workshops) to self-deliver a fleet of this size immediately.

Full Tender Process (Open Market): This option is being put in place for a longer-term solution but is not possible to meet the immediate demand. The use of the Pretium Framework offers a compliant and faster route to market for this interim arrangement.

14. APPROVE AWARD OF CONTRACT FOR FIRE DOORS & WORKS

A Contract valued at £12,500,000 plus inflation was proposed for award to enable programme of fire-rated door replacements and associated fire safety works. This included flat entrance doors, communal doors, riser and service-cupboard doors, passive fire-safety measures and decorations across properties identified as needing improvements, in line with current legislation, following Section 20 consultation with leaseholders and in accordance with Contract Standing Order 2.01(c). All information was considered prior to agreeing the recommendations.

Officers and Legal also proposed an additional recommendation and details of this at 3.5.

RESOLVED:

3.1 To approve the award of this contract following second stage of leaseholder consultation, so that officers can work to improve safety for residents through the installation of new certified fire doors in our council homes. The Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021, Fire Safety (England) Regulations 2022 and the Building Safety Act 2022 sets out the responsibility of the Council and how they must meet the standards of the legislation. In terms of fire doors, the Building Regulations (Approved Document B) sets out the minimum standards for fire rated doors in specific areas of residential properties, which ensures compliance with BS 476 or BS EN 1634 fire resistance standards for door sets.

3.2 Thereby to approve the award to Bidder B (named in the Exempt portion of the report) of a contract, and associated expenditure, for the provision and replacement of fire rated flat entrance doors, communal doors and riser/service cupboard doors and passive fire safety & decoration works, within the Council's residential housing stock as detailed within the programme schedule pursuant to Page 16 the provisions of the Council's Contract Standing Order (CSO) 0.08 and CSO 2.01(c).

3.3 To note that approval had been subject to the second stage s20 Leasehold consultation process as prescribed by the resolution at the Cabinet meeting of Tuesday 11th November 2025. Following observations received, the award decision is returned to Cabinet and delegated to the Cabinet Member, noting also this is one of two contracts to be awarded on this programme.

3.4 To approve the total value of the award of contract £12,500,000 and to note that this sum includes contingencies for unforeseen works for the value as set out in the exempt report.

3.5 That the Cabinet Member approved the use of the contingency amount contained in the Exempt Report and delegated to the S151 Officer the discretion to utilise the contingency in accordance with contractual obligations

Reasons for decision

The safety of our residents is paramount, when it comes to providing safe, sustainable, stable, and affordable homes for Haringey residents. One of the key findings from the Grenfell tragedy was that fire doors must be fit for purpose and maintained to ensure that they operate correctly and provide protection to the communal areas in the event of a fire.

The implementation of this new contract for fire doors to flats, stairwells, corridors and cupboards, along with other passive fire safety works will ensure that our residents can remain safely within their home, or, if required, have a safe means of escape through communal corridors and stairwells to a place of safety outside.

It also means that Haringey can ensure that high standards for fire doors are consistent across its council housing as the new contract will allow for the provision of the same standard of door for all repair and major works contracts, even when carried out by different contractors.

In addition to the above, following the Grenfell Tower fire in 2017 and the recommendations from the Dame Judith Hackitt report review of Building Regulations and Fire Safety, highlighted the need to improve fire safety in all housing stock, especially in high rise residential buildings.

Fire doors play an essential role in preventing or inhibiting the spread of smoke and toxic gases and in preserving the effective compartmentation of buildings. This includes the door's components such as hinges, letter boxes and especially closers.

Government guidance and fire risk assessments (FRAs) post-Grenfell have emphasised replacing non-compliant or inadequate fire doors.

To comply with fire safety legislation, including the Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021 and the Building Safety Act 2022. To meet Building Regulations (Approved Document B) requirements which sets out the minimum standards for fire rated doors in specific areas of residential properties, which ensures compliance with British Standards for fire resistance for door sets.

Fire doors and associated building works are a critical part of passive fire protection in buildings; they help prevent and contain fire and smoke. By upgrading fire doors to comply with the current standards for certified installation of the door sets, and carrying out associated fire safety works, we will reduce the risk of fire spread, particularly in high-rise or multi-occupancy housing. We will implement this replacement programme, targeting doors installed during the original construction of the building or replaced during historic planned work that do not meet the required

standards that have been updated since the Grenfell tragedy to improve resident safety.

Fire Risk Assessments and regular fire door inspections identify doors that require replacement with compliant door and allows us to prioritise those of greatest risk within our programme. When replacing the non-compliant fire doors in the Council's residential buildings, we can review the Fire Risk Assessment which sets the overall risk rating of the building, which is then likely to be reduced.

Older fire doors lack test certification and evidence of compliance or traceability of performance standards. However, in lower rise buildings (below 18m in height) will be assessed by the Risk Assessor and may be considered as 'notional' 30 minute fire doors. This can be acceptable in certain situations, and such doors will therefore be a lower priority within the programme or replaced if appropriate, during our major works programme. Such doors may be assessed as acceptable under the following circumstances

- Good Condition: They should be solid, heavy, and free from warping or significant gaps.
- Good Fit: There should be a close fit in the frame, with gaps not exceeding 4mm (excluding the gap at the bottom).
- Small Premises: They are often acceptable in small, non-domestic premises and small residential blocks below 18m and where the risk is considered to be low.
- Older Buildings: Where they meet the standards of their era and are suitable as long as the overall building risk is low.

However, in high-rise, (above 18m) and buildings assessed as higher risk, the Council are required to replace and install certified, and tested, fire door sets to demonstrate compliance and to digitally store evidence of certification for the Golden Thread of information as set out in the recommendations of the Hackitt report following the Grenfell Tower fire in 2017.

It is intended to award two contracts, for the delivery of two programmes with a maximum value of up to £12.5m each. It is anticipated that each programme will take 5 years to complete. This award is for the first of those contracts. A Page 18 second procurement exercise will be undertaken subsequently in 2026, to award the second contract. The reason for two separate contracts is to reduce risk of reliance on one contractor for such a large and specialist technical programme, and to ensure appropriate in-house resources can be allocated over a staggered period to appropriately manage both programmes.

Appropriate management, quality assurance and reviews will be in place, to ensure we can effectively maintain required levels of service and avoid poor performance or contractor failure, and thereby, ensure best value throughout the contract. We will also ensure instruction of work is based on contractor performance throughout the term in accordance with contract conditions and achievement of Key Performance Indicators.

A procurement strategy was chosen to ensure standardised fire rated door sets across our housing stock. This provides consistency of doors installed in the Council's Housing stock which, for which it remains the Responsible and Principal Accountable

Person. This approach to provision will improve maintenance efficiency and ensure consistency of information to residents, so that they will have a better understanding of how fire doors operate and are less likely to impede their operation, which will improve their safety. It will also ensure our statutory duties are fulfilled regarding the compliant management of fire doors.

This contract will be subject to determination under a break clause, allowing the Council to withdraw from the contract for reasons including continued and unresolved poor performance, and/or in the event that services can successfully be delivered through in-house expertise and resources.

The programme is fully capital funded and included within the current medium term financial plan. Delivery and associated expenditure will be smoothed across the contract term as much as possible and a more detailed estimated expenditure profile projection is included in the Exempt part of this report and takes into account the need for submission of applications under the Gateway process for the Building Safety Regulator where applicable.

The award of this contract provides a fully inclusive service to survey, measure, manufacture and install, and supply only if required, of new fire door sets and associated works.

The programme covers all fire door types including Flat Entrance Doors and communal doors that include Riser and cupboard Doors, Stairwell and Cross Corridor doors. Whilst approximately half of the 10,000 flat entrance doors identified for replacement, will be covered by this programme, the actual total number of doors that will be replaced will be determined through final inspection and prioritisation. It will also be dependent upon the number of communal doors requiring replacement in the block and the amount of associated building remedial works required.

Following completion of the S20 consultation with Leaseholders in accordance with the provisional award by Cabinet in November 2025, and Leaseholder implications are set out in Section 6 below.

The Section 20 consultation process has been completed and no changes have been made to the proposed contract value or planned scope as a result of the consultation. The financial implications therefore remain consistent with those set out previously with year one costs accommodated within the approved 2026/27 capital budget.

Alternative options considered

Do nothing: This is not an option due to the Council's statutory health and safety obligation.

Undertake the work without re-charging leaseholders: The Council has a duty to protect the public purse and to ensure value for money and maximise recovery of costs. There is no legitimate reason to progress this programme without ensuring compliance with legislation relating to leasehold recharges and thereby ensure appropriate recovery of leaseholder contributions.

Undertake all the work in-house: This option is not currently viable due to the strict requirement of manufacturing the fire door sets and 3rd party certification for the installation of the doors.

Procure a more traditional installer led supply chain. This was not preferred due to the inconsistencies it presents in terms of control over the door supplier, potentially leading to inconsistencies in standards, reliability, maintenance requirements, and safety.

Procure one single supplier for all door replacements. Due to the size of the programme, it was felt that better value and delivery could be achieved through having two contracts running in parallel. However, due to current market availability, we are unable to make the two awards from a single procurement exercise. A second procurement will therefore be undertaken early in 2026.

15. APPROVAL TO DELIVER COUNCIL HOMES AND LET CONSTRUCTION CONTRACT WITHIN TIVERTON ESTATE BOUNDARY N15 6RR

The report sought approval to appoint the recommended contractor named in the exempt section to deliver a new-build scheme of seventeen council homes, including two fully wheelchair-accessible units, all for social rent. A detailed planning application for the scheme had been submitted on 17 November 2025 (ref: HGY/2025/3156).

The Cabinet Member was also asked to approve the appropriation of the site outlined in red in Appendix 1—from housing to planning purposes—to support the development process. This would have enabled the Council to use its statutory powers to override third-party rights where necessary, following engagement with any affected parties. After practical completion, the land would then have been appropriated back to housing use.

All information was considered prior to agreeing the recommendations.

RESOLVED:

4.1 Approved the appointment of the recommended contractor (A) identified in the exempt part of the report to undertake the new build works to provide a total of seventeen council homes on the land at Tiverton Estate, N15 6RR for a total contract sum of £6,732,469 and approves the on costs set out in the exempt part of the report. This is in accordance with Contract Standing Order (CSO) 2.01 c).

4.2 Included within the Total Scheme Costs approves a financial contribution detailed within the exempt part of the report, for the recommended contractor (A), towards the development and maintenance of identified landscaped areas earmarked for improvement for a period of two years post practical completion of homes.

4.3 Agreed the commencement of the appropriation of land at Tiverton Estate shown edged red on the plan titled 'Development Plan' attached at Appendix One to the report, from housing purposes to planning purposes pursuant to section 122 of the

Local Government Act 1972 so as to rely on the use of the Council's powers under sections 203-206 of the Housing and Planning Act 2016.

4.4 Authorised the placement of public advertisements to seek public opinion and responses to the proposed appropriation of the land edged red on the plan titled "Development Plan" attached at Appendix One to the report.

4.5 Approved the making of an application to the Secretary of State under section 19 of the Housing Act 1985 for consent to the appropriation under paragraph 3.3 above (if necessary).

4.6 Approved the total scheme costs including: on costs, works and interest to the value as set out in detail in the exempt part of the report.

4.7 Considered the engagement and consultation carried out on this proposed scheme set out in section seven of this report.

Reasons for decisions

The site known as open space in front of 24-96 Tiverton Road with the Tiverton Estate, was approved by Cabinet on 21st January 2020 to be included in the Council's Housing Delivery programme. A design and access plan, aimed to supporting a planning application for the redevelopment submitted by appointed Architects on 17th November 2025. On the 5th March 2026, the scheme was submitted for consideration by Planning Committee, and received unanimous recommendation for approval by members.

Following a formal tender process, a contractor has been identified to undertake these works.

There are no reasons for the Council to believe that any third-party rights would be infringed by the development. Whilst the scheme is yet to receive formal planning permission, there are no obvious concerns about the loss of rights, which were raised during extensive local engagement and consultation with residents. Appropriation of the development site for planning purposes is recommended to clear the path for Page 29 development. It will allow the Council to use the powers contained in Section 203 Housing & Planning Act 2016 to override easements and other third-party rights that may be infringed by the development and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converts the right to seek an injunction into a right to compensation.

The proposed development site shown edged red on the plan comprises the area of the main grassed area on front of Tiverton Estate and the adjacent areas where greening interventions are planned to take place. The site proposal will provide seventeen much needed Council homes in two four-storey buildings. In conjunction with the housing development a number of landscape and amenity improvements are proposed including play facilities, additional trees, planting, seating areas and CCTV.

These homes will also contribute to the Council's commitment to start 500 homes on site as part of the GLA 21-26 Affordable Homes Programme and the Council's political aspiration to build 3000 Council homes by 2031.

Alternative options considered

It would be possible to not 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. This option would also represent a lost opportunity to gain critical GLA funding to support delivery of new homes.

This opportunity was procured via the LCP Framework Lot 1.1. using the JCT Design Build Contract 2016 with amendments, the route recommended by Strategic Procurement for a contract of this value. An alternative option would have been to run a competitive tender via the Council's LCP Dynamic Purchasing System. However, owing to the size and approximate value of the development, the LCP framework was considered a more suitable option with an approved list of contractors.

The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team actively engaged with local residents about the development of this site as the scheme proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision.

16. EXCLUSION OF THE PRESS AND PUBLIC

Item 17, 18, 19, 20 was subject to a motion to exclude the press and public 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.

17. EXEMPT - DIRECT AWARD FOR VOIDS WORKS TO HCBS AND PSL PROPERTIES

The Cabinet Member considered all exempt information but this decision would be retaken on the 5th of May

18. EXEMPT - AWARD OF CONTRACT FOR PROVISION OF OPERATIONAL VEHICLES

The Cabinet Member considered all exempt information and approved the recommendations as set out in the exempt report and these are detailed in the exempt minutes.

19. EXEMPT - APPROVE AWARD OF CONTRACT FOR FIRE DOORS & WORKS

The Cabinet Member considered all exempt information and approved the recommendations as set out in the exempt report and these are detailed in the exempt minutes.

20. EXEMPT - APPROVAL TO DELIVER COUNCIL HOMES AND LET CONSTRUCTION CONTRACT WITHIN TIVERTON ESTATE BOUNDARY N15 6RR

The Cabinet Member considered all exempt information and approved the recommendations as set out in the exempt report and these are detailed in the exempt minutes.

CABINET MEMBER:

Signed by Cabinet Member

Date