

NOTICE OF MEETING

CABINET MEMBER SIGNING

Monday, 20th April, 2026, 4.00 pm - Alexandra House, 10 Station Road, London, N22 (watch the live meeting [here](#))

Cabinet Member: Councillor Sarah Williams

1. **FILMING AT MEETINGS**

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual or may lead to the breach of a legal obligation by the Council.

2. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

3. **DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a

pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear).

5. DEPUTATIONS / PETITIONS / QUESTIONS

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

7. AWARD OF CONTRACT FOR PROVISION OF OPERATIONAL VEHICLES (PAGES 1 - 8)

8. APPROVE AWARD OF CONTRACT FOR FIRE DOORS & WORKS (PAGES 9 - 20)

9. APPROVAL TO DELIVER COUNCIL HOMES AND LET CONSTRUCTION CONTRACT WITHIN TIVERTON ESTATE BOUNDARY N15 6RR (PAGES 21 - 98)

10. EXCLUSION OF THE PRESS AND PUBLIC

Items 11-14 are likely to be subject to a motion to exclude the press and public be from the meeting as they contain exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3, namely information relating to the financial or business affairs of any particular person (including the authority holding that information)

11. EXEMPT - DIRECT AWARD FOR VOIDS WORKS TO HCBS AND PSL PROPERTIES (PAGES 99 - 104)

12. EXEMPT - AWARD OF CONTRACT FOR PROVISION OF OPERATIONAL VEHICLES (PAGES 105 - 106)

13. EXEMPT - APPROVE AWARD OF CONTRACT FOR FIRE DOORS & WORKS (PAGES 107 - 156)

14. EXEMPT - APPROVAL TO DELIVER COUNCIL HOMES AND LET CONSTRUCTION CONTRACT WITHIN TIVERTON ESTATE BOUNDARY N15 6RR (PAGES 157 - 164)

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

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

Friday, 10 April 2026

This page is intentionally left blank

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

Item number:

Title: Award of Contract for the Provision of Operational Vehicles via the Pretium Framework

Report authorised by: Sarah Sutton, Corporate Director – Adults, Housing & Health

Lead Officer: Richard Spence – Operations Manager Stores, Buying and Fleet
Richard.spence@haringey.gov.uk
07753346172

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 award a short term contract to Northgate Vehicle Hire Ltd for the provision of operational fleet vehicles for the Housing Services and Hard FM Team via the Pretium Total Fleet Solutions Framework for a period of 12 months, with an option to extend for a further 12 months (Max 2 years), with a maximum value of £3,000,000.00 (£1.5m per annum), plus inflation, based on spend over previous years.
- 1.2. The award will allow sufficient time to undertake wider council fleet needs analysis and consultation and undertake a procurement for a longer-term contract to meet all vehicle needs and align with wider Council policies including net zero where possible.

2. Cabinet Member Introduction

N/A

3. Recommendations

- 3.1. That the Cabinet Member for Housing & Planning and Deputy Leader 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. 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.

4. Reasons for decision

- 4.1. 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.
- 4.2. 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.
- 4.3. 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.

5. Alternative options considered

- 5.1. 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.
- 5.2. 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.
- 5.3. 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.

6. Background information

- 6.1. In 2020, Homes for Haringey (HfH) entered a contract via the Pretium Total Fleet Solutions Framework with Northgate Vehicle Hire for the provision of

approximately 200 operational vehicles. This fleet is essential for the delivery of services across Responsive Repairs, Voids, Facilities Management, and Planned Works. Following the insourcing of HfH, this contract was novated to Haringey Council on 18 August 2022.

- 6.2. The Council previously secured a short-term interim extension (valued at approximately £490k) to maintain service continuity, which expired on 31 December 2025. Due to exhausting further extension and variation options, a new contract is required. Use of the Pretium Frameworks is the most appropriate option for a short-term contact and has been advised and approved by our strategic procurement partners. By utilising this framework again, it is confirmed that Northgate are still the most economically advantageous supplier. This will also allow the Council to seamlessly mobilise and transfer over to the new contract without disruption to services as a matter of urgency.
- 6.3. The Council has already commenced work on a long-term strategic procurement plan for the fleet. However, progress on this major tender has been impacted by the need to gather information from multiple sources and undertake further analysis to establish a suitable strategy for vehicle provision for multiple disciplines. This has meant delays in the original intended timeline for replacement of the previous HRS and other services contracts. Consequently, the new long-term option will not be in place for up to 2 years.
- 6.4. To bridge this gap, this report requests a direct award to Northgate Vehicle Hire Ltd via the Pretium Framework for up to 2 years months (including a first year plus a 12-month extension option). This will ensure HRS can continue service provision for maintenance services to Council Housing, and the Facilities Management team can continue to provide maintenance services to the Councils corporate buildings.
- 6.5. The arrangement also allows us to complete the long-term procurement that delivers best value and aligns with corporate environmental objectives. The lead officers within HRS are also liaising with other teams across the Council to ensure that we maximise use of this arrangement and support those teams to also implement interim solutions that will align with the longer-term objectives.
- 6.6. Since the original contract was let in 2020, operational demands have evolved. Usage data indicates higher mileage and wear-and-tear costs than originally projected, driven by increased service demand. The new contract value of c£1.5m per annum reflects these current market realities, including increased maintenance costs and vehicle age profiles and indicative spend over the past number of years.
- 6.7. The current fleet provider to whom this award will be issued is currently and has performed well meeting all service requirements and expectations. There is no performance reason to cease the current arrangements or prevent any future award. Performance is and will continue to be managed through appropriate meetings and contract management techniques.

- 6.8. Internal Consultation has been undertaken with key internal stakeholders, including the Housing Repair Service (HRS), the Commissioning Board, and Statutory Officers (Finance, Legal, and Procurement). The specifications for the vehicle fleet were reviewed by operational leads to ensure they meet the technical requirements for delivering responsive repairs and voids maintenance.
- 6.9. The award supports the Haringey Deal – "Getting the Basics Right". The fleet is the essential to the Council's Housing Repair Service. By securing these vehicles, the Council ensures it can continue to attend appointments, complete repairs and maintain the quality of life for residents.
- 6.10. This contract exceeds the current approved budget of £1,300,000 across services and the HRS service will find additional savings elsewhere across the Repairs & Compliance service, to meet the anticipated level of spend. Other services utilising the provision will be responsible for funding their own provision and budgeting accordingly.
- To mitigate budget pressure, the following measures will be implemented:
- a) PCN Recovery - Active management of PCN recovery will be strengthened to ensure costs are correctly attributed and recharged where applicable.
 - b) Fleet utilisation - This will be reviewed regularly to ensure allocation remains proportionate to need. The framework's flexibility allows vehicles to be returned FOC after 84 days, and this will be actively utilised where a business need can no longer be justified.
 - c) Transparent Reporting - Monthly fleet spend reports will be shared with budget holders, providing a clear breakdown of expenditure by cost centre and spend category.
 - d) Quarterly Fleet Audit - A full quarterly audit of fleet spend will be conducted across all teams, with findings reported to the Head of Repairs & Maintenance to inform ongoing cost control decisions and to enable accurate forecasting.
- 6.11. This is a call off contract and POs raised from either HRS or other users will be required to confirm budget with the Fleet Manager and the Finance Business Partner before orders for vehicles are in place.
- 6.12. The contract value is based on an analysis of actual expenditure for the past two financial years, which confirms a monthly spend profile ranging from £110,000 to £125,000.
- 6.13. All costs under this interim contract are revenue expenditure: core rental, telematics, maintenance, wear and tear, traffic infringements and temporary hire. No capital asset purchases or enhancements are included in scope. No capital asset purchases or enhancements are included in scope.

- 6.14. Fleet expenditure is linked to operative capacity within the Housing Repair Service (HRS). Fluctuations in the number of filled operative vacancies directly impact the volume of vehicles in active use and the associated maintenance demands. The proposed contract ceiling of £1.5m per annum ensures the Council can remain agile in its recruitment of repair staff to meet statutory landlord duties.
- 6.15. The new contract value reflects current market realities, including increased maintenance costs and the profile of the aging fleet inherited during the insourcing of Homes for Haringey. Securing this 24-month interim arrangement provides the necessary "operational stability" to finalise a long-term, zero-carbon fleet strategy for implementation from 2027. The award via the Pretium Framework has been confirmed by Strategic Procurement as the most economically advantageous and compliant route to maintain service continuity

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

- 7.1. This decision supports the Corporate Delivery Plan theme: "Homes for the future". Specifically, it underpins the Council's vision to create a borough where everyone has a "safe, sustainable, stable, and affordable home"

8. Carbon and Climate Change

- 8.1. This interim contract supports the theme "Responding to the climate emergency". By securing service continuity now, the Council allows itself the necessary time to plan a long-term procurement that supports the ambition of a "zero carbon and climate resilient Haringey".
- 8.2. The Council has declared a Climate Emergency and is committed to becoming a Net Zero Carbon borough. The current fleet arrangement consists of vehicles procured under previous specifications.
- 8.3. While this interim contract awards the provision of vehicles for a further 24 months, it is a critical enabling step for the Council's long-term fleet decarbonisation strategy. By securing service continuity now, the Council gains the necessary operational stability to complete the comprehensive procurement of a future-fit, low-carbon fleet.
- 8.4. This interim award mitigates the risk of long-term carbon inefficiency by allowing time for a robust, green procurement strategy to be finalised for implementation from 2027.

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

9.1 Finance

- 9.1.1 In line with CSO 7.02, a call-off from a framework established by a public body is permitted and may be awarded under CSO 2.01(c), as set out in the recommendations. HRS is therefore seeking approval to award a contract to Northgate, via the Pretium Framework, for £1,500,000 for a 12-month period from January 2026, with an optional 12-month extension valued at £1.5m.
- 9.1.2 In December, Delegated Authority was granted to settle outstanding invoices up to December 2025 while a long-term procurement exercise progressed. As noted in section 6.3, this procurement process has been delayed, creating an urgent requirement to put in place a 1-year contract with a further 1-year optional extension. This interim arrangement will ensure that all current liabilities can be paid and that future service payments can continue without risk of penalties or disruption to Council operations.
- 9.1.3 Finance notes that the requested £1,500,000 contract value is based on indicative expenditure over the previous 12 months, as referenced in Recommendation 1.2, and exceeds the approved budget of £1,300,000 across the relevant service areas.
- 9.1.4 Finance assesses that the likelihood of the overspend sits predominantly within HRS, rather than within other service areas. This position will continue to be monitored and reviewed through the monthly forecasting cycle
- 9.1.5 A further £150,000 is currently held within the HRA contingency budget specifically for transport, which can be utilised to support spend above the existing £1.3m allocation if required.
- 9.1.6 HRS have informed Finance, and as per point 6.10, that additional savings will be delivered to offset any further potential overspend. These mitigations will come from:
- Improved management of transport provision, delivering operational efficiencies
 - Active management of recruitment.
 - Regular Monitoring: Monthly financial reviews undertaken by the Transport management team against approved budgets.
- 9.1.7 Risk Consideration - There is a risk of cost escalation if contract expenditure is not closely monitored throughout the contract period.
- 9.1.8 Contract Compliance: Ongoing validation that expenditure remains within the agreed £1.5m contract envelope.
- 9.1.9 Early Intervention: Proactive identification and escalation of emerging financial pressures, with timely agreement and delivery of corrective actions.
- 9.2.0 Governance Oversight: Continued reporting through established governance channels to maintain transparency, financial control, and accountability

9.2 Procurement

- 9.2.1 The provision is at threshold for the application of procurement legislation. The award is proposed to Northgate Vehicle hire following a direct call off supported by Procurement under Pretium -frameworks ltd and its collaboration with Watford Community Housing Trust under Total Fleet Solution Framework Reference number: ECH1326.
- 9.2.2 The framework was compliantly let under PCR 2015 and is an accepted route to market under the legislation
- 9.2.3 In line with CSO 7.02 call off from a framework established by public body is permitted and may be awarded under CSO 2.01.c as set out in the recommendations

9.3 Legal

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.3.2 The report indicates and Strategic Procurement has confirmed that the contract in the report was procured via the Total Fleet Solution Framework Reference number: ECH1326 which is a compliant route to procure such contract under Regulation 33 of the Public Contracts Regulations 2015 and the Council's Contract Standing Order (CSO) 7.02.
- 9.3.3 Pursuant to the Council's CSO 2.05.1(c) Cabinet has authority to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendations in paragraph of the report is in line with the Council's CSO.
- 9.3.4 The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in 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 An Equality Impact Assessment (EqIA) screening has been considered. The decision to award a contract for fleet vehicles is an operational procurement

decision regarding equipment. It does not directly impact the way services are delivered to residents, nor does it change eligibility for services.

9.4.3 However, the failure to award this contract would disproportionately impact vulnerable residents (including older people and those with disabilities) who rely on the Council for essential housing repairs and maintenance. Ensuring the continuity of the fleet ensures that the Council can continue to meet the needs of these protected groups by maintaining their homes to a safe and habitable standard.

10. Use of Appendices

N/A

11. Background papers

N/A

Report for: Cabinet Member for Housing & Planning and Deputy Leader.

Item number:

Title: **Approve award of contract for Fire Doors and works**

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

Lead Officer: Scott Kay Assistant Director of Repairs & Compliance

Ward(s) affected: All

Report for Key/

Non Key Decision: Key decision.

1 Describe the issue under consideration

1.1 To award a contract for a value of £12,500,000.00 plus inflation over the contact period for a programme of replacement of fire rated doors and fire safety works including flat entrance doors, communal doors and riser/service cupboard doors, passive fire safety works and decorations, for a programme including properties identified as requiring fire safety improvements, in line with current legislation, within Haringey Council's Housing stock following the S20 Consultation with Leaseholders, in accordance with Contract Standing Order CSO 2.01 c).

2 Cabinet Member Introduction

NA

3 Recommendations

For The Cabinet Member for Housing & Planning and Deputy Leader

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

the provisions of the Council's Contract Standing Order (CSO) 0.08 and CSO 2.01(c).

- 3.3 The approval has 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. Note also this is one of two contracts to be awarded on this programme.

4 Reasons for decision

- 4.1 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.
- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 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.
- 4.6 Government guidance and fire risk assessments (FRAs) post-Grenfell have emphasised replacing non-compliant or inadequate fire doors.
- 4.7 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.

- 4.8 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.
- 4.9 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.
- 4.10 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.
- 4.11 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.
- 4.12 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

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.

- 4.13 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.
- 4.14 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.
- 4.15 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.
- 4.16 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.
- 4.17 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.
- 4.18 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.

4.19 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.

5 Alternative options considered

5.1 Do nothing: This is not an option due to the Councils statutory health and safety obligation.

5.2 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.

5.3 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.

5.4 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.

5.5 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.

6 Background information

6.1 Following a tender process, supported by our Strategic Procurement and Leasehold management colleagues, via our dynamic purchasing platform, we secured 3 bids for the service provision as detailed in the table below. Details regarding the bidders pricing is contained within the Exempt part of this report.

6.2 This report recommends the award of a contract to bidder B as a result of this procurement process.

Supplier Name	Total Quality Score (50%)	Total Price Score (40%)	Social Value 10%	Total % Score (100%)
Bidder A	34.00	29	7.00	70
Bidder B	38.80	34	6.93	79
Bidder C	21.20	40	0.00	61

- 6.3 Due to the need to align Cabinet approval with Leasehold Consultation, to comply with legislation and Council Governance arrangements, the second stage S20 consultation was undertaken subject to conditional approval by Cabinet. This ensured that the Cabinet decision was relayed to the bidders and Leaseholders but maintained that the decision is not finalised until the second stage S20 consultation has been completed. As representations were made by Leaseholders, the decision is now being referred to the Cabinet Member for approval based on the results of the consultation and responses as set out in Section 6 of this report and its exempt parts.
- 6.4 The provision of this service is contained in the Capital budget for which provision has been made in the medium-term financial plan.
- 6.5 This is a contract based on a pre-determined programme, and we will therefore only pay for services instructed and completed on a quantum merit basis, as part of that programme. The contract will be managed by the Head of Residential Building Safety and will be determinable, if required, upon a specified reasonable notice period and will not be solely dependent upon poor performance or default.
- 6.6 Bidder B submitted a structured and well-resourced Social Value Delivery Plan in support of its bid for the London Borough of Haringey (LBH) contract. The details of which are set out further in the Exempt part of the report.

Leasehold Implications

- 6.7 The works described within this report affect a number of blocks including leasehold flats.
- 6.8 Under the terms of their lease, each lessee is required to make a contribution 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.
- 6.9 In accordance with the Service Charges Regulations 2003, under Schedule 4 Part 2, Notice of Intention was issued on 21 November 2024 which expired on 20 December 2024. 22 observations were received which are summarised in Appendix B and set out in full in exempt report Appendix A1. Two nominations of alternative contractors were received. See Appendix B.
- 6.10 The total amount estimated to be recovered is £2,800,000.00.
- 6.11 Following a tender exercise, and in accordance with the same regulations and the Cabinet approval in November 2025, a second stage consultation exercise was completed. The notice was issued on 23rd December 2025 and expired on 25th January 2026. 44 Observations were received and summarised in Appendix C and set out in full in the exempt report Appendix A2.
- 6.12 Cabinet should note however that only a single compliant bid was received. Officers took the view that further delay would create a risk to residents in the relevant buildings and so, rather than rerun the tender with the associated delay,

leaseholders were informed in the Notice of Estimates that the Council would seek dispensation from the consultation requirements to the extent required.

- 6.13 These responses largely express concerns in relation to individual charges, which charges will be reviewed on a case by case basis to ensure that only appropriate charges are levied, e.g., where a door has previously been fitted and a contribution made by the leaseholder. Proportionate amounts in line with legitimate charges will only be recovered. Further individual correspondence and consultation with leaseholders will continue throughout the programme so that they are fully engaged and aware of intended works.

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 and Climate Change

- 8.1 Replacing doors with modern, certified alternatives supports the Council's climate action objectives by improving energy efficiency, reducing heat loss, and lowering the carbon emissions associated with heating. This measure contributes to net zero carbon goals, supports fuel poverty reduction through lower energy bills and enhances sustainability and resilience of the boroughs housing stock.

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

- 9.1 **Finance - (Previous report comments left for reference only – Please review/add/update accordingly)**

The Section 20 consultation process has now 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. The multi-year expenditure profile continues to be indicative at this stage and will be reviewed once the contractor is appointed and further detailed surveys are carried out. Finance will continue to monitor the position and update forecasts as more information becomes available.

- 9.2 **Procurement - (Previous report comments left for reference only – Please review/add/update accordingly)**

- Strategic Procurement (SP) note that this report relates to the approval to award a contract to Bidder B.

- SP note that a competitive tender was launched via the LCP's General Construction Multi Trade DPS. The adopted procurement is in line with Contract Standing Order (CSO) 2.01(c) and Regulation 34 of the Public Contract Regulations 2015.
- The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. The preferred bidder's bid submission also represents value for money.
- SP support the recommendation to approve the award in accordance with CSO. 2.01 (c).

9.3 Legal – (Previous report comments left for reference only – Please review/add/update accordingly)

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.3.2 Strategic Procurement has confirmed that a competitive tender was carried out via the LCP's General Construction Multi Trade DPS. This procurement route is in line with the provisions of the Council's Contract Standing Order (CSO) 8.01, CSO 9.03 and Regulation 34 of the Public Contract Regulations 2015.
- 9.3.3 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.
- 9.3.4 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").
- 9.3.5 It is anticipated that the works set out in the programme will take longer than one year. The award is nevertheless not one of a qualifying long-term agreement because the contract is for specific works, as opposed to for a specific period. The consultation process for qualifying works is triggered because leaseholders are likely to be required to contribute more than £250 each under the terms of their leases.
- 9.3.6 The statutory provisions set out a two-stage process for consultation with leaseholders, the first setting out the proposed works and inviting comments thereon and the second, after obtaining estimates, setting out estimates and inviting comments; in each case the leaseholder is to be given a minimum of 30 days to respond. The Council must have regard to any observations made.
- 9.3.7 Details of the Council's compliance with these provisions are set out in the body of this report under "Leasehold Implications". Legal Services have approved the form of the notice served.

9.3.8 It would have been open to Cabinet to make an award that will become final had no observations been made in response to the Notice of Estimates within the statutory consultation period. Observations were however made hence this report.

9.3.9 Cabinet should note that because only one compliant bid was received, the Notice of Estimates could only provide one estimate and not the two required by the statutory provisions. Officers will apply to the First Tier Tribunal for dispensation from the consultation requirements to that extent.

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

9.4 **Equality (Equalities Team)**

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 apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

9.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.4.4 This report seeks approval from the Cabinet for the award of a contract to a Fire Door manufacturer and third Party certified installer to the Council, for the programme of works applicable to the contract.

9.4.5 This is to deliver the Fire Door programme and provide support and technical advice, which includes completing specialist safety surveys and inspections to ensure resident safety.

9.4.6 Black people, disabled people, women, and those from a low socioeconomic background are overrepresented in Haringey's social housing stock. Therefore, taking steps to ensure that this essential work is completed will have a positive impact on those who share protected characteristics.

10 **Use of Appendices**

Appendix A – Exempt report

Appendix A1 – exempt report Leasehold Observation and Responses
Appendix 1B – exempt report Leasehold Observations and Responses Stage 2

Appendix B – Summary of Leasehold Observations

Appendix C – Summary of Leasehold Observations Stage 2

11 Background papers

Not applicable

Appendix B – Summary of Leasehold Observations.

There were 22 observations received during the consultation period between 21 November 2024 and 20 December 2024. Observations came from 21 individual residents and one resident association.

There were also two nominations for alternative suppliers to submit bids for the programme. Although this tender was published and therefore there is no requirement to invite or accept nominations of this type, both contractors were contacted but no further response was received from either of them.

All observations were responded to and recorded in accordance with the required process.

Observations covered a number of areas including clarity on what happens if doors have already been replaced, what the Notice actually meant, requests for the Fire Risk Assessment, which actual doors require replacement and why, how will we manage disruption to tenants, timescales, and who will be charged for what. There was also a non-related enquiry received as part of the process.

Responses confirmed that the final programme and installation schedule would be subject to final survey and approval by the project managers and that further consultation under the Leasehold Consultation process will provide further clarity on cost and timescales.

We confirmed there will be a resident liaison officer to support residents through the process and minimise disruption.

Following conditional approval of the award by cabinet the second stage Consultation will commence and only on completion of that will the programme be awarded and commence.

Further detail communication and resident engagement at an individual level will then be carried out.

Appendix C - Summary of Leasehold Observations Stage 2

There were 44 observations received during the consultation period 23rd December 2025 to 25th January 2026. Observations came from 44 Individual leaseholders.

All observations were responded to and recorded in accordance with the required process.

Observations covered a number of areas including clarity on why we are replacing the doors, what happens if doors have already been replaced, what the Notice actually meant, requests for the Fire Risk Assessment and any other surveys, which actual doors require replacement and why, timescales, and who will be charged for what.

Responses confirmed the requirement for replacements, that the final programme and installation schedule would be subject to final survey and approval by the project managers, provided leaseholders with the requested Fire Risk Assessments and financial clarifications where possible.

Further detailed communication and resident engagement at an individual level will then be carried out.

This page is intentionally left blank

Report for: **Councillor Sarah Williams**
Title: **Approval to deliver Council homes and let construction contract within Tiverton Estate boundary N15 6RR**
Authorised by: **Robbie Erbmann, Delivery Director, Capital Projects and Property**
Lead Officer: **Jack Goulde, Joint Head of Development Housing and Resources**
Delivery Finance
Ward(s) affected: **Hermitage and Gardens**
Report for Key/
Non Key Decision: **Key Decision**

1. Describe the issue under consideration

- 1.1 This report seeks approval to appoint the recommended winning contractor identified in the exempt part of the report, to undertake the new build development comprising of seventeen new council homes, including two fully wheelchair accessible homes, to be let at social rent. Detailed planning permission was submitted on 17th November 2025 HGY/2025/3156.
- 1.2 Cabinet is asked, in light of the formal procurement exercise, to approve the appropriation of the land edged red on the development plan at Appendix 1, from housing for planning purposes to facilitate the development process. This will allow the Council to utilise its powers to override any third-party interests and rights (subject to engagement with any potential claimants) and then to appropriate the land back to housing following practical completion of the development.

2. Cabinet Member Introduction

- 2.1 I'm proud to recommend the construction contract proposed here, to allow the council to proceed and construct seventeen new council homes on the land at Tiverton Estate. This includes two fully wheelchair accessible homes, which will meet the specific needs of individual households with disabilities.
- 2.2 This is a complex site, and it has been a challenging journey to reach this point. The council has considered all views expressed by the local community and made significant design changes to accommodate the views of residents from nearby. The recommended scheme will help foster new community relations within the Tiverton Estate with the provision of new open landscaped areas, new tree planting, improved site security and connection into the existing Tiverton Estate.
- 2.3 At the centre of two buildings is a communal courtyard garden. The communal courtyard garden and play spaces have been designed for use by all residents, existing and new. The scheme reflects a carefully designed approach, which integrates with the existing Tiverton Estate.
- 2.4 The buildings have been designed to Passivhaus design principles, to achieve the highest levels of energy efficiency. Triple glazed windows, roof mounted photovoltaic panels, individual air source heat pumps and high levels of insulation are just some of the measures that have been integrated into the design of the scheme. The combination of the contextual setting and the implementation of Passivhaus principles has led to a unique scheme, which

addresses design quality and sustainability as one. The seventeen council homes will aim to achieve Passivhaus Low Energy Building status, and this could not be a more significant moment in which to be building new genuinely affordable homes that will reduce energy use and costs to a minimum, future proofing against surges in energy prices and reducing the likelihood of energy poverty.

3. Recommendation

- 3.1 Approves 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).
- 3.2 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.
- 3.3 Agree 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.
- 3.4 Authorise 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.
- 3.5 Approve 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).
- 3.6 Approves 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.
- 3.7 Considers the engagement and consultation carried out on this proposed scheme set out in section seven of this report.

4. Reasons for decisions

- 4.1 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.
- 4.2 Following a formal tender process, a contractor has been identified to undertake these works.
- 4.3 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

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.

- 4.4 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.
- 4.5 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.

5 Alternative options considered

- 5.1 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.
- 5.2 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.
- 5.3 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.

6 Background information: Tiverton Estate Development Site

- 6.1 As shown in the 'Proposed Site Plan' in Appendix 1, the site is located within a post-war residential estate to the north-east of Finsbury Park, the site is a poorly utilised green space surrounded by 4-5 storey residential blocks, car parking and highways.
- 6.2 The space consists of lawn bisected by a footpath running centrally through the space, scattered trees and raised planters with overgrown vegetation in the east and west boundaries. A modest church structure is located to the north. The site has no specific planning policy designations, other than it is located within a critical drainage area. Locally significant industrial land is located to the south-east. Local employment regeneration areas are located to the south and west of the site. The site is not located within a conservation area and there are no heritage assets on or in proximity to the site.

- 6.3 Between the estate volumes, there is a combination of private and communal green spaces. Three open spaces that sit nearby our site are Tewkesbury Road Open Space, 2-24 Tiverton Road Open space and the playground opposite the Church.
- 6.4 In addition to the provision of new homes, proposals include public realm improvements, including provision of a new pedestrian crossing intended to improve access to the site for both new and adjacent existing residents, and disabled parking for the proposed development.
- 6.5 The site is Council-owned and is currently held in the Council's Housing Revenue Account.
- 6.6 In January 2020, Cabinet approved the inclusion of Tiverton Estate into the Council's Housing Delivery programme. Designs have currently been developed to RIBA Stage 3+. The scheme is scheduled to be considered for approval at Planning Committee in March 2026. Pending a positive planning outcome on this site, it is the intention to move swiftly to construction with main contractor.

7 Community Engagement and S105 Consultation

- 7.1 Community engagement and S105 was undertaken by the Applicant having regard to the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement.
- 7.2 The Council undertook a combined community engagement and S105 consultation. The objectives of the engagement activities were to ensure that local residents, key stakeholders and elected representatives were made fully aware of the proposals and had an opportunity to participate in shaping the plans, along with providing their feedback to the Applicant.
- 7.3 Local engagement has consisted of: pre-application community engagement exercise, including online events, letters circulated and in person events with residents; dialogue with ward Councillors; the Metropolitan Police Designing Out Crime section, the Haringey Quality Review Panel and the Local Planning Authority (LPA).
- 7.4 As part of the combined community engagement and S105 exercise, letters were distributed to 293 secure tenants and 154 leaseholders within the Tiverton Estate. Of the secure tenants, the council received a 18.4 % response rate, and for Leaseholders 17.5%.
- 7.5 The surveyed responses highlighted the loss of green space as the main concern arising from the proposed development. Additionally, impact upon on existing parking provision, concerns raised regarding loss of daylight and overshadowing from the new building, were the other key issues raised by residents.
- 7.6 The combined S105 and community engagement ran from 27th June to 3rd August 2025. During this period, in person consultation events were held on 19th, 23rd and 29th July 2025. During the engagement process the residents' primary concerns related to the scale, height and design of the proposed buildings; transport concerns regarding the parking and loss of open space. A total of 35+ residents attended across the three engagement events. Feedback received during the engagement process will be considered carefully and reported to a later Cabinet meeting.

Planning consultation

- 7.9 The planning application for this scheme was submitted on 17th November 2025 and local residents were again formally consulted as part of the planning process. The

submitted scheme provides for seventeen new social rented homes with two wheelchair adaptable homes in accordance with Planning Policy. The proposed Block is four storeys in height. The development of social housing will lead to an improvement in the environment, social or environmental wellbeing on the wider estate enabling a secured by design approach to eradicate some areas of existing anti-social behaviour. This will create visibility and activity to deter ASB hotspots on this part of the Estate. The environmental benefits of the new Block, which will meet the Council's exacting sustainability targets, will contribute to a significantly improved environment for surrounding buildings and Tenants.

8 Build Contract

- 8.1 The report is seeking approval for the award of the construction contract to enable the new build works to commence.
- 8.2 The housing scheme has been designed up to RIBA stage 3+ of the Royal Institute of British Architects (RIBA) Plan of Works 2020. Following planning approval being granted, a contractor is needed to develop the technical design and complete the new build works. It is currently anticipated the contract period will be 62 weeks as per Contractor A's proposed programme and submitted as part of their tender.
- 8.3 The project tender involved publishing via the LCP Framework Lot 1.1. This exercise constituted an open tender process for any supplier registered under Framework Lot 1.1. The tender was published on 17th November 2025 and the submission deadline was 19th February 2026. Six submissions were received by the tender deadline.
- 8.4 Tender submissions were checked for compliance and completeness by the Strategic Procurement Team on 21st January 2026. All tenders were all found to be compliant and complete.
- 8.5 The tenders were evaluated for Quality, Price and Social Value as set out in the ITT document.
- 8.6 Following the evaluation process, the total overall Quality and Price scores were combined to provide the ranking of the bidders in accordance with the Most Economically Advantageous Tender (MEAT) and as outlined in the tender documents.
- 8.7 The information summarises the overall tender scores achieved by each Bidder in line with the tender evaluation criteria of 70% Price and 20% Quality and 10% social value as set out in the Invitation to Tender document. Full tender sum analysis based on the cost consultants estimate has been provided in Appendix 3, which is exempt due to the commercially sensitive nature of this information.
- 8.8 Costs were evaluated independently by the Project Team's Cost Consultant to ensure value for money in line with current market trends.
- 8.9 The project team's Cost Consultant was assigned to independently evaluate the cost to ensure value for money in line with current market trends. A number of requests for clarification were issued with the responses analysed to established robust costing for the Council. The Cost Consultant report has been provided in Appendix three.
- 8.10 The Quality evaluation was completed independently by three Council Officers. Their scores were then sent to the Procurement Officer, who hosted a moderation session to determine the final consensus scores. The Quality evaluation Officers had no sight of the Price submissions or the other evaluators scores during the evaluation process.

- 8.11 The contract is to be awarded on a fixed price basis. It includes new build works, the works, site mobilisation, site enabling works, management costs and includes overheads and profits and there is a defects and liability period of 24 months
- 8.12 The total scheme cost can be contained with the 2026/27 new build budget/MTFS approved by Full Council, 3rd March 2026.

9 Contribution to the Corporate Delivery Plan 2024-2026 high level strategic outcomes

- 9.1 The recommendations in this report will support the outcomes of the Corporate Delivery Plan 2024 - 2026, Theme 'Homes for the Future', which sets out to increase the number and variety of high-quality and sustainable homes in the borough

10 Carbon and Climate Change

- 10.1 In total, the development is expected to achieve regulated CO2 savings of 77.8% compared to a notional development that meets the minimum Part L 2021 standards of performance. The proposed development therefore exceeds the London Plan CO2 savings target of 35% overall. The technologies proposed are air source heat pumps and solar photovoltaic panels.

11 Statutory Officers comments

11.1. Legal

Appropriation is the process by which land held by the Council pursuant to one statutory function is transferred to another statutory function.

Section 122 Local Government Act 1972 governs the process of appropriation. Under section 122 (1) of Local Government Act 1972 a local authority may appropriate for any purpose for which the Council are authorised by this or any other enactment to acquire land by agreement any land which belongs to the Council and is no longer required for the purpose for which it is held immediately before the appropriation.

Appropriation has the effect of overriding restrictions and third party rights that may affect the use and further development of the land in return to a right to compensation.

Under section 203 of the Housing and Planning Act 2016 ("HCPA") a local authority or successor in title has the power to carry out building or maintenance works even if it involves (a) interfering with a relevant right of interest, or (b) breaching a restriction as to the user of land arising by virtue of a contract or an obligation under a conservation covenant. Four tests must be met for section 203 to apply, namely:

- (1) There is planning permission for the building or maintenance work;
- (2) The works are carried out on land vested in or acquired by the authority or on land which has been appropriated for planning purposes;
- (3) The authority could acquire the land compulsorily for the purposes of the proposed works; and
- (4) The works are for purposes related to the purpose for which the land is vested, acquired or appropriated.

Under section 204 HCPA 2016 the Council would be liable to pay compensation for any interference with a relevant right or interest or breach of a restriction that is authorised by section 203. The amount of compensation is the diminution in the value of the affected interest.

The land edged red (“the Land”) is owned by the Council and held for statutory purposes. The land is currently held for housing purposes. Section 122 (2A) of the Local Government Act 1972 provides that before appropriating any land which is open space the Council must give notice of its intention to do so and consider any objections made to the proposed appropriation. If land is held for housing purposes, the power to appropriate is subject to section 19 of the Housing Act 1985. Under section 19(1) , an authority may not appropriate housing land with dwellings on it for other purposes without the consent of the Secretary of State. If land shown on the Development Plan contains a house, the Council will need to make an application to the Secretary of State for consent before commencement of the appropriation process.

Prior to appropriating the Land shown edged red titled “Development Plan” the Council will have to advertise intent to appropriate the Land for 2 consecutive weeks in a local paper. Comments and views received will be reviewed, assessed and incorporated into another report at a future date. A further decision will need to be made to approve the appropriation under section 122 of the Local Government Act 1972.

The tender has been procured via the London Construction Programme Framework Agreement Lot 1.1. Use of a framework agreement is compliant with the Public Contracts Regulations 2015 (Reg 33) and is also provided for in the Council’s Contract Standing Orders (CSO 7).

Where a decision needs to be taken by Cabinet, CSO 0.08 states that this may also be taken by the Leader or by a Cabinet Member with the Leader’s consent.

The award of the contract is a Key Decision and as such needs to comply with the Council’s governance processes in respect of Key Decisions including publication in the Forward Plan.

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

11.2. Procurement

Strategic Procurement (SP) notes that this report relates to the approval to award a contract to Tenderer A/ (in the exempt part of the report)

SP note that a competitive tender was launched via the LCP’s Housing Framework for Lot 1.1. The adopted procurement is in line with Contract Standing Order (CSO) 7.02 and Regulation 33 of the Public Contracts Regulations.

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

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

SP supports the recommendation to approve the award in accordance with CSO’s 2.01c, 0.08

11.3. Finance

The report recommends award of contract to develop 17 new build homes for a contract sum of £6.73m.

This sum will be met from the new build capital programme budget/MTFS approved by full Council in March

Further finance comments are contained in the exempt report.

11.4. Equality

The Council has a Public Sector Equality Duty under section 149 of 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.

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.

Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

The proposed decision relates to new build works to provide 17 new Council homes at Tiverton Estate. The decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, including families in need of 3-bed homes, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the council suggests that women, young people, those from a lower socio-economic background and BAME people are over-represented among those living in temporary accommodation. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.

With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

12. Use of appendices

Appendix 1 – Plan - Red Line Boundary.

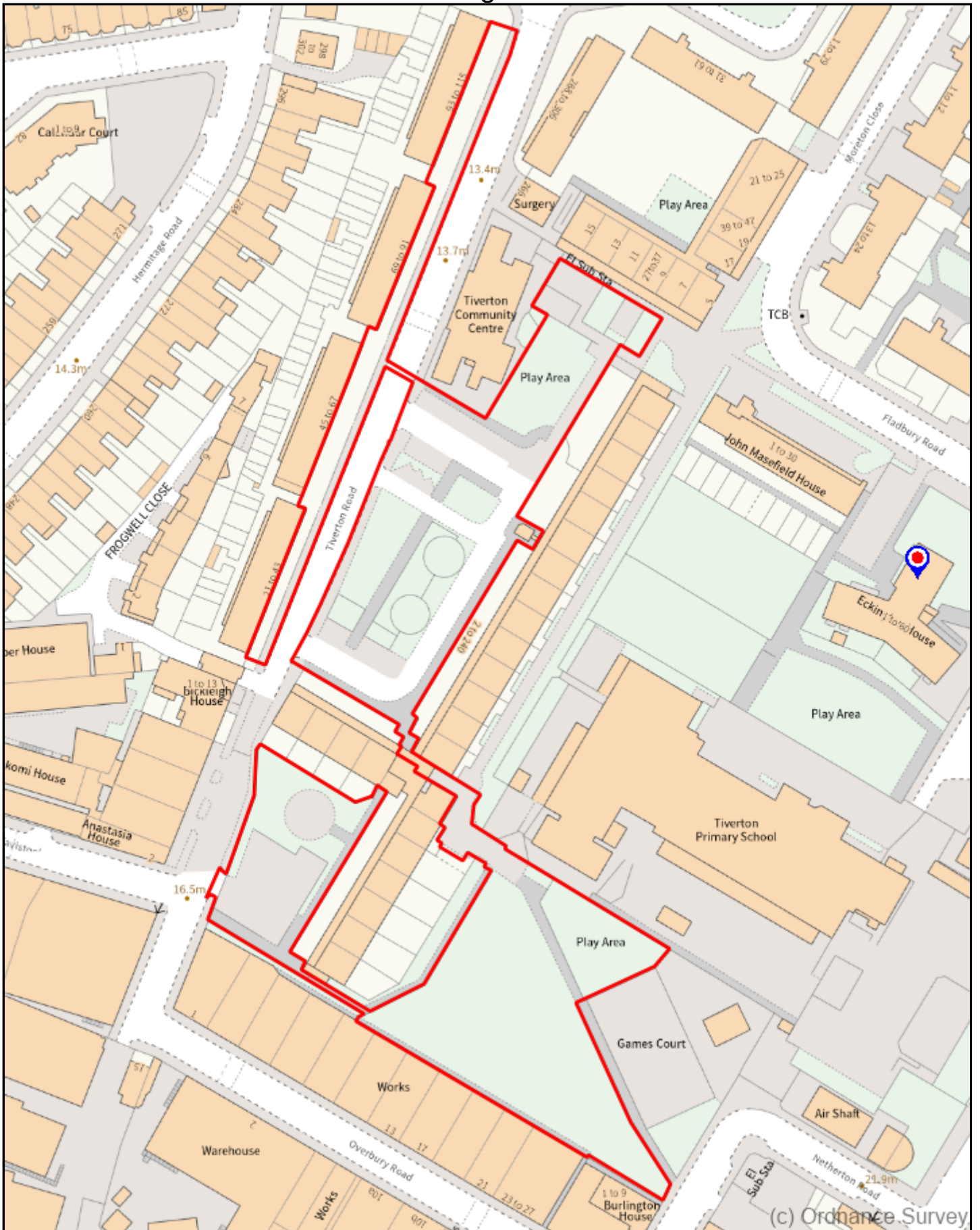
Appendix 2 - Exempt – financial information

Appendix 3 – Tender Report Financial Evaluation (Exempt)

Appendix 4 – S105 Results

13 Local Government (Access to Information) Act 198

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



Tiverton Estate - CNB

N
Scale: 1:1250



© Copyright LB Haringey
OS Licence No. 100019199 2024

This page is intentionally left blank



Project Name

Tiverton Estate

Document Title

Tender Report

Client:

London Borough of Haringey
5th Floor Alexandra House
10 Station Road
London
N22 7TR

Date:

30 January 2026

Job No:

LBHG 3764

LBHG3764 Tiverton Estate
Tender Report

Table of Contents

1.0	Project Introduction.....	2
2.0	Tender Returns	3
3.0	Scoring	4
4.0	Reconciliation.....	5
5.0	Summary and Recommendations.....	7

Appendix A – Tender Analysis

Appendix B – Provisional Sum Breakdown

Appendix C – Tender Qualifications

Appendix D – Tender Scoring Matrix



LBHG3764 Tiverton Estate
Tender Report

1.0 Project Introduction

Martin Arnold Limited (MA) have been appointed by the London Borough of Haringey (LBHG) to provide Employers Agent services on the Tiverton Estate Project.

The works comprise of the design and construction of 17 new build apartments for social rent, of which 2 units will be Part M4(3) compliant and provided for wheelchair users and fully fitted out as such; together with external and ancillary works relating to the residential development and adjacent areas of public realm landscaping works improvements.

The Works will be procured via London Construction Programme (LCP) MW24-H Housing Framework, Lot 1.1. A single-stage tender process has been used, and tenders will be scored in accordance with the scoring mechanism detailed in the Framework Agreement. The successful Contractor will be appointed using a JCT Design and Build Contract 2024 edition, with LBHG bespoke Contract amendments, as set out in the Employer's Requirements.

Tenderer Selection

MA were instructed to obtain tenders from via LCP MW24-H Housing Framework Lot 1.1. In accordance with the provision within the Framework, a 'Soft Market' testing process was instigated with all the Contractors listed in the Framework Lot, to arrive at a short list of interested tenderers. The following six Contractors expressed an interest in tendering for the Project and returned a compliant tender:

- Alexander James Contracts Ltd (AJC)
- Boom Construction Limited (BCL)
- Management & Construction Services Limited (MCS)
- Glenman Corporation Ltd (GC)
- MYC Group (MYC)
- MP Building Ltd (MPB).

LBHG proposed the following programme to take the project from issue of tender through to contract award standstill:

- Issue of Tender documents and start of tender process – 17th November 2025
- Tender period of 9 weeks
- Tenders returned – 19th January 2026
- Tender Review period of 11 days, Tender Report Issue and Recommendation by 30th January 2026
- Client consideration of recommendation and Contract Award – by 30th March 2026
- Contract Award Standstill period (10 days) - ends 10th April 2026.

Several queries were raised mid tender, of which LBHG responded after consultation with MA.

2.0 Tender Returns

Tenders were returned no later than 1pm on the 19th January 2026 and were made available to MA for review on the morning of the 21st January 2026. All tenders issued to MA were considered compliant by LBHG and in accordance with the Framework Tender protocol requirements.

Tendered Price

A tender sum to complete the Works was provided by each tenderer using the pro-forma document provided with the Tender documents, which broke the Tender Price down into project elements. A document reconciling all tenders can be found in Appendix A to this report

The table below shows the total price tendered by each tenderer, together with the price per square metre of gross internal floor area.

Tenderer	Tender Price	Price per square metre
AJC	£6,732,469.42	£3,680.96
MYC	£7,708,789.29	£4,214.76
MCS	£7,737,337.36	£4,230.36
MPB	£7,886,999.12	£4,312.19
BCL	£8,366,275.18	£4,574.23
GC	£9,315,365.63	£5,093.15

Provisional Sums

All six contractors returned tenders are inclusive of provisional sums, please see the total amounts listed below. These provisional sums are included in the total prices listed in the table above.

Tenderer	Prov. Sum Allowances
AJC	£213,314.00
MYC	£757,500.00
MCS	£83,000.00
MPB	£270,100.00
BCL	£272,500.00
GC	£250,000.00

Please refer to Appendix B for detailed breakdown of the provisional sums.

Tender Qualifications

Each Tenderer provided a list of proposals and qualifications alongside their submission. MA has reviewed each qualification and made comment where appropriate, with these qualifications and comments being found in Appendix C.

Value Engineering

Some contractors refer to Value Engineering within their qualifications; however no figures were presented. Value engineering can be explored with the successful tenderer after contract award has been made.

LBHG3764 Tiverton Estate
Tender Report

3.0 Scoring

The scoring process we have used to identify the most economically advantageous tender return ranks tender returns based on price only, as directed by LBHG, with the lowest tenderer being awarded 100% of the available score. Other tenderers receive a percentage score based on their percentage score relative to the lowest price. The scoring matrix adopted can be found in Appendix D to this report.

The Scoring Criteria

The scoring criteria to be used for the tender assessment process was set out in the Invitation to Tender document included within the Tender Documents and comprised two elements as follows:

Quantitative - 70%

Qualitative - 30%.

The Qualitative scoring has been undertaken by LBHG and therefore has not been included in our scoring, report, or recommendation.

In summary, the results of the scoring process are as follows:

Tenderer	Weighted Price Score
AJC	70.00%
MYC	59.85%
MCS	59.55%
MPB	58.00%
BCL	53.01%
GC	43.14%

4.0 Reconciliation of Tenders

In comparison with MA's pre-tender estimate, all tenders returned are higher as identified in the table below.

	Tender Sum	Difference compared to MA Pre-tender Estimate	% Difference compared to MA Pre-Tender Estimate	Price in £/sqm	Difference to MA price in £/sqm rate
AJC	£6,732,469	£405,686	6.21%	£3,680.96	£221.42
MYC	£7,708,789	£1,382,006	19.69%	£4,214.76	£755.22
MCS	£7,737,337	£1,410,554	20.06%	£4,230.36	£770.82
MPB	£7,886,999	£1,560,216	21.95%	£4,312.19	£852.65
BCL	£8,366,275	£2,039,492	27.76%	£4,574.23	£1,114.69
GC	£9,315,365	£2,988,582	38.21%	£5,093.15	£1,633.61
MA Pre-Tender Estimate	£6,326,783			£3,459.54	

Overall, AJC's tender is 6.21% higher than MA's pre-tender estimate, with a cost per metre square £221.42 higher than MA's estimate. This tender is the lowest returned tender and the closest to MA's pre-tender estimate. We note that their proposal contains no major exclusions; however, there are nineteen provisional sums totalling £213,314 – notably several provisional allowances totalling £120,000 for works in connection with statutory services. AJC have also made allowances for inflation at 1%, totalling £66,326, and Levy Fee of 0.5% or £33,495.

MYC, MSC, and MPB all returned similarly priced tenders, with a range of 2.26% or £178,210. MYC's return is 19.69% higher than the MA pre-tender estimate, with a cost per metre square increase of £755.22. Similar to AJC, there are no major exclusions noted in their return; however, no site-related surveys have been allowed. We also note that the construction method chosen is a volumetric modular system, so the majority of the work is included in the prefabrication buildings section, totalling £4,093,173. There are eleven provisional sums, with a total value of £757,000, which is the highest among the six tender returns. The majority of the provisional sum total is accounted for by a £500,000 allowance for landscaping, which MA considers to be high risk due to the extensive offsite landscaping this project requires. Other notable provisional sums include £70,000 for piling, and £100,000 for external services.

MCS's tender sum is 20.06% higher than the MA pre-tender estimate. One notable omission from MCS's tender return is no allowance for statutory costs. MCS returned the tender with the lowest provisional sum total, with only two items totalling £83,000. It is worth noting that the main contractors' preliminary costs total £1.55 million, which nearly doubles three other returns. Similar to AJC, MSC have included a 0.5% levy fee, or £38,475.24.

The MPB tender sum is 21.95% higher than the MA estimate, with a cost per metre difference of £852.65. The only exclusion that MA considers significant within the MPB tender return no allowance for adapting storm or foul water systems or goods, which we believe will be relatively

LBHG3764 Tiverton Estate
Tender Report

inexpensive and worthwhile. With regards to provisional sums, MPB has included fifteen items totalling £270,000. Notable provisional sums include Building Warranty (£80,000) and utility connections (£50,000), of which the latter MA considers to be low. MA also notes a reference to performance bond being included provisionally, which will be firmed up once a contract sum is agreed. Furthermore, an allowance for contingency and design development has been factored into the totals, as indicated by their cost summary in the return. MPB returned the highest cost for the frame at £487,815, with the second highest (AJC) costing nearly half as much.

The BCL tender sum is the second highest when compared to the MA pre-estimate tender, with a 27.76% difference in cost per metre square of £1,114.69. There are several listed exclusions, however these can be clarified closer to contract award. Eleven provisional sums have been included, totalling £272,500. The three most notable items are £127,500 for new services, £50,000 for Section 278 Works, and £30,000 for sprinklers. MA also notes that MPB has included a lump sum of £158,701 to cover contingency/design development, making them the only tenderer to include a cost for this.

Finally, the GC tender sum is the highest of the six returns, with a 38.21% difference from the MA pre-tender estimate and a cost per metre square uplift of £1,633.61. MA observes no significant exclusions worth mentioning. However, it is important to note that there are ten provisional sums totalling £250,000. A large portion of this allowance is allocated to utilities, totalling £100,000. Another preliminary figure worth mentioning is £40,000 for fire-rated entrance doors off walkways that have not been priced. MA believes that this figure should be firm in order to achieve cost certainty and avoid cost increases. The facilitating works allowed for appear excessive in comparison to other returns, with GC pricing these works at £257,204, five times the next highest. Another work element that raises concerns is the allowance for main contractor preliminaries, which is the highest among all tender returns, totalling £1,715,059.

Overall, the table below shows that the project exceeds the client's price cap of £6 million, and that the AJC tender, despite being over the cap, is the lowest of the six tender returns. The table includes MA's assessment of likely uplift based on tender exclusions and qualifications provided by each tenderer, allowing for proper comparison of tenders.

	Tender Sum	Total Adjustment per Appendix C	Tender Sum incl Total Adjustment
AJC	£6,732,469	£43,000	£6,775,469
MYC	£7,708,789	£120,000	£7,828,789
MCS	£7,737,337	£189,000	£7,926,337
MPB	£7,886,999	£30,000	£7,916,999
BCL	£8,366,275	£132,000	£8,498,275
GC	£9,315,366	£0	£9,315,366

Notwithstanding the foregoing, in our opinion there are no further matters that would significantly impact any of the six tender returns.

5.0 Summary and Recommendation


Based on the tender analysis carried out by MA and the scoring method adopted, MA recommend that LBHG consider progressing with a Contract Award to **Alexander James Contracts**. MA acknowledge that their tender return is over LBHG price cap of £6 million however, we would advise that if LBHG decide to proceed with a contract award they are comfortable that appropriate funds can be obtained and the correct contingencies are in place. As mentioned previously, there is the possibility of exploring Value Engineering with the selected contractor.

Following the price adjustments carried out by MA, AJC's tender return was still the most economically advantageous. In addition, their allowance for provisional sums sits the second lowest which indicates that there is a greater cost certainty than the other returns.

Once a Contract Award has been made by LBHG to the successful tenderer, MA will need time to resolve any outstanding qualifications and reach an agreement on contract negotiations between AJC and LBHG. Following the conclusion of negotiations with AJC, MA will provide a Value for Money Statement relative to AJC revised tender return.

MA are not qualified to comment on the financial stability of AJC and would recommend that LBHG undertake their own financial checks if deemed necessary. We confirm that MA do not have an interest in the recommended Contractor.

It should be noted that the tenders do not include VAT. VAT shall apply at the prevailing rate, but will only to items such as carpet, white goods etc.

End of Report		
Prepared by:	Harry Lee BSc (Hons)	
Reviewed by:	Henry Papworth BSc (Hons) MRICS	Signed by:  F02607A17E64420...
Date:	30 th January 2026	
Authority for Issue:	Chris Martin BSc (Hons) MSc FRICS	
Martin Arnold Limited 4 Gunnery Terrace T: 020-8317-7557 The Royal Arsenal F: 020-8317-7741 London E: general@martinarnold.co.uk SE18 6SW W: www.martinarnold.co.uk		

London Borough of Haringey

Contract Sum Analysis



Cost Summary

Ref	Element	Quantity	Unit	Rate	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
1.0	Facilitating works				£44,225		£40,665	£10,574	£16,192	£257,204
2.0	Substructure				£390,312	£369,677	£432,521	£487,815	£448,005	£544,860
3.1	Frame				£247,995		£58,032	£441,337	£51,925	£0
3.2	Upper floors				£241,580		£390,464	£340,614	£407,749	£287,796
3.3	Roof				£325,054	£289,196	£284,500	£257,854	£349,848	£283,714
3.4	Stairs and ramps				£71,528		£35,382	£40,984	£93,606	£86,629
3.5	External walls				£697,667	£828,692	£507,171	£702,343	£545,732	£1,103,710
3.6	Windows and external doors				£239,869		£319,459	£305,275	£309,089	£701,305
3.7	Internal walls and partitions				£390,060		£292,739	£258,665	£330,446	£358,450
3.8	Internal doors				£68,340		£163,871	£133,267	£163,329	£159,891
4.1	Wall finishes				£118,134		£178,428	£257,688	£116,652	£249,720
4.2	Floor finishes				£122,393		£162,163	£141,017	£174,018	£243,739
4.3	Ceiling finishes				£58,888		£106,035	£117,337	£115,393	£104,442
5.0	Fittings, furnishings and equipment				£102,083		£217,311	£143,245	£158,197	£140,992
6.0	Services				£1,216,037	£45,000	£1,438,423	£1,078,084	£1,144,339	£1,328,772
7.0	Prefabricated buildings and building units				£0	£4,093,173	£10,000	n/a	£0	£0
8.0	Works to existing buildings				£0		£0	n/a	£0	£0
9.0	External works				£859,398	£829,807	£913,982	£1,318,985	£1,829,704	£1,649,082
Sub-Total: Facilitating and Building Works					£5,193,561	£6,455,546	£5,551,148	£6,035,086	£6,254,224	£7,500,306
10.00	Main Contractor's Preliminaries				£578,694	£865,911	£1,549,365	£856,056	£841,835	£1,715,059
12.00	Specialist Appointments/Surveys				£310,100		£0	£420,550	£389,859	£0
11.00	Main Contractor's Overheads and Profit				£440,293	£387,333	£598,349	£482,807	£449,155	inc
Works Cost Estimate					£6,522,648	£7,708,789	£7,698,862	£7,794,499	£7,935,074	£9,215,366
13.00	Other development/project costs				£110,000		£0	£92,500	£272,500	£250,000
Base Cost Estimate (excluding Contingency and Inflation)					£6,632,648	£7,708,789	£7,698,862	£7,886,999	£8,207,574	£9,465,366
14.00	Contingency/ Design Development				£0	£0	£0	Included	£158,701	tba
Cost Limit (excluding Inflation)					£6,632,648	£7,708,789	£7,698,862	£7,886,999	£8,366,275	£9,465,366
15.00	Inflation				£66,326		£0	n/a	£0	tba
Cost Limit (Excluding VAT)					£6,698,975	£7,708,789	£7,698,862	£7,886,999	£8,366,275	£9,465,366
	Levy Commercial discount up to a maximum of...				£33,495		£38,475		£0	£0
										-£150,000
Total Price					£6,732,469	£7,708,789	£7,737,337	£7,886,999	£8,366,275	£9,315,366
	PSUM's Included Above				£213,314	£757,500	£83,000	£270,100	£272,500	£250,000
					Per Unit	£396,028	£453,458	£455,137	£463,941	£492,134
					Per M2	£3,680.96	£4,214.76	£4,230.36	£4,312.19	£5,093.15

London Borough of Haringey



Contract Sum Analysis

Facilitating Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
1.1	Site Works		Inc in external works	£9,180	£5,574	£3,692	£257,204
	Clear Vegetation	£6,750					
	Demolition of hard landscaping, platforms etc	£33,375					
1.2	Demolition Works		NA EXC	£31,485		£12,500	inc
	Removal Of Old External Furniture & Play Equipment	£4,100			£5,000		
	Termination of services - PSUM						
1.3	Temporary Support	Not Required	NA EXC	N/A	n/a	Incl	N/A
1.4	Protection	Inc In Prelims	NA EXC	Inc. in Prelims	Included	Prov Sum	N/A
Sub-Total: Facilitating Works		£44,225	£0	£40,665	£10,574	£16,192	£257,204

London Borough of Haringey



Contract Sum Analysis

Substructure

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	All works include excavation; disposal; earthwork support; sub-base; concrete; fabric reinforcement						
2.1	Site strip Reduce Level Dig - 541m2 reduce levels L+C CA - deemed Inert	£15,255		£92,892		Incl in 1.0	inc.
2.2	Strip foundations Garden Walls - 225lm	£17,198		£149,288		N/A	inc.
2.3	Pad foundations N/A			Included		N/A	inc.
2.4	Pile foundations Piling mat Piling mat desian 300mm dia piles (Assumed 15m deep) Concrete cubes & testing Attendance on piling rig & muck away Cutting off tops of piles and preparing pile heads. Piling - PSUM	£20,783 inc £87,690 inc £34,192 inc		£150,717		£290,615	inc.
	Piling, all as quotation		£70,000				
	Site set up				£3,995		
	Move and set up piling rig at 135 No. Pile positions.				£3,375		
	Bore and concrete 135 No. 450mm diameter C.F.A piles to an average provisional depth of 20.0 metres measured from piling platform level. All filled with a C28/35 concrete, Class DC-2. With 150mm slump plus suitable retarder or plasticizer				£102,600		
	Fabricate and place 135 No. reinforcement cages: 6 No. B12 bars, 6.0 metres long and B8mm helical binding at 180mm pitch.				£5,994		
	Disposal of Arisings				£54,675		
	Teram (For Piling Mat)				£623		
	400mm hardcore to form piling mat				£7,088		
	Extra over / Rate only items						
	Pile cage debonding				£1,701		
	Pile setting out per pile				£2,025		
	Test cubes, set of 4				£520		
	Integrity testing Call out for engineer Testing & report (min. 15 piles per visit)				£160 £68		
	Additional pile length						
	Credit for reduction in pile length						
	Excavate, load & cart piling mat				£8,348		
	Excavating for Piles Caps maximum depth not exceeding 2.00m; commencing from underside of blinding at Ground Floor Level				£173		
	Excavating for Ground Beams maximum depth not exceeding 1.00m; commencing from underside of blinding at Ground Floor Level - GB1 750x1000DP				£3,435		
	Disposal of excavated material off site - Clean inert				£14,700		
	Surface treatments; compacting; bottoms of excavations				£779		
	Extra over for breaking out breaking through obstructions and the like - Provisional Sum				£5,000		
	Cutting off tops of piles; including preparation and integration of reinforcement into pile cap or ground beam; disposing off site 600mm nominal diameter - n/e 2.00m deep				£12,825		
	E10 IN-SITU CONCRETE Reinforced in-situ concrete; Grade RC 32/40 (Unless noted otherwise)						
	RC 32/40 to Pile Caps generally				£2,610		
	RC 32/40 to Ground Beams generally				£51,926		
	E20 FORMWORK Formwork and basic finish						
	Sides of pile caps generally				£667		
	Edges of ground beams generally				£19,905		
	Heave Protection; Cordek HXS Grade 9/13 Underslab protection; 225 deep				£24,345		
	Heave Protection; Cordek HXB Under pilecap protection; 220mm				£378		
	Claymaster; Fitted To Sides of Pile Caps;						

London Borough of Haringey



Contract Sum Analysis

Substructure

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Claymaster; 50mm thick				£3,245		
	Bar Reinforcement Bars; generally; ground beams / pile caps (145kg/m3)				£44,992		
2.5	Ground Beams & Foundations						
	Excavations	£93,494					
	Ground Beams	inc					
	Pile Caps	inc					
	Tie Beams	inc					
	Reinforcement - Provisional Sum £135kg/m3	£21,314					
2.6	Ground floor slab			£39,624		£157,391	£544,860
	Below Ground Bickwok	£15,990					
	Beam & Block Floor - Inc Below Ground Brickwork	£29,755					
	Assumed 200mm Kooltherm K103 insulation	£54,641					
	Assumed Separating Layer- Visqueen or similar- Visqueen Vapour Check or similar - DPM	inc					
	Screed- 85mm Cementitious Screed [NBS M10_115]	inc					
	Excavate to reduce levels commencing at existing ground level not exceeding 1.00 m deep		£1,537				
	Offsite disposal of clean inert excavated material		£19,632				
	Earthwork support		£1,703				
	Level and compact		£2,083				
	50 mm GEN 1 plain concrete blinding		£6,257				
	Excavate trench for ground beams commencing at reduced ground level not exceeding 2.00 m deep		£5,943				
	Offsite disposal of clean inert excavated material		£16,014				
	Earthwork support		£11,809				
	75 mm Cordek Heaveguard to bottom of trenches		£4,333				
	Cut and fit ditto around 450 mm diameter piles		£544				
	75 mm Cordek Heaveguard to sides of ground beams		£11,312				
	Reinforced concrete C30/35 in ground beams		£52,494				
	Reinforcement in ground beams		£78,178				
	Bison Forterra hollow core precast concrete plank suspended floor slab		£54,744				
	Seal end of precast concrete plank floor		£1,162				
	12 mm reinforcement bars 300 mm long cast in to end of hollow cores at 800 mm centres and fill with concrete		£514				
	Chamfered edge to precast concrete planks						
	140 mm Blockwork 10.4 N/mm2 in skin of hollow support wall		£5,530				
	Form cavity including wall ties		£114				
	140 mm Blockwork 10.4 N/mm2 in skin of hollow wall		£3,253				
	Form cavity including wall ties		£239				
	Half brick wall in Vanderstanden Bromley Red facing bricks in stretcher bond in skin of hollow wall		£13,844				
	140 mm Blockwork 10.4 N/mm2 in support dwarf wall		£548				
	Lean mix concrete cavity fill		£7,600				
	Movement joints in facing brick skins of hollow walls		£289				
	Substructure Brick & Blockwork						
	½ brick wall in facing bricks. (PC £650/1000)				£8,055		
	½ brick wall in commons.				£8,055		
	100mm 7n foundation blocks below dpc in cavity				£6,789		
	100mm 7n foundation blocks below dpc in internal walls double skin				£17,423		
	Mortar allowance				£2,501		
	Cavity fill				£2,209		
	100mm Hylod DPC				£3,840		
	PCC Lintols for drainage / services. 600 x 100 x 65mm				£550		
	Slab works within Frame cost						
	Sub-Total: Substructure	£390,312	£369,677	£432,521	£487,815	£448,005	£544,860

London Borough of Haringey



Contract Sum Analysis

Frame

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.1.1	Frame						
	Structural Steelwork	£97,318	Inc in modular	£58,032		£51,925	£0
	Thermal Breaks - Provisional Sum	£5,000					
	Fire Proofing Steel As Required	£10,000					
	Priced as 200mm hollowcore only, due to max span of 7350mm						
	Block B - Stair 1				£4,402		
	Block B - Stair 2				£4,402		
	Block A - Stair 2				£13,896		
	Block A - Stair 1				£13,896		
	Block B - Roof				£17,519		
	Block B - 3rd Floor				£17,608		
	Block B - 2nd Floor				£16,750		
	Block B - Ground Floor				£17,429		
	Block B - 1st Floor				£22,729		
	Block A - Roof				£17,337		
	Block A - 3rd Floor				£24,439		
	Block A - 1st Floor				£24,618		
	Block A - 2nd Floor				£24,041		
	Block A - Ground Floor				£23,400		
	Builders work holes and concrete				£8,486		
	Structural Steelwork				£140,975		
	Fire Protection to above				£6,912		
	Cavity Lintels				£13,098		
	Internal Concrete Lintels				£5,000		
	Fire stopping Vertical				£4,800		
	Fire stopping Horizontal				£19,600		
3.1.2	Steel Framed Balconies						
	Structural Steelwork - Galvanised	inc in 3.1.1					
	Powder Coating	£14,636					
	Floor Construction inc Decking	£30,870					
	Balustrading & Privacy	£90,171					
Sub-Total: Frame		£247,995	£0	£58,032	£441,337	£51,925	£0

London Borough of Haringey



Contract Sum Analysis

Upper Floors

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.2.1	Upper floors						
	Hollowcore	£152,939	Inc in modular	£155,162		£149,428	£122,257
	75 mm Screed To Hollowcore	£88,641					
	FLOOR TYPE F01: INTERNAL GROUND FLOOR						
	21mm Finishes: Polyfloor - Designatex PUR Vinyl - included within floor finishes						
	65mm Self levelling screed with Underfloor Heating circuits				£8,460		
	2 x 100mm Thermal Rockfloor Insulation				£16,201		
	FLOOR TYPE F02: INTERNAL GROUND FLOOR PLANT / REFUSE / BINS / BIKES						
	Finish: Watco Industrial Grade floor paint - included within floor finishes						
	86mm Self levelling screed				£1,738		
	2 x 100mm Thermal Rockfloor Insulation				£3,329		
	FLOOR TYPE F03: INTERNAL UPPER FLOOR						
	21mm Finishes: Polyfloor - Designatex PUR Vinyl - included within floor finishes						
	65mm Self levelling screed with Underfloor Heating circuits				£27,940		
	30mm Insulation below screed				£53,505		
	FLOOR TYPE F04: EXTERNAL CORRIDORS						
	25m Concrete paviers with stone aggregate				£6,075		
	(varies) Aluminium joists and adjustable pedestals				£6,375		
	(varies) Concrete layer to create falls (1:100)				£2,500		
	25mm Soffit grid system				£6,500		
	10mm Painted cement board				£5,725		
	FLOOR TYPE F05: BALCONIES						
	25mm Aluminium decking board				£36,850		
	90mm Aluminium joists and adjustable pedestals				£6,300		
	200mm Steel balcony structure to SE Design						
	25mm Soffit grid system				£5,940		
	10mm Painted cement board				£7,236		
3.2.2	Balcony	inc		£235,302		£258,322	£165,539
	Balcony System (structure)				£48,750		
	Balustrade				£57,433		
	<u>Column Lining 600mm wide solid sheet design, 2mm aluminium, PPC finish</u>				£39,757		
	Sub-Total: Upper Floors	£241,580	£0	£390,464	£340,614	£407,749	£287,796

London Borough of Haringey
Contract Sum Analysis



Roof

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation	
3.3.1	Roof structure Hollowcore 75 mm Screed To Hollowcore	Inc £20,250	Inc in modular	£50,594		£161,921	£45,596	
3.3.2	Roof finish Main Roof Corridor Roof Balcony Roof E/O Insulation To 1st Floor Corridor - Not On Drawings Weathering Balustrading & Mansafe ROOF TYPE R01: GENERAL FLAT ROOF Three layers of reinforced bituminous system 18mm WBP decking with vapour barriers as required 2 x 185mm Hardrock Multi-fix insulation - Potential VE option (varies) Concrete layer to create roof falls (1:60) 150mm Precast concrete planks as per SE Design 250mm Services void 12.5mm Ceiling Gyproc board ROOF TYPE R02: EXTERNAL CORRIDOR AT 1ST FLOOR 25mm Concrete paviors with stone aggregate (varies) Aluminium joists and adjustable pedestals (varies) Concrete layer to create falls (1:100) 150mm Precast concrete planks as per SE Design 25mm Soffit grid system 10mm Painted cement board ROOF TYPE R04: BALCONIES FLAT ROOF / ENTRANCE CANOPIES Three layers of reinforced bituminous system 18mm WBP decking with firrings to create roof drainage 200mm Steel balcony structure to SE Design 25mm Soffit grid system 10mm Painted cement board Aluminium Private entrance soffit	£189,450 inc £4,750 inc		£202,430		£152,540 inc inc	£204,920	
					£57,640 £18,340 £98,051 £13,100			
					£18,340			
					£3,002 £1,710 £450			
					£810			
					£14,250 £3,325			
					£1,425 £4,275			
					£2,250			
3.3.3	Rooflights 2nr AOVs	£8,500		£10,000	£9,000	£8,000	£22,365	
3.3.4	Rainwater goods Aluminium rainwater	Inc		£9,527	£9,387	£10,000	£10,833	
3.3.5	Safety Mansafe System BLOCK A Type R01 185 mm Hardrock Multifix insulation 18 mm WBP plywood roof decking Vapour control layer Three layers of bituminous reinforced roofing system 102.5 mm Vandersanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick) Form 250 mm cavity including wall ties 200 mm Nvrock cavity slab insulation 140 mm 10.4 N/mm2 blockwork in skin of hollow wall Fire stopping Extra over roof finishes for forming gutter 500 x 75 mm Saddle back west cast stone coping Extra over stone coping for angles 18 x 500 mm WBP plywood support to coping Close cavity at top 140 mm Marmox thermal block single course Form 250 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up brickwork and top edge turned into joint and pointed including tilting fillet Code 5 lead apron flashing 300 mm dressed over roofing upstand and top edge turned into joint and pointed Form 350 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up rooflight upstand and secured to framing Allowance for works in connection with the ASHPs and PVs Alunasc PPC aluminium hopper head for 100 mm diameter rainwater pipe 100 mm Diameter Alumasc PPC aluminium rainwater pipe fixing to brickwork with pipe brackets Extra over for connection of rainwater pipe to drainage system Rooflight/AOV roof access 1250 x 1250 mm including proprietary upstand Type R 03 Factory colour coated steel panels with steel flats at 600 mm centres 75 mm Average thick concrete topping finished to falls 150 mm Bison Forterra hollow core precast concrete plank suspended roof slab 25 mm Grid system 10 mm Cement board paint finish Form gutter in steel panels and concrete topping Outlet in gutter for 63 mm diameter pipe	£14,900		£11,950	£2,500	£17,388	£0	
				£42,511 £0 £5,457 £0 £1,516 £0 £15,416 £0 £15,809 £0 £384 £0 £5,521 £0 £9,271 £0 £1,761 £0 £1,328 £0 £13,436 £0 £2,513 £0 £1,107 £0 £1,468 £0 £2,463 £0 £2,451 £0 £4,959 £0 £188 £0 £536 £0 £658 £0 £5,846 £0 £132 £0 £3,494 £0 £0 £3,193 £0 £711 £0 £2,032 £0 £968 £0 £965 £0 £70 £0 £376				

London Borough of Haringey



Contract Sum Analysis

Roof

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Aluminium flat roof outlet for 63 mm pipe		£0				
	63 mm Diameter Alumasc rainwater pipe fixed to brickwork with pipe brackets		£751				
			£0				
	Extra over for branch		£1,491				
			£0				
	Extra over for shoe		£0				
			£230				
	Alunasc PPC aluminium hopper head for 100 mm diameter rainwater pipe		£97				
			£0				
	100 mm Diameter Alumasc PPC aluminium rainwater pipe fixing to brickwork with pipe brackets		£329				
			£0				
	Extra over for connection of rainwater pipe to drainage system		£866				
			£0				
	Code 5 lead apron flashing 400 mm dressed over steel roof and up brickwork and turn into joint at top and point		£66				
			£0				
	300 mm PPC steel flat section fascia		£1,159				
			£0				
	Type R 02/F 04		£779				
			£0				
	25 mm Stone aggregate concrete pavers		£0				
			£2,330				
	Aluminium joists and adjustable pedestals		£0				
			£2,922				
	75 mm Average thick concrete topping finished to falls		£0				
			£1,343				
	150 mm Bison Forterra hollow core precast concrete plank suspended roof slab		£0				
			£3,838				
			£0				
	25 mm Soffit grid system		£1,828				
			£0				
	10 mm Cement board paint finish		£1,822				
			£0				
	Code 5 lead apron flashing 400 mm girth dressed to brickwork and concrete and top edge turned into joint and pointed		£3,311				
			£0				
	BLOCK B		£0				
			£0				
	Type R01		£0				
			£0				
	185 mm Hardrock Multifix insulation		£37,530				
			£0				
	18 mm WBP plywood roof decking		£4,818				
			£0				
	Vapour control layer		£1,338				
			£0				
	Three layers of bituminous reinforced roofing system		£13,610				
			£0				
	102.5 mm Vandersanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£13,174				
			£0				
	Form 250 mm cavity including wall ties		£320				
			£0				
	200 mm Nyrock cavity slab insulation		£4,601				
			£0				
	140 mm 10.4 N/mm2 blockwork in skin of hollow wall		£7,726				
			£0				
	Fire stopping		£1,459				
			£0				
	Extra over roof finishes for forming gutter		£1,101				
			£0				
	500 x 75 mm Saddle back west cast stone coping		£11,137				
			£0				
	Extra over stone coping for angles		£1,508				
			£0				
	18 x 500 mm WBP plywood support to coping		£918				
			£0				
	Close cavity at top		£1,217				
			£0				
	140 mm Marmox thermal block single course		£2,042				
			£0				
	Form 250 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up brickwork and top edge turned into joint and pointed including tilting fillet		£2,032				
			£0				
	Code 5 lead apron flashing 300 mm dressed over roofing upstand and top edge turned into joint and pointed		£4,111				
			£0				
	Form 350 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up rooflight upstand and secured to framing		£188				
			£0				
	Allowance for works in connection with the ASHPs and PVs		£538				
			£0				
	Alunasc PPC aluminium hopper head for 100 mm diameter rainwater pipe		£658				
			£0				
	100 mm Diameter Alumasc PPC aluminium rainwater pipe fixing to brickwork with pipe brackets		£5,846				
			£0				
	Extra over for connection of rainwater pipe to drainage system		£132				
			£0				
	Rooflight/AOV roof access 1250 x 1250 mm including proprietary upstand		£3,494				
3.36	Soffit & Facia	£82,445					
3.37	Entrance Canopy	£4,759					
Sub-Total: Roof		£325,054	£289,196	£284,500	£257,854	£349,848	£283,714

London Borough of Haringey



Contract Sum Analysis

Stairs and Ramps

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.4.1	Staircase Communal - Pre Cast Stairs Residential - Timber Stairs	£37,572 £6,500	Inc in modular	£5,910	£7,000	£37,263	£45,571
3.4.2	Balustrades and handrails Wall Handrail Balustrade	£27,456	Inc in modular	£29,472	£14,400 £19,584	£56,343	£41,058
Sub-Total: Stairs and Ramps		£71,528	£0	£35,382	£40,984	£93,606	£86,629

London Borough of Haringey



Contract Sum Analysis

External Walls

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.5.1	External Cavity Walls			£507,171		£545,732	£1,103,710
	EW01 - External Wall to Dwelling						
	102.5 External Facing Brickwork	£334,719					
	200mm Insulation - full fill	£93,786					
	140mm AAC blockwork-	inc					
	Wet Cast Stonework						
	Block A	£43,746					
	Block B	£39,036					
	Haulage	£4,500					
	Installation	£40,697					
	DPC	£13,335					
	Lintels	£21,450					
	Weep holes	£4,100					
	Movement joint	£3,480					
	Cavity closers	£16,440					
	Telescopic	£532					
	Brick reveals O/E	£20,800					
	Spandrel brick panels	£27,360					
	Squint corner	£3,686					
	Brick Sundries	£30,000					
	BLOCK A						
	TYPE E 01						
	102.5 mm Vanderstanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£107,473				
	Form 250 mm cavity including wall ties		£2,608				
	200 mm Nyrock cavity slab insulation		£37,532				
	Extra over half brick wall in facing bricks for spandrel panels comprising 135 x 150 x 65 mm special shaped bricks in alternate staggered courses to show pointed projecting faces		£0				
	1.30 x 1.00 m		£5,755				
	1.30 x 1.30 m		£19,491				
	1.30 x 0.80 m		£687				
	Extra over half brick wall in facing bricks for soldier course		£1,161				
	Catnic single leaf lintel		£4,567				
	Close cavity at jambs with facing bricks 250 mm wide		£16,001				
	Thermabate cavity closer		£5,660				
	225 mm Huload damo proof course		£1,543				
	Expansion joints in facing brick skins of hollow walls		£3,373				
	Extra over half brick wall in facing bricks for load bearing wet cast stone band course 400 mm high		£17,210				
	600 x 75 mm Wet cast stone coping		£2,370				
	Catnic single leaf lintel		£4,567				
	270 x 75 mm Rebated splayed and throated wet cast stone sill		£10,867				
	450 x 852 mm Twice rebated wet cast stone surround to communal entrance door		£20,032				
	200 x 200 mm RHS galvanised and PPC balcony post 3.10 m long with base plates top and bottom each four times resin fixed to concrete slab		£11,756				
	PPC steel balustrade comprising steel flat sections at 600 mm sections with solid PPC steel panel infills		£19,404				
	600 x 75 mm Splayed wet cast stone coping		£2,370				
	1.30 x 1.10 m PPC steel Juliette balcony comprising steel flat sections at 100 mm centres		£1,129				
	Attached pier in facing bricks 800 x 300 mm to form twice rebated surround to entrance door opening		£3,459				
	2.10 x 0.90 m PPC steel canopy to top of brickwork piers		£2,032				
	3.00 x 1.40 m PPC steel canopy to south entrance		£4,515				
	Balconies		£0				
	150 x 150 mm RHS galvanised and PPC finish		£37,649				
	Base plates four times resin fixed to concrete		£8,504				
	100 x 250 mm PFC galvanised and PPC finish		£28,220				
	Galvanised and PPC finish steel balustrade comprising steel flat sections at 100 mm centres 1400 mm high		£39,822				
	Extra over ditto for galvanised PPC finish steel sheet infill to balustrade		£4,738				
	PPC finish solid steel plate and flats at 600 mm centres		£4,257				
	Three layers reinforced bituminous roofing system		£1,548				
			£0				

London Borough of Haringey



Contract Sum Analysis

External Walls

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
	18 mm WBP plywood roof decking		£548				
	50 x 75 mm Treated softwood firings		£0				
	50 x 75 mm Treated softwood firings		£343				
	25 mm Soffit grid system		£0				
	25 mm Soffit grid system		£1,290				
	10 mm Cement board paint finish		£0				
	10 mm Cement board paint finish		£1,286				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£0				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£993				
	PPC aluminium edge trim to bituminous roofing system		£0				
	PPC aluminium edge trim to bituminous roofing system		£539				
	25 mm Aluminium decking boards		£0				
	25 mm Aluminium decking boards		£11,482				
	90 mm Aluminium joists and adjustable pedestals		£0				
	90 mm Aluminium joists and adjustable pedestals		£6,188				
	25 mm Soffit grid system		£0				
	25 mm Soffit grid system		£3,870				
	10 mm Cement board paint finish		£0				
	10 mm Cement board paint finish		£3,858				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£0				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£2,980				
	Aluminium flat roof outlet		£0				
	Aluminium flat roof outlet		£2,254				
	63 mm PPC aluminium rainwater pipe		£0				
	63 mm PPC aluminium rainwater pipe		£2,982				
	Extra over rainwater pipe for branch		£0				
	Extra over rainwater pipe for branch		£519				
	Connection of rainwater pipe to drainage system		£0				
	Connection of rainwater pipe to drainage system		£99				
	BLOCK B		£0				
	BLOCK B		£0				
	TYPE E 01		£0				
	TYPE E 01		£0				
	102.5 mm Vanderstanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£0				
	102.5 mm Vanderstanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£95,824				
	Form 250 mm cavity including wall ties		£0				
	Form 250 mm cavity including wall ties		£2,325				
	200 mm Nyrock cavity slab insulation		£0				
	200 mm Nyrock cavity slab insulation		£33,464				
	Extra over half brick wall in facing bricks for spandrel panels comprising 135 x 150 x 65 mm special shaped bricks in alternate staggered courses to show pointed projecting faces		£0				
	Extra over half brick wall in facing bricks for spandrel panels comprising 135 x 150 x 65 mm special shaped bricks in alternate staggered courses to show pointed projecting faces		£0				
	1.30 x 1.00 m		£8,057				
	1.30 x 1.00 m		£0				
	1.30 x 1.30 m		£19,491				
	1.30 x 1.30 m		£0				
	1.30 x 0.80 m		£687				
	1.30 x 0.80 m		£0				
	Extra over half brick wall in facing bricks for soldier course		£411				
	Extra over half brick wall in facing bricks for soldier course		£0				
	Catnic single leaf lintel		£1,679				
	Catnic single leaf lintel		£0				
	Close cavity at jambs with facing bricks 250 mm wide		£12,833				
	Close cavity at jambs with facing bricks 250 mm wide		£0				
	Thermabate cavity closer		£4,540				
	Thermabate cavity closer		£0				
	225 mm Huload damo proof course		£1,238				
	225 mm Huload damo proof course		£0				
	Expansion joints in facing brick skins of hollow walls		£2,965				
	Expansion joints in facing brick skins of hollow walls		£0				
	Extra over half brick wall in facing bricks for load bearing wet cast stone band course 400 mm high		£15,224				
	Extra over half brick wall in facing bricks for load bearing wet cast stone band course 400 mm high		£0				
	Catnic single leaf lintel		£4,567				
	Catnic single leaf lintel		£0				
	270 x 75 mm Rebated splayed and throated wet cast stone sill		£8,943				
	270 x 75 mm Rebated splayed and throated wet cast stone sill		£0				
	450 x 852 mm Twice rebated wet cast stone surround to communal entrance door		£20,032				
	450 x 852 mm Twice rebated wet cast stone surround to communal entrance door		£0				
	1.30 x 1.10 m PPC steel Juliette balcony comprising steel flat sections at 100 mm centres		£1,129				
	1.30 x 1.10 m PPC steel Juliette balcony comprising steel flat sections at 100 mm centres		£0				
	Attached pier in facing bricks 800 x 300 mm to form twice rebated surround to entrance door opening		£3,459				
	Attached pier in facing bricks 800 x 300 mm to form twice rebated surround to entrance door opening		£0				
	2.10 x 0.90 m PPC steel canopy to top of brickwork piers		£2,032				
	2.10 x 0.90 m PPC steel canopy to top of brickwork piers		£0				
	3.00 x 1.40 m PPC steel canopy to south entrance		£4,515				
	3.00 x 1.40 m PPC steel canopy to south entrance		£0				
	Balconies		£0				
	Balconies		£0				
	150 x 150 mm RHS galvanised and PPC finish		£25,099				
	150 x 150 mm RHS galvanised and PPC finish		£0				
	Base plates four times resin fixed to concrete		£5,669				
	Base plates four times resin fixed to concrete		£0				
	100 x 250 mm PFC galvanised and PPC finish		£20,381				
	100 x 250 mm PFC galvanised and PPC finish		£0				
	Galvanised and PPC finish steel balustrade comprising steel flat sections at 100 mm centres 1400 mm high		£28,207				
	Galvanised and PPC finish steel balustrade comprising steel flat sections at 100 mm centres 1400 mm high		£0				
	Extra over ditto for galvanised PPC finish steel sheet infill to balustrade		£3,120				
	Extra over ditto for galvanised PPC finish steel sheet infill to balustrade		£0				
	PPC finish solid steel plate and flats at 600 mm centres		£3,193				
	PPC finish solid steel plate and flats at 600 mm centres		£0				
	Three layers reinforced bituminous roofing system		£1,161				
	Three layers reinforced bituminous roofing system		£0				
	18 mm WBP plywood roof decking		£411				
	18 mm WBP plywood roof decking		£0				
	50 x 75 mm Treated softwood firings		£257				
	50 x 75 mm Treated softwood firings		£0				

London Borough of Haringey



Contract Sum Analysis

External Walls

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
	25 mm Soffit grid system		£988				
	10 mm Cement board paint finish		£0				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£965				
	PPC aluminium edge trim to bituminous roofing system		£0				
	25 mm Aluminium decking boards		£745				
	90 mm Aluminium joists and adjustable pedestals		£382				
	25 mm Soffit grid system		£0				
	10 mm Cement board paint finish		£8,612				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£0				
	Aluminium flat roof outlet		£4,641				
	63 mm PPC aluminium rainwater pipe		£0				
	Extra over rainwater pipe for branch		£2,903				
	Connection of rainwater pipe to drainage system		£0				
	Masonry supports - Provisional		£2,894			£12,500	
	Masonry Wet Cast Stonework		£0			£96,662	
	WALL TYPE E01: EXTERNAL CAVITY WALL (515mm)		£1,503				
	102.5mm Facing Brick		£0			£239,932	
	50mm Air cavity		£1,988			£1,970	
	200mm NyRock Cavity Slab Insulation		£0			£85,317	
	140mm Blockwork to SE Design		£346			£192,348	
	23mm Internal finishes as per ER (plasterboard on dabs)		£66			£27,585	
	WALL TYPE E02: EXTERNAL CAVITY WALL (715mm)						
	102.5mm Facing Brick					£719	
	50mm Air cavity					£6	
	60mm NyRock Cavity Slab Insulation					£96	
	2 x 140mm Blockwork to SE Design - Double LM QUANT					£1,153	
	200mm Flexi Rockwool insulation between studs					£498	
	2x 12.5mm Plasterboard - Double LM QUANT					£354	
	solderier coursing 225 high					£28,104	
	Reveals; generally					£4,030	
	Perpend Joints Plastic Weepholes; Rytons Slim Vent Minor Clear or Equivalent						
	Perpend joints; generally					£3,000	
	<u>Mortar allowance, all masonry</u>					£3,958	
	Cavity Closers; Kingspan Thermabate Preformed Insulated Cavity Closers						
	Cavity closers; 140 wide					£4,110	
	Sub-Total: External Walls	£697,667	£828,692	£507,171	£702,343	£545,732	£1,103,710

London Borough of Haringey

Contract Sum Analysis

Windows and External Doors



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.6.1	External doors						
	Private entrance doors	inc in h	Inc in modular	£131,498		£105,647	£701,305
	Private entrance doors; M4(3) compliant	inc in h					
	Communal entrance doors	£30,000					
	Cycle store doors	£5,500					
	Refuse storage doors; M4(3) compliant	£5,500					
	<u>PPC aluminum composite frame system solid entrance door: same frame fixed double glazed sidelight and fanlight above; lockable</u>				£128,555		
	External windows	£179,319	Inc in modular	£187,962		£203,443	inc
	Note* All windows: Windows shall generally be high performance Low E inward opening double glazed. PPC aluminium composite frame system double glazed side hung window by IdealComb/NorDan or similar.				£163,433		
	<u>Blinds</u>						
	Window Boards;				£5,981		
	225 x 19				£7,306		
	Sealant	£2,550					
	EPDM	£17,000					
	Sub-Total: Windows and External Doors	£239,869	£0	£319,459	£305,275	£309,089	£701,305

London Borough of Haringey

Contract Sum Analysis



Internal Walls and Partitions

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.7.1	Internal Walls		Inc in modular	£292,739		£330,446	£358,450
	EX-01 - External Wall - Dot & Dab	£38,808					
	IW-01 - Party Walls - Twin 140mm Blockwork inc 100mm Insulation	£106,590					
	IW-01 - Party Walls - Dot & Dab Before Tape & Joint	£46,512					
	IW-02 - Party Wall - Twin 140mm Blockwork inc 200mm Insulation	£22,750					
	IW-02 - Party Walls - Dot & Dab Before Tape & Joint	£8,400					
	IW-03 - Internal Stud Partitions	£96,800					
	IW-04 - Internal Stud - Risers & Communal Cupboards	£20,300					
	SVPs	£2,000					
	Bathroom Boxings	£5,000					
	AOV/Skylights	£500					
	Penetrations	£1,800					
	Ply to other areas - boilers, rads, tv points (excludes any ceiling pattressing)	£8,500					
	Kitchen Wall Upgrade - 12mm ply sheathing	£1,275					
	Bathroom Wall Upgrade - 12mm ply, MR board	£1,500					
	Window Reveals	£12,500					
	Window Boards	£6,825					
	Fire Stopping - Provisional Sum	£10,000					
	WALL TYPE C01: COMP. CAVITY WALL 140+200i+140 (525mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£1,909		
	140mm Blockwork to SE Design				£5,687		
	200mm NyRock Cavity Slab Insulation				£5,905		
	140mm Blockwork to SE Design				£5,687		
	23mm Internal finishes as per ER (plasterboard on dabs)				£1,909		
	WALL TYPE C02: COMP. CAVITY WALL 140+100i+140 (425mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£7,889		
	140mm Blockwork to SE Design				£23,497		
	100mm NyRock Cavity Slab Insulation				£9,190		
	140mm Blockwork to SE Design				£23,497		
	23mm Internal finishes as per ER (plasterboard on dabs)				£7,889		
	WALL TYPE C03: COMP. CAVITY WALL 100+200i+100 (445mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£2,008		
	100mm Blockwork to SE Design				£5,321		
	200mm NyRock Cavity Slab Insulation				£6,211		
	100mm Blockwork to SE Design				£5,321		
	23mm Internal finishes as per ER (plasterboard on dabs)				£2,008		
	WALL TYPE C04: COMP. SOLID WALL 140+140 (325mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£286		
	2 x 140mm Blockwork to SE Design - Double LM QUANT				£1,517		
	23mm Internal finishes as per ER (plasterboard on dabs)				£286		
	WALL TYPE C05: COMP. SOLID WALL 100+100i (325mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£2,606		
	100mm Blockwork to SE Design				£6,905		
	100mm Flexi Rockwool insulation between studs				£1,489		
	2 x 12.5mm Plasterboard - Double LM QUANT				£4,467		
	WALL TYPE C06: COMP. SOLID WALL 140+140+200i (525mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£780		
	2 x 140mm Blockwork to SE Design - Double LM QUANT				£2,324		
	200mm Flexi Rockwool insulation between studs				£446		
	2 x 12.5mm Plasterboard - Double LM QUANT				£1,337		
	WALL TYPE I01: INTERNAL PARTITION WALL - TYPICAL (100mm)						
	12.5mm Drylined Plasterboard Lining				£17,455		
	75mm Preservative treated timber studwork or metal studwork				£36,364		
	Insulation between studwork [8dB] higher than the min by BR				£11,636		
	12.5mm Drylined Plasterboard Lining				£17,455		
	WALL TYPE I02: INTERNAL PARTITION WALL - BATHROOM (100mm)						
	12.5mm Drylined Plasterboard Lining				£4,276		
	75mm Preservative treated timber studwork or metal studwork				£8,909		
	Insulation between studwork [8dB] higher than the min by BR				£2,851		
	18mm Plywood				£9,978		
	12.5mm Drylined Plasterboard Lining				£4,276		
	WALL TYPE I03: INTERNAL PARTITION WALL - KITCHEN (100mm)						
	12.5mm Drylined Plasterboard Lining				£1,284		
	75mm Preservative treated timber studwork or metal studwork				£2,675		
	Insulation between studwork [8dB] higher than the min by BR				£856		
	18mm Plywood				£2,096		
	12.5mm Drylined Plasterboard Lining				£1,284		
	Sub-Total: Internal Walls and Partitions	£390,060	£0	£292,739	£258,665	£330,446	£358,450

London Borough of Haringey

Contract Sum Analysis



Internal Doors

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.8.1	Internal doors		Inc in modular	£163,871		£163,329	£159,891
	Internal Flat Single Doors	£22,472					
	Internal Flat Double Floors	£1,055					
	Riser Single Doors	£12,575					
	Riser Double Doors	£4,221					
	Communal Doors With Vision Panle	£3,185					
	Internal Flat Entrance Doors	£0					
	Architrave	£19,782					
	Door Linings	£5,050					
	Ironmongery	inc					
	Decorations to Architrave and Frame				£3,692		
	Decorations to doors				£3,550		
	Ironmongery				£9,230		
	Internal Door sets				£126,025		
	Sub-Total: Internal Doors	£68,340	£0	£163,871	£142,497	£163,329	£159,891

London Borough of Haringey

Contract Sum Analysis



Wall Finishes

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
4.1.1	Internal wall finishes		Inc in modular	£178,428		£116,652	£249,720
a	Bathroom walls shall be fully tiled. En-suite walls shall be fully tiled, 300 x 100mm Ceramic Chroma tiles shall be provided. Sample to be provided to the Employer prior to order. Joints between tiling and sanitary fittings shall be sealed with an appropriate type and colour silicone sealant. See Appendix K.	£28,667					
b	Kitchen wall shall have a full height splashback above and behind all worktops, 150 x 150mm Johnson Tiles. Tiling shall extend full height between kitchen worktops and high level wall cupboards. Joints between tiling and work surfaces shall be sealed with silicone sealant. Any window sills on the kitchen area to also be tiled.	£5,610					
c	Mastic to units	£5,600					
d	Decorating - Walls, Ceilings & Woodwork	£78,258					
	3mm Skim Finish				£99,393		
	Decoration				£66,262		
	Reveals				£5,037		
	Tiling to Bathrooms				£24,830		
	E/O for moisture resistant plasterboard finish				£1,607		
	Hardi backer board				£12,497		
	Tiling to Kitchens				£7,178		
	E/O for moisture resistant plasterboard finish				£464		
	Hardi backer board				£3,613		
	Vanity Units				£27,577		
Sub-Total: Wall Finishes		£118,134	£0	£178,428	£248,458	£116,652	£249,720

London Borough of Haringey

Contract Sum Analysis



Floor Finishes

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
4.2.1	Floor finishes		Inc in modular	£162,163		£174,018	£243,739
a	Concrete and/or beam and block floors should have cement and sand screed (reinforced where laid over insulation) minimum 65mm thick	inc					
b	Kitchens (irrespective of substrate floor) shall have [Polyfloor Designatex PUR sheet Vinyl or similar approved to run under all the kitchen units	£90,385					
c	Bathrooms shall be designed as wet rooms and along with other wet areas (irrespective of substrate floor) and shall have slip resistant vinyl sheet flooring, Polyfloor Polysafe Stone or similar approved	inc					
d	Level access walk-in showers to have proprietary shower floor former i.e. Impey Level-Dec, Phlexicare Level Entry Shower System or screed laid to falls and cross falls to a Harmer or Wade floor gulley drain outlet, to ensure that water falls away and does not flood the resident's bedroom	inc					
e	Living/dining rooms, halls and associated floors shall be continuous between kitchen, living area and hallway and shall have [Polyfloor Designatex PUR sheet Vinyl or similar approved]. Range of samples (two choices) to be offered up by the Contractor for the Employer's Approval. Where the kitchen area has vinyl sheeting and the living room has vinyl tiles consideration will need to be given to a sympathetic threshold junction to the Employer's approval	inc					
f	Bedrooms shall have Polyfloor Designatex PUR sheet Vinyl or similar approved	inc					
g	Skirting's shall be 25 x 100mm standard wrought knot free softwood or MDF square section; knotted, stopped, primed on all surfaces and painted on all exposed surfaces with one undercoat and [two full gloss coats oil based paint; colour white	£26,345					
j	Plant rooms, car park lobbies, refuse and cycle stores to be screeded and have Watco Industrial Grade floor paint or similar approved finish	£1,103					
k	Joint strips	inc					
l	Vinyl to Communal Stairs inc nosings	inc					
m	Jaymart Matt to Entrance	inc					
n	Floor Tiles to lift lobby	£4,560					
	Latex Levelling Screed				£22,883		
	21mm Finishes: Polyfloor - Designatex PUR Vinyl - included within floor finishes				£66,742		
	Decouplig mat to tiled floors				£2,100		
	Skirtings: MDF Skirtings						
	Skirting throughout the property shall be 22 x144mm non-formaldehyde MDF with chamfered edge				£36,300		
	Decoration to Above				£12,992		
Sub-Total: Floor Finishes		£122,393	£0	£162,163	£141,017	£174,018	£243,739

London Borough of Haringey



Contract Sum Analysis

Ceiling Finishes

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
4.3.1	Ceiling finishes		Inc in modular	£106,035		£115,393	£104,442
a	Ceiling finishes shall generally be 12.5mm suspended metal frame ceiling system British Gypsum Casoline MF ceiling system or similar approved with 12.5mm plasterboard backed with insulation and taped joints and 3mm skim plaster finish painted with one mist coat and two full coats of vinyl matt emulsion; colour to the Employer's approval	£57,888					
	<u>Gyproc MF Suspended Ceilings: fixed to underside of concrete slab. Casoline MF frame. 12.5mm Wallboard. Skim Finish</u> 150 - 500 suspension depth				£79,492		
	Skim Finish to above				£29,351		
	Bulkheads to stairs				£1,560		
	Plaster to PCC stair / landing soffits				£3,834		
c	Access panels where required to MF suspended ceiling shall comprise a proprietary panel and budget lock fastening as approved by the Employer. Access panels are to have a plasterboard door and beaded frame and be decorated to match.	£1,000					
	<u>Ceiling Access Panels: Pelco Flush Metal Access Panels</u> Access panels; generally				£3,100		
Sub-Total: Ceiling Finishes		£58,888	£0	£106,035	£114,237	£115,393	£104,442

London Borough of Haringey

Contract Sum Analysis

Fittings, Furnishings and Equipment



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
5.1	FF&E		Inc in modular	£217,311		£158,197	£140,992
a	Blinds shall be provided and installed by the Contractor to all windows within apartments. Style, colour to be approved by the Employer.	£6,254					
b	Provide and fix to the wall appropriate size and number of fire extinguishers as recommended by the Fire Officer and Building Control Officer within the communal areas generally. Provide and install fire blankets as necessary.	£1,105					
c	Supply and install in the main entrance lobby provide a glazed framed floor plan indicating the location of all fire zones.	£260					
d	Supply and install notice boards to all communal entrance lobbies, double door tamper proof fire resistant.	£260					
e	Supply and install kitchen units and worktops from Symphony Konzept Hacienda (or similar approved) including sink and taps	£50,578					
f	Kitchen units in wheelchair home shall be suitable for use by a person in a wheelchair incorporating storage units with a work level to suit average wheelchair requirements, and fittings to accommodate white goods	£12,147					
g	Supply and install extractor hoods to all units as Appendix K	£6,871					
h	Supply and install ovens/hobs to all units as Appendix K	£9,633					
j	Extra over items g and h for M4(3) flats	£0					
k	Provide 1 No. fire blanket to each flat kitchen fixed to the wall 1000mm above finished floor level.	£510					
l	All kitchens shall be fitted with recyclable waste storage containers in sufficient sizes and numbers. A lockable wall unit to be provided (600H x 300W).	£765					
m	Internal directional and statutory signage	£1,500					
n	Letter boxes to flats	£1,700					
p	Refuse bins	£1,600					
q	Cycle racks (Sheffield Stands - 6nr, Larger Sheffield Stands - 2nr, Two-tier Stands - 24nr)	£4,800					
r	Mirrors	£3,000					
s	Extra Over for BWIC with wet rooms to Part M (3) bathrooms	£1,100					
	<u>Composite Item: Domestic Kitchens: Symphony: Kitchen Complete Including Appliances: See Drwg 404_700-708</u> Kitchen Units Complete; Generally				£75,204		
	Slatted shelving to airing cupboards, 0.79 x 1.05m				£3,400		
	Slatted shelving to airing cupboards, 0.85 x 0.80m				£3,400		
	Patress 500mm X 750mm 750mm X 750mm				£3,481 £2,956		
	Sanitaryware				£27,104		
	Boxings to SVPs, Approx. 200 x 200mm				£3,150		
	Boxings to Bath & showers, Approx. 800 x 200mm				£2,625		
	Mirrors Fittings - PC SUM - £65 per flat				£1,953		
	Mastic				£1,300		
	ideal standard concept toilet roll holder				£704		
	Boxing / service void				£3,064		
	<u>N15: SIGNAGE</u>						
	<u>Signage: Contractor Designed</u> Signage; signage; fire escape signage				£100		
	signage; access signage				£100		
	signage; door signage				£100		
	signage; wayfinding				£100		
	<u>Door Numerals: As Required</u> Numerals; generally				£1,615		
	Post Boxes				£3,500		
	Entrance Lobby WC				£3,500		
	BDS Value Two Tier Bike Rack 12 cycle spaces				£5,890		
Sub-Total: Fittings, Furnishings and Equipment		£102,083	£0	£217,311	£143,245	£158,197	£140,992

London Borough of Haringey



Contract Sum Analysis

Services

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
6.1	Mechanical, electrical and plumbing installations		Inc in modular	£1,438,423			£1,328,772
	Electrical				£261,047	£389,540	
	Lighting	£63,750					
	Pendants	inc					
	Bulkheads	inc					
	External lights	inc					
	Undercab lights kitchen	inc					
	Light above mirror in bathroom						
	Local ventilation	£7,650					
	Fan boost switch	inc					
	4" extractor fan with core hole	inc					
	Small Power	£63,750					
	Fused spur	inc					
	Double socket	inc					
	Double socket USB	inc					
	Cooker control 50amp	inc					
	Phone point/fibre	inc					
	Shaver point	inc					
	20amp supply	inc					
	Grid plate for kitchen	inc					
	External socket	inc					
	Fuseboard 18th edition with surge protection & AFDD's	inc					
	Data & TV	£22,950					
	Single TV point	inc					
	Satellite point twin	inc					
	Media point IRS system	inc					
	TV Distribution unit 8 way	inc					
	Cat6 network point	inc					
	Residential Fire Alarm	£21,250					
	Carbon alarm Aicop EI-3018	inc					
	Smoke alarm Aico EI141RC	inc					
	Heat alarm Aico EI144RC	inc					
	Smoke beacon	inc					
	MVHR	£172,550					
	MVHR Nuaiare MRXBOX eco2 with acoustic enclosure & hybrid cooling	inc					
	Wiring & Controls For Third Parties	£14,450					
	Connection to heating ASHP based on Joule	inc					
	PV power	inc					
	Lift power	inc					
	Electric only towel rad	inc					
	Switch fuse for incoming	inc					
	Connection to heating ASHP based on Joule	inc					
	Entry System	£1,275					
	Door Bell	inc					
	EV Charger - Rolec						
	EV Chargers - PSUM				£15,000		
	Communal						
	Containment	£15,680					
	Video door entry & access	£15,550					
	CCTV	£10,600					
	Fire alarm	£13,200					
	Small power	£1,200					
	Internal lighting	£16,800					
	External lighting	£13,900					
	Incoming power works (ryfield, switch fuses, tails etc) based on 200a 3 phase	£13,800					
	Link from electrical cupboard ground floor room to electrical switch on 1st floor	£8,880					
	Fuseboard 3phase 125a	£4,520					
	SWA cable to feed each unit	£9,350					
	Power for PV 3 phase	£2,350					
	Manuals, training etc	£760					
	Lift power 3 phase	N/A					
	Mechanical power	£3,180					
	IRS system	£8,560					
	EV chargers	N/A					
	Ventilation to bin stores	£2,600					
	Mechanical				£648,359	£651,550	
	Apartments						
	<u>Plumbing</u>						
	Supply & Installation of Above Ground Drainage	£18,485					
	Supply & Installation of Boosted Cold Water System	£66,435					
	Supply & Installation of Hot Water System	£15,820					
	2nd Fix Installation of 1x Bathroom & 1x Kitchen	£15,300					
	Mid Fix Installation of 1x Bath	£3,835					
	Supply Of Sanitaryware	£22,693				£48,999	
	E/O Part M43	£2,900					
	<u>Heating</u>						
	Supply & Installation of Low Temp Hot Water	£15,162					
	Supply & Installation of 8x Waste Water Heat Recovery	£5,300					
	Supply & Installation of UFH	£40,000					
	<u>Air Conditioning</u>						
	Air Source Heat Pumps	£203,149					
	Refrigerent Pipework	inc					
	Hydro Units	inc					
	Communals						
	Supply & Installation of Above Ground Drainage	£15,190					
	Supply & Installation of Boosted Cold Water System	£42,567					
	Supply & Installation of CAT 5 Water	£1,627					
	Supply & Installation of HWS	£207					
	2nd Fix Installation of 2x Cleaners Sink's	£450					

London Borough of Haringey



Contract Sum Analysis

Services

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Installation of 3x Bib Taps	£675					
	Supply of 1x Duty point CAT 5 Tank & Booster Set	£4,291					
	Supply of 1x Dewey Waters Cold Water Storage Tank	£12,028					
	Supply of 1x Aquatech Cold Water Booster Set	£16,628					
	Supply of 1x Aquilar Leak Detection System	£48,086					
	Supply of 1x Arrow Valves Booster Set Bypass	£1,626					
	Supply of 1x Sentinel Water Conditioner	£6,402					
	Supply of 2x Heatrae Sadia 7KW Water Heaters	£1,241					
	Installation of Plant Equipment	£7,150					
	Supply of Tenant Assembly Valves	£5,950					
	Thermal Insulation	£42,260					
	Testing, Commissioning & O&M	£9,900					
	Specialist Installations						
	PV Panels	£21,850			£36,418		
	Sprinkler Systems	£35,875					
	Dry Riser	£9,500			£7,760		
	Communal Smoke Mitigation	£14,900					
	Fire Alarm, CCTV and Access Control				£54,500		
	Other						
	BWIC				£15,000	£54,250	
	Sprinklers - PSUM		£45,000		£40,000		
	Sub-Total: Services	£1,216,037	£45,000	£1,438,423	£1,078,084	£1,144,339	£1,328,772

London Borough of Haringey

Contract Sum Analysis

Prefabricated Buildings and Building Units



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
7.1	Pre-fabricated Buildings	N/A		£10,000	N/A	N/A	£0
	Modular Building		£3,451,720				
	Crane		£127,925				
	Zip up works		£314,438				
	Transport		£104,813				
	Scaffolding		£94,278				
Sub-Total: Prefabricated Buildings and Building Units		£0	£4,093,173	£10,000	£0	£0	£0

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
9.1	Roads, paths, pavings and surfacings			£249,227		£598,743	£434,511
P1	Existing madacam paving to be made good. Thermoplastic linemarking for new location of parking bays - Provisional Sum	£5,000					
P2	Existing flag paving to be made good, addition matching paving to suit proposed layout - Provisional Sum	£5,000					
P3	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Terrabase Rustic, 30mm layer gravel, 6mm aggregate, Addagrip and Terraabase Geofabric; Colour: Silver, Laid on Type 3 sub-base, to engineer's specification	£10,488					
P4	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Addaset, 18mm layer gravel, 6mm aggregate. Laid on existing macadam, core drill to ensure permeable, to engineer specification.	£22,914					
P5	Play safety surface, Playtop Outdoor EPDM Play surfacing by Colour: 3 colours mixes. Earth blend Thickness: To suit fall height requirement of play equipment, minimum 40mm thickness. Laid on AC20 binder and sub-base to Engineer's specification	£70,172					
P6	Proposed macadam, pedestrian grade, to engineer's specification. To be coated with acrylic ball court paint. Allow for two colours, RAL TBC. Basketball court markings to be textured non-slip white paint	£21,450					
P7	No Description Provided	Not Included					
P8	No Description Provided	Not Included					
P9	Proposed madacam, to adoptable standard, new line markings in thermoplastic paint						
P10	Shared surface paving, textured PCC sett, Marshalls Tegula or equal approved 240/160/120x160x80mm, Traditional, Laid on sand bedding, MOT type 1 sub-base	£47,500					
P11	Private gardens paving,	£5,060					
P12	Shared surface paving, textured PCC sett Marshalls Tegula or equal approved, 240/160/120x160x80mm, Pennant Grey, Laid on sand bedding, MOT type 1 sub-base	£68,580					
P13	Stepping Stones, textured PCC sett, Marshalls Modal X or equal approved, 300x200x80mm, Light Granite Smooth Laid on mortar bed, MOT type 1 sub-base	£2,750					
P14	PCC steps, Marshalls Conservation X Textured, 350x150x100mm, Silver Grey, Laid on mortar bed, concrete base	£2,750					
P15	Hazard Warning Paving, Marshalls Corduroy Hazard Warning, 400x400x50mm, Textured Natural, mortar bed, MOT type 1 sub-base	£2,750					
P16	Existing steps to be retained.						
TC	Paving support system for trees located in hard landscape. Recessed tree grille, Green Blue Urban Arboresin pre-cast, 2 x 5m Root Space paving support system, 1000mm deep, Underground guying system, aeration / irrigation system	£10,500					
	SITE CLEARANCE						
	Site Preparation; clearing site vegetation; contractor to confirm extent; removing all walls, railings etc; disposal of arisings off site					£5,480	
	Excavating; to reduce levels					£30,207	
	breaking out brickwork/concrete obstructions (Allowed 5%)					£5,492	
	Disposal; surface water					£500	
	ground water					£500	
	excavated material arising from reduced excavations; off site - INERT					£105,725	
	Items extra over any types of excavating irrespective of depth; contaminated ground - E/O removal - NON HAZADOUS 400mm depth						
	Items extra over any types of excavating irrespective of depth; contaminated ground - E/O removal - HAZADOUS - 400mm depth						
	Surface treatments; compacting; bottoms of excavations					£9,154	
	HARD LANDSCAPING/PARKING						
	<u>Imported Fill: Type 1: Compacting Layers</u>						
	Filling to excavations; generally					£100,691	
	<u>Granular Material: Class 1A or 1B or 1C</u>						
	Filling to excavations; generally					£50,345	
	<u>Imported 50mm thick 2-6mm granular material. 125mm to permeable block paved areas</u>						
	Filling to excavations; generally					£16,782	
	<u>Imported Fill: MCHW Specification for Highway Works Clauses 601, 602, 603, 613 and 617</u>						
	Filling to excavations; generally					£16,782	
	<u>Geotextile Membrane, Terram T1000</u>						
	Membrane; generally					£4,577	
	COURTYARD						
	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Addaset, 18mm layer gravel, 6mm aggregate; Laid on existing macadam, core drill to ensure permeable, to engineer specification.					£11,689	
	Pedestrian grade resin bound gravel, contrasting colour					£5,298	
	Proposed madacam, to adoptable standard, new line markings in thermoplastic paint					£7,521	
	Shared surface paving, textured PCC sett, Marshalls Tegula or equal approved 240/160/120x160x80mm, Traditional, Laid on sand bedding, MOT type 1 sub-base					£56,695	

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Private gardens paving, TBC				£4,750		
	Shared surface paving, textured PCC sett Marshalls Tegula or equal approved, 240/160/120x160x80mm, Pennant Grey, Laid on sand bedding, MOT type 1 sub-base				£56,670		
	Stepping Stones, textured PCC sett, Marshalls Modal X or equal approved, 300x200x80mm, Light Granite Smooth Laid on mortar bed, MOT type 1 sub-base				£283		
	PCC steps, Marshalls Conservation X Textured, 350x150x100mm, Silver Grey, Laid on mortar bed, concrete base				£283		
	Hazard Warning Paving, Marshalls Corduroy Hazard Warning, 400x400x50mm Textured Natural, mortar bed, MOT type 1 sub-base				£283		
	<u>Tiverton Road</u>						
	Existing macadam paving to be made good. Thermoplastic linemarking for new location of parking bays						
	Existing flag paving to be made good, addition matching paving to suit proposed layout				£767		
	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Terrabase Rustic, 30mm layer gravel, 6mm aggregate, Addagrip and Terraabase Geofabric; Colour: Silver, Laid on Type 3 sub-base, to engineer's specification				£88,719		
	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Addaset, 18mm layer gravel, 6mm aggregate; Laid on existing macadam, core drill to ensure permeable, to engineer specification.						
	<u>Playground</u>						
	Play safety surface, Playtop Outdoor EPDM Play surfacing by Colour: 3 colours mixes, Earth blend Thickness: To suit fall height requirement of play equipment, minimum 40mm thickness. Laid on AC20 binder and sub-base to Engineer's specification				£45,759		
	Proposed macadam, pedestrian grade, to engineer's specification. To be coated with acrylic ball court paint. Allow for two colours, RAL TBC. Basketball court markings to be textured non-slip white paint				£9,806		
	Shared surface paving, textured PCC sett, Marshalls Tegula or equal approved 240/160/120x160x80mm, Traditional, Laid on sand bedding, MOT type 1 sub-base						
	Existing steps to be retained.						
	<u>Tewkesbury</u>						
	Existing macadam paving to be made good. Thermoplastic linemarking for new location of parking bays				£7,387		
	Play safety surface, Playtop Outdoor EPDM Play surfacing by Colour: 3 colours mixes, Earth blend Thickness: To suit fall height requirement of play equipment, minimum 40mm thickness. Laid on AC20 binder and sub-base to Engineer's specification						
	Topsoil						
LW	Lawn - 150mm	£11,844					
PL	Ornamental Planting -450mm	£21,696					
HD	Hedge - 450mm	£4,272					
NS	Native Shrub - 450mm	£47,779					
WF	Wildflower turf- Allow 100mm low nutrient topsoil	£8,820					
	BN Kerb	£11,804					
	BN Kerb	£1,001					
	Crossovers - New & Existing	Client Supply					
	Edging						
	Concrete Edgings	£3,207					
	Metal Edging	£7,400					
9.2	Soft landscaping, planting and irrigation systems	£159,575	£500,000	£236,295		£532,837	£465,118
	Trees	inc					
	Shrubds	inc					
	Hedges	inc					
	Turf/ Seed	inc					
	Mulch	inc					
	Soils and sub bases; including imported topsoil etc						
	Generally;						
	mix type 1				£15,994		
	Membrane				£1,892		
	Certified Top Soil - 300mm				£14,885		
	Wildflower turf, Allow 100mm low nutrient topsoil				£5,143		
	Paving support system for trees located in hard landscape. Recessed tree grille,				£12,166		
	Green Blue Urban Arboresin pre-cast, 2 x 5m Root Space paving support system,						
	1000mm deep, Underground guying system, aeration / irrigation system						
	Native Scrub, 75mm bark mulch, 450mm topsoil on free drainage subsoil, re-use				£29,756		
	site-won material and supplement if required.						
	Lawn, Rolawn Medallion turf, 150mm topsoil, re-use site-won material and supplement if required. Mounded landform to be created using site-won topsoil / subsoil.				£5,978		
	Hedge, 2+2 bare root, 75mm bark mulch, 450mm topsoil on free drainage subsoil, re-use site won material and supplement if required.				£2,347		
	<u>PLANTING</u>						

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	<u>COURTYARD</u>				£49,748		
	<u>Tiverton Road</u>				£49,748		
	<u>Playground</u>				£49,748		
	<u>Tewkesbury</u>				£49,748		
9.3	External fixtures			£286,306		£490,577	£563,741
	Playground Equipment - As quotation				£65,093		
	Benches timber and Steel				£70,227		
	Stone Benches - PSUM				£3,600		
	Binstore Metro STOR, Timber cladding, Concrete base				£10,547		
	Sheffield Stands				£2,100		
	Outdoor Gym and basketball net as Komplan quotation				£20,166		
	EDGES & ENCLOSURES						
	Excavating; trenches; width <300; maximum depth < 1.00m				£2,799		
	Disposal; excavated material; off site				£7,464		
	Surface treatments; compacting; bottom of excavations				£4,838		
	<u>COURTYARD</u>						
	Steel edging, Kinley Fort, 100mm depth, galvanised, Pinned to sub-base to engineer's specification				£4,579		
	Highway upstand kerb, Granite or PCC, to adoptable standard, 125mm upstand				£577		
	Highway flush kerb, Granite or PCC, to adoptable standard, Flush				£439		
	Shared surface rain garden kerb, Granite or textured PCC, 100mm upstand, 50mm gaps between kerbs to enable drainage, 145 x 255 x 915 mm, 100mm upstand				£4,072		
	Shared surface raised kerb, Granite or textured PCC, 145 x 255 x 915 mm, 60mm upstand				£5,066		
	Shared surface flush kerb, Granite or textured PCC, 145 x 255 x 915 mm, Flush				£4,962		
	Flat top pin kerb, Flush, PCC, 50 x 150 x 915 mm, Flush				£87		
	Steel handrail, 1000mm height, PFC finish				£3,360		
	Wall & Railing boundary to private gardens, Min. 1500 mm height, To architect's specification				£29,036		
	Wall & railing boundary to courtyard, Min 1500 mm height, To architect's specification				£12,888		
	Low brick wall to ramp, Height varies, BOE coping				£3,999		
	Single gate to private terraces, 1500 mm height, to match W01, Locking mechanism TBC				£3,800		
	Curved Brick wall, 450mm height, Snapped headers to achieve radii, BOE coping				£4,936		
	Brick wall to planters, 375 mm height, To architect's specification				£11,355		
	Double gate to Courtyard, 1500 mm height, Locking mechanism TBC, To match W02				£3,750		
	<u>Tiverton Road</u>						
	Steel edging, Kinley Fort 50mm flexible edging, pinned to sub-base / Concrete base to supplier's details.				£2,706		
	PCC H/B upstand kerb, 125mm upstand, Re-use existing and supplement with matching specification for any additional kerb. Concrete haunch to Engineer's specification.				£1,634		
	PCC channel edge, flush, 50mm W x 150mm D, Concrete haunch to Engineer's specification.				£6,828		
	<u>Playground</u>						
	Steel edging, Kinley Fort, 100mm depth, galvanised, Pinned to sub-base to engineer's specification						
	Shared surface rain garden kerb, Granite or textured PCC, 100mm upstand, 50mm gaps between kerbs to enable drainage, 145 x 255 x 915 mm, 100mm upstand						
	Existing kerbs to be retained				£675		
	Existing fence retained & relocated as necessary to form new location. New post & panels to match existing as necessary				£811		
	Existing walls to be retained				£489		
	<u>Tewkesbury</u>						
	Steel edging, Kinley Fort, 100mm depth, galvanised, Pinned to sub-base to engineer's specification						
	GENERALLY						
	Break out section of existing wall and railing to accommodate single pedestrian gate; 1200mm wide, 1800mm height to match boundary, Hot dipped galvanised steel, powder coated finish. New brick pier and gate fixing to brick pier to engineers specification. Self-closing mechanism, slam plate, locking mechanism to client specification. - PSUM				£3,000		

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Extend / Breakout existing wall & pier to accommodate new entrance position, to engineer's specification. Existing gate to be modified / replaced to suit proposed gate dimensions or removed, to client preference. - PSUM				£3,000		
	Existing Boundry Repairs - PSUM				£3,000		
9.4	External drainage			£108,366		£205,658	£143,449
	Surface Drainage		£156,064				
	Foul Drainage	£25,626	£63,208				
	Stom Drainage	£43,528					
	Attenuation Tank	£27,964					
	Connections To Existing Sewer - Provisional Sum	£5,000					
	ACOs	£4,000					
	Surface Drainage		£156,064				
	Foul Drainage	£25,626	£63,208				
	Stom Drainage	£43,528					
	Attenuation Tank	£27,964					
	Connections To Existing Sewer - Provisional Sum	£5,000					
	ACOs	£4,000					
	GENERALLY						
	Include Provisional Sum for repairs to existing drains		£500				
	Openings in concrete foundations for 100 mm pipe to allow 50 mm all round and fill with mortar and fibre board coverings to both sides		£563				
	Extra over 100 mm pipe for rocker pipe		£2,973				
	CCTV Surveys		£3,500				
	Testing and commissioning		£3,000				
	FOUL DRAINAGE						
	New Drainage; See Drwgs 3000-3002						
	<u>Excavating trenches; backfilling over beds with hardcore filling obtained off-site; compacting; disposal of excavated material off-site</u>						
	For pipes; not exceeding 200 nominal size; 750 - 1000 average depth						
	1000 - 1250 average depth						
	1250 - 1500 average depth				£5,094		
	Disposal:						
	surface water				£150		
	ground water				£150		
	<u>Concrete (Assumed for All Pipes)</u>						
	Beds & surrounds;						
	450 x 450; 150 diameter pipe				£4,429		
	<u>UPVC Pipes; 150 diameter</u>						
	Pipes;						
	in trenches				£4,872		
	Extra over;						
	bends				£240		
	rocker pipes				£240		
	y branches				£240		
	<u>Internal Gully; Wade or Equivalent; Bedding etc</u>						
	Gully;						
	generally				£900		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; PVC Base & Raising Pieces; Cover Slab & Lid all other associated work</u>						
	Manholes;						
	FWIC; 750-1000 deep to invert; 450 diameter; 150 dia channel						
	FWIC; 1000 - 1250 deep to invert; 450 diameter; 150 dia channel						
	FWIC; 1250-1500 deep to invert; 450 diameter; 150 dia channel				£3,600		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; Reinforced Concrete Base, Concrete Rings; Step Irons; Channels; Benching etc; Cover Slab & Lid all other associated work</u>						
	Manholes;						
	2000-2750 deep to invert; D400 Cover; Internal size 1200 dia; 225 dia channel				£1,750		
	<u>Connecting to Existing Manhole;</u>						
	Connecting;						
	150 dia pipe to existing manhole; depth to existing 1750; including repairing existing manhole to avoid collapse				£1,500		
	Testing and commissioning;						
	complete installations				£500		
	SURFACE WATER DRAINAGE						
	New Drainage; See Drwgs 3000-3002						
	<u>Excavating trenches; backfilling over beds with hardcore filling obtained off-site; compacting; disposal of excavated material off-site</u>						
	For pipes; not exceeding 200 nominal size; 1500 average depth				£6,556		
	Disposal;						
	surface water				£150		
	ground water				£150		
	<u>Free Draining Stone</u>						
	Beds & surrounds;						
	400 x 400; 100 diameter pipe				£4,470		

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	<u>UPVC Pipes; Perforated 100 diameter; Wrapped In Permeable Geotextile Membrane</u>						
	Pipes; in trenches				£6,258		
	Extra over; bends - assumed				£240		
	y branches				£240		
	<u>Diffuser Units; Rainwater Diffusers; Permavoid Or Similar Approved</u>						
	Diffuser units; 708 x 354 x 150 deep				£973		
	<u>Diffuser Units; Subbase Diffusers; Permavoid Or Similar Approved</u>						
	Diffuser units; 1770 x 708 x 150 deep				£835		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; PVC Base & Raising Pieces; Cover Slab & Lid all other associated work</u>						
	Manholes; SWIC; 1500 deep to invert; 450 diameter; 100 dia channel				£1,400		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; Reinforced Concrete Base, Concrete Rings; Step Irons; Channels; Benching etc; Cover Slab & Lid all other associated work</u>						
	Manholes; 2000-2750 deep to invert; D400 Cover; Internal size 1200 dia; 225 dia channel				£1,750		
	<u>Connecting to Existing Manhole;</u>						
	Connecting; 100 dia pipe to existing manhole; depth to existing 1750; forming two backdrop connections; inserting flow control valve 5l/s; including repairing existing manhole to avoid collapse				£1,500		
	<u>Testing & Commissioning</u>						
	Testing and commissioning; complete installations				£500		
	ACO Channels				£5,451		
	Road Gullies				£1,336		
	Temporary Diversion						
	HYDROBRAKE AND PPC MANHOLE						
	Hydrobrake CCIL flow control Hydrobrake 1 l/s				£1,198		
	Excavate and cart to spoil heap				£150		
	Backfill after construction				£90		
	Load & cart spoil (solid)				£120		
	C20 SR concrete to form chamber base				£450		
	1.20m diameter chamber ring, 1.00m high				£400		
	Proprietary bitumen / resin mastic seals between rings / cover				£150		
	Heavy duty reinforced cover slab, 1.20m diameter, with 750 x 600mm opening				£150		
	Type 1 cover seating ring with 600 x 600mm eccentric access hole				£150		
	Rocker Pipe, 150mm diameter (1.00m long)				£95		
	Stub pipes, 150mm				£95		
	Grade A cover & frame, class D400,				£150		
	Gen 3 Sulfate resisting concrete to surround chamber base, 150mm thick				£200		
	Disposable shutter				£50		
	Form headwall to bolt Hydrobrake to flat surface				£50		
	<u>Attenuation</u>						
	Excavate and cart to spoil heap				£2,138		
	Earthwork support, N.E. 2.0m deep				£1,050		
	Backfill after construction				£1,069		
	Load & cart spoil (solid)				£2,494		
	Compacted 10/20 gravel or clean aggregate, 200mm thick				£1,024		
	Teram				£525		
	Sub base storage coarse aggregate 4/40				£1,024		
	50mm thick sand blinding				£263		
	Stormbloc Water storage crates, as quote from Hydro International				£5,944		
9.5	External services						
	Ductwork For Lighting	£2,500	£100,000	£33,787		Prov Sum	£42,263
	Trench Works to boundry line						
	Excavating trenches to receive service pipes, cables, ducting and the like commencing at existing ground level grading bottoms, backfilling above 350mm thick bed and surround with selected excavated material; remove surplus material from site						
	Trenches						
	600mm wide x 1200mm deep				£4,621		
	Granular bed and surround; 10 - 15mm material						
	600mm wide x 600mm thick				£2,647		
	Fine sand cover						
	600mm wide x 200mm thick				£2,647		
	Hepworth hepduct						
	150mm diameter; laid in trench				£2,647		

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	rest bend built into external cavity wall 303mm thick				£424		
	Warning marker tape						
	identification tape including metallic strip				£316		
9.6	External lighting	inc in Electrical		Nothing shown	INC M&E	£1,888	see 6.0
9.7	Minor building works and ancillary buildings	Not Required		N/A	N/A	N/A	£0
9.8	Garden Walls						
W01	Wall & Railing boundary to private gardens, Min. 1500 mm height, To architect's specification	£7,595					
W02	Wall & railing boundary to courtyard, Min 1500 mm height, To architect's specification - 400mm Brickwork - 1100 Railings	£5,735					
W03	Low brick wall to ramp, Height varies, BOE coping	£1,270					
W05	Curved Brick wall, 450mm height, Snapped headers to achieve radii, BOE coping	£5,534					
W06	Brick wall to planters, 375 mm height, To architect's specification	£8,190					
9.9	Railings	£48,154					
9.1	Play Equipment						
PY01	Basketball hoop, Kompan or equal approved, Ref. FRE3025-3717, Root fixing to concrete foundation to Engineer's specification	£2,228					
PY02	Quadruple swing, Eibe Kondor or equal approved, Ref. 51016001100, 2x flat seat and 2x toddler seat. Root fixing to concrete foundation to engineer's specification	£5,074					
PY03	Multi Seesaw By Kompan, or equal approved, Ref. KPL116-0412, Root fixing to concrete foundation to engineer's specification	£3,540					
PY04	Not On Drawings	Not Included					
PY05	Not On Drawings	Not Included					
PY06	Small Spinner by Timberplay or equal approved, Ref.6.26400, Root fixing to concrete foundation to engineer's specification						
PY07	Not On Drawings	Not Included					
PY08	Not On Drawings	Not Included					
PY09	Fish Berta multiply unit, Timberplay or equal approved, Ref.4.90010 Root fixing to concrete foundation to engineer's specification	£26,037					
PY10	Rope Pyramid, Timberplay, Ref. 4.19200	£11,712					
PY11	Roundabout, Proludic Wok, Ref. J2406	£2,750					
PY12	Willow tunnel, pre grown, 2.5m height	£1,100					
9.1	Street Furniture						
F01	Radial steel framed timber bench, 3m length, 500mm width, Broxap Helston Bench, Ref. BX14 4523 or equal approved. 2nr armrests per bench Hardwood seat, powder coated finish, root fixing to concrete foundation to engineer's specification	£8,436					
F02	Steel framed picnic table, 2.2m length, 800mm width, Broxap Caerphilly Table, Ref. BX14 4280-T or equal approved.	£14,352					
F03	Steel framed timber bench with back and armrests, 1.8m length, 550mm width, Bailey Street Scene Greengate Seat or equal approved. Hardwood seat, powder coated finish, root fixing to concrete foundation to engineer's specification	£10,179					
F04	Steel framed timber bench with back and armrests, Bespoke design, length varies, 550mm width, Bailey Street Scene Greengate Seat or equal approved. Hardwood seat, powder coated finish, root fixing to concrete foundation to engineer's specification	£6,786					
F05	Radius bench. Steel framed timber bench with back and armrests, 1.8-2mm length, 500mm width, Bailey Street Scene Hyde Seat or equal approved. Hardwood seat, powder coated finish	£7,596					
F06	Gym Benches Straight bench. Steel framed timber bench with back and armrests, 3m length, 500mm width, Bailey Street Scene Hyde Seat or equal approved. Hardwood seat, powder coated finish	£6,846 £5,655					
F07	Stone seat, Ben Barrel Pico, small / medium	£2,250					
F08	Binstore, Metro STOR, Timber cladding, Concrete base to engineer's specification						
F09	Entrance Signage, Landmark, ref. 'Aberdeen - 71001' or equal approved, 100x100x2400mm morticed flat timber posts, ACM A1 panel, Root fixed to supplier's detail	£150					
F10	New sign, to Haringey Park standard.	£150					
9.1	Outdoor Gym						
GY1	Decline Bench by Kompan Inground colour Orange ref.FPW20400-0900	£910					
GY2	Pull Up Station by Kompan Inground colour Orange ref.FSW20802-0901	£1,610					
GY3	Double Overhead Ladder by Kompan Inground colour Orange ref.FSW21300-0900	£2,980					
GY4	Over Under by Kompan Inground colour Orange ref.FSW21400-0900	£1,650					
Sub-Total: External Works		£965,515	£1,049,079	£913,982	£1,318,965	£1,029,704	£1,649,082

London Borough of Haringey



Contract Sum Analysis

Ref Item	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
10.1 Post-Contract Preliminaries - Main Contract Works						
			1,251,964.85	856,056.18		1,272,547.91
			75,000.00			
			8,000.00			
0 Designers						
1 Architect		50,000.00	56,500.00		See Appointments	350,100.50
2 MEP		32,500.00	included		See Appointments	
3 Structural Engineer		32,500.00	45,000.00		See Appointments	
4 <i>Principal Designer</i>			13,900.00			
5 Building Control			15,000.00			
6 Environmental Consultant			10,000.00			
7 Landscape Architect			10,000.00			
8 <i>Interior Designer</i>			7,500.00			
9 Fire Officer/Consultant		7,500.00	5,000.00			
10 <i>Pre-Construction fees - All Consultants & Designers</i>			51,500.00			
11 <i>Acoustic consultant</i>		5,000.00				
12 <i>Building control</i>		19,000.00				
13 <i>Building warranty</i>		14,750.00				
4 Other designers/ consultants needed						
Site Manager	96,100.00	112,000.00			169,850.00	
Project Manager (50%)		63,000.00				
Contract management	46,500.00				45,500.00	
Attendant Labourer	80,600.00	70,000.00				
Quantity surveyors	46,500.00	140,000.00			49,675.00	
Design manager	inc.	25,900.00				
Other management and staff. <i>Office Admin</i>	6,200.00					
Quality Manager	8,990.00					
RLO	4,650.00				15,400.00	
Assistant Site Manager	25,000.00				69,000.00	
Traffic Marshall / Gateman					64,350.00	
BREEAM Administrator 20% Foreman		21,000.00 42,000.00				
Accommodation and Welfare Furniture and equipment		21,000.00 5,000.00			26,925.00	
Offices	3,410.00					
Conference/meeting rooms	inc.					
Canteens and kitchens	3,410.00					
Drying rooms	inc.					
Toilets and washrooms	3,875.00					
Secure stores	3,100.00					
Delivery and removal	3,200.00					
Connections for water, electricity (PSUM)		5,000.00				
Temporary work for site accommodation.	inc.					
Connections to temporary service	inc.					
Connections to temporary drainage.	inc.					
Water Supply - Assumed Supply on Site	700.00	2,100.00			3,500.00	
Electricity Supply - Assumed Supply on Site	1,500.00	4,550.00			24,500.00	
Water, electric, Lighting Installation & Commission					45,000.00	
IT & Wifi					5,250.00	
BT / Telecomms		1,750.00				
Site & Safety Lighting		2,500.00				
Computer and printer consumables	inc.					
First aid consumables.	inc.					
Signboards.	550.00					
Computer	450.00					
Telephone & Router	150.00					
Printer	150.00					
Hoarding and Gates		18,960.50			17,650.00	
Hoarding Adaptions - Ply Wood Hoarding	30,770.00					
Heras Fencing	8,190.00	10,000.00				
Marketing & Signage for Hoarding	inc					
Double Gates	4,500.00	1,500.00				
Pedestrian Gates	750.00					
Scaffold Licenses, Hording Licenses, Pavement Permits/Parking Suspension, Road Closures - Provisional Sum	2,000.00					
CCTV					24,500.00	
Safety audits	9,300.00	5,100.00			9,625.00	
Personal protective equipment	450.00	800.00				
Security equipment	150.00					
Temp Fire Alarm		5,500.00				
Fire precautions	inc.					
Statutory safety signage.	inc.					
Works as Principal Contractor CDM	inc.					
Works as Principal Contractor SWMP	inc.					
Completing of H&S file	inc.					
As-built/installed drawings and schedules	inc.					
Operation and maintenance manuals	inc.				2,500.00	
Traffic Barriers, Traffic Cones, Signage, fire Extinguisher Station, Protection, Wheelwash					10,545.00	

London Borough of Haringey



Contract Sum Analysis

Ref Item	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
Scaffolding and Fans	62,788.85					
Guard rails and edge protection	inc.					
Temporary Roofs	inc.					
Other safety measures.	inc.					
Scaffold Weekly Hire Charge - £500.00 per wk	inc.					
Internal Scaffolding	17,500.00					
Protection of finished works	8,500.00					
Provision of samples. Testing	250.00					
Mechanical Plant - Forklift					86,100.00	
Craneage	Not Required					
Hoists	Not Required					
Material handing	Not Required					
Access Plant - Telehandler	27,900.00					
Banksman and attendant labour	Not Required					
Small plant and tools.	12,400.00				14,700.00	
Hoists Weekly Hire Charge	Not Required					
Skips		49,000.00			42,000.00	
Schedule of Condition	500.00					
Highways	inc.					
Cleaning site accommodation	inc.				17,500.00	
Waste management, inc rubbish disposal	23,560.00					
Maintenance of walkway as required	inc.					
Maintenance of public and private roads	inc.					
Roadsweeping					5,400.00	
Final builder's clean.	5,100.00					
Sparkle clean for handover	2,550.00					
Window Cleaning	2,500.00					
Building Warranty by LABC or similar + Building Control Fee						92,410.86
Contractors 'all risks' (CAR) insurance.	inc.				1,500.00	
Public liability insurances	inc.					
PI insurance	inc.					
Insurances - PSUM		6,500.00				
Performance Bond - 10% - Provisional Sum	24,000.00				90,865.38	
NHBC - PSUM		14,000.00				
Licenses and Consents		5,500.00				
Considerate Constructors		2,500.00				
Air leakage testing		3,500.00				
Final Clean		5,000.00				
Services Survey		3,000.00				
Wheel wash facility		3,500.00				
Aloowance for raod celaning		9,000.00				
Dust noise and vibration monitoring - PSUM		10,000.00				
Secure by design certification - PSUM		1,500.00				
Tree protection - PSUM		5,000.00				
SAP & SBEM		3,500.00				
Discharge of planning conditions		20,500.00				
Parking bays involved charges for advertismnt - PSUM		5,000.00				
CIL		exc				
Total carried forward to Summary £	578,693.85	865,910.50	1,549,364.85	856,056.18	841,835.38	1,715,059.27

London Borough of Haringey

Contract Sum Analysis

Project/Design Team Fees



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Design Team Appointment						
	Architect	£78,000	£0		£114,500	£59,323	
	Structural & Civil Engineer	£47,000			£53,500	£42,500	
	Passive Haus - PHPP Only	£7,500					
	MEP Engineer	£45,000			£47,500		
	Principal Designer	Client Supply				£3,285	
	Landscape Architect	Inc			£37,500	£19,030	
	Thermal Engineer	Inc					
	Overheating Assessment	£2,250					
	Acoustic Engineer	£1,500			£5,000	£12,440	
	Fire Engineering	£4,750			£15,000		
	M&E Consultant					£31,150	
	Fire Consultant					£44,950	
	Energy Consultant					£15,000	
	Principle Designer - BSR				£12,250	£3,922	
	Postal Names & Numbering					£2,000	
	Building Control LA					£9,000	
	Building Control Inspector					£7,000	
	Discharge of Conditions					£10,000	
	Accessibility Consultant				£1,000	£10,000	
	Commissioning Engineer				£1,000	£10,000	
	Other						
	Ground Investigation	£8,500					
	Building Control - Provisional Sum	£10,000					
	Warranties - ICW	£65,450				£90,000	
	SAP & EPC	£5,950			£5,000	£6,610	
	Air Test	£7,650				£4,400	
	Ecological enhancement	£1,500					
	Construction Phase Plan	£1,750					
	Party Wall - Provisional Sum	£1,000					
	CAT & GPR	£3,200					
	CCTV Surveys	£3,500				£3,500	
	A Secured by Design certificate	£500					
	Carbon Levy - Provisional Sum	£2,500					
	CIL	Not Included					
	Dust & Noise Control Measures - Provisional Sum	£2,500					
	Works obligations under the alternative to a section 106 Agreement- Provisional Sum	£5,000					
	Section 278 or 184 Agreement (application with statutory undertaker only) - Provisional Sum	Client supply					
	Refurbishment & Demolition Asbestos Survey	Not Required					
	Condition Survey	£100					
	Discharge of Planning Conditions - Provisional Sum	£5,000					
	Topo					£2,500	
	Radar Search					£3,500	
	Soil/Contamination Report					£15,000	
	Water/Soakaway Testing					£2,500	
	Existing Utilities Search & Maps					£750	
	UXO Desk Study					£1,500	
	Over Heating Model				£2,000		
	Ecology Strategy				£3,500		
	Planning Application				£2,500		
	Building Control - PSUM				£15,000		
	LABC or similar Building Warranty - PSUM				£80,000		
	Site Investigations				£8,000		
	Transport Assessment				£1,800		
	Arbocultural plan assessment				£1,500		
	Biodiversity plan				£1,500		
	Habitat management plan				£2,000		
	WSI report and associated works following report - PSUM				£5,000		
	UXO survey				£1,500		
	Archaeological Survey				£1,500		
	Highways				£2,500		
	Sub-Total: Project/Design Team Fees	£310,100	£0	£0	£420,550	£409,859	£0

London Borough of Haringey

Contract Sum Analysis

Other Development Costs



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
13.1	Statutory Costs		Excluded	Excluded			
	Water - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500					
	Electric - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500					
	Gas - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000					
	Telecoms - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000					
	Drainage Connection - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£5,000					
	Utility Connections - PSUM				£50,000		
13.2	Client Directs		Excluded	Unknown			
	Provisional Sums						
	Sectional Agreements, Designs & Bonds (S278,S104 Etc.)					£10,000	
	Footpath and Road Closures					£10,000	
	Removal of existing unspecified tanks - As advised in Structural Report					£5,000	
	Allow to protect the adjacent properties from noise and dust					£5,000	
	Traffic Management					£10,000	
	New Services					£127,500	
	Diversions					£10,000	
	Drainage layout identifies 'Existing storm drainage to be repaired before reusing' (Runs into TWMH6203)					£5,000	
	S278 Works					£50,000	
	E/o Contaminated material - As Structural report					£10,000	
	No Sprinklers Noted					£30,000	
	Glanman Undefined Provisional Sums						
	All works to all utilities (power, data, water, storm, foul, gas) inc diversions, disconnections, lowering, new connections						£100,000
	Fire rated entrance doors off walkways not priced by IC or Neos Protect (8 no.)						£40,000
	Ground contamination inc asbestos (no site specific SI report)						£30,000
	Planning discharge matters						£22,000
	UPS System if required						£20,000
	Party Wall & Boundary Wall Matters						£10,000
	Highway Matters						£10,000
	Fees, charges payable to local authorities et al						£10,000
	Ground obstructions						£5,000
	UXO Survey						£3,000
	278 Works - PSUM				£10,000		
	Offsite Connections and Builders works - PSUM				£20,000		
	Social Value mangment fee				£12,500		
Sub-Total: Other Development/Project Costs		£110,000	£0	£0	£92,500	£272,500	£250,000

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	Alexander James Contracts
	Reinforcement - Provisional Sum £135kg/m3	£21,314
	Thermal Breaks - Provisional Sum	£5,000
	Fire Stopping - Provisional Sum	£10,000
	Existing madacam paving to be made good. Thermoplastic line marking for new location of parking bays - Provisional Sum	£5,000
	Existing flag paving to be made good, addition matching paving to suit proposed layout - Provisional Sum	£5,000
	Connections To Existing Sewer - Provisional Sum	£5,000
	Connections To Existing Sewer - Provisional Sum	£5,000
	Scaffold Licenses, Hording Licenses, Pavement Permits/Parking Suspension, Road Closures - Provisional Sum	£2,000
	Performance Bond - 10% - Provisional Sum	£24,000
	Building Control - Provisional Sum	£10,000
	Party Wall - Provisional Sum	£1,000
	Carbon Levy - Provisional Sum	£2,500
	Dust & Noise Control Measures - Provisional Sum	£2,500
	Discharge of Planning Conditions - Provisional Sum	£5,000
	Water - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500
	Electric - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500
	Gas - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000
	Telecoms - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000
	Drainage Connection - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£5,000
Sub-Total: Facilitating Works		£213,314

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	MYC Group
	Piling	£70,000
	Sprinklers	£45,000
	Soft landscaping, planting and irrigation systems	£500,000
	Include Provisional Sum for repairs to existing drains	£500
	Insurances	£6,500
	NHBC	£14,000
	Dust noise and vibration monitoring	£10,000
	Secure by design certification	£1,500
	Tree protection	£5,000
	Parking bays involved charges for advertisement	£5,000
	External services	£100,000
	Sub-Total: Facilitating Works	£757,500

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	Management & Construction Services
	Provisional Sum for NHBC Warranty	75,000.00
	Provisional Sum for 6.5.1 insurance	8,000.00
Sub-Total: Facilitating Works		£83,000

London Borough of Haringey

Contract Sum Analysis



Appendix B - Provisional Sum's

Ref	Element	MP Building
	Termination of services	£5,000
	breaking through obstructions and the like - Provisional Sum	£5,000
	Masonry supports - Provisional	£12,500
	EV Chargers	£15,000
	Sprinkler	£40,000
	Stone Benches	£3,600
	Break out section of existing wall and railing to accommodate single pedestrian gate; 1200mm wide, 1800mm height to match boundary, Hot dipped galvanised steel, powder coated finish. New brick pier and gate fixing to brick pier to engineers specification. Self-closing mechanism, slam plate, locking mechanism to client specification.	£3,000
	Extend / Breakout existing wall & pier to accommodate new entrance position, to engineer's specification. Existing gate to be modified / replaced to suit proposed gate dimensions or removed, to client preference.	£3,000
	Existing Boundary Repairs	£3,000
	Building Control	£15,000
	LABC or similar Building Warranty	£80,000
	WSI report and associated works following report	£5,000
	Utility Connections	£50,000
	278 Works	£10,000
	Offsite Connections and Builders works	£20,000
Sub-Total: Facilitating Works		£270,100

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	Boom Construction
	Sectional Agreements, Designs & Bonds (S278,S104 Etc.)	£10,000
	Footpath and Road Closures	£10,000
	Removal of existing unspecified tanks - As advised in Structural Report	£5,000
	Allow to protect the adjacent properties from noise and dust	£5,000
	Traffic Management	£10,000
	New Services	£127,500
	Diversions	£10,000
	Drainage layout identifies 'Existing storm drainage to be repaired before reusing' (Runs into TWMH6203)	£5,000
	S278 Works	£50,000
	E/o Contaminated material - As Structural report	£10,000
	No Sprinklers Noted	£30,000
Sub-Total: Facilitating Works		£272,500

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	Glenman Corporation
<u>Glenman Undefined Provisional Sums</u>		
	All works to all utilities (power, data, water, storm, foul, gas) inc diversions, disconnections, lowering, new connections	£100,000
	Fire rated entrance doors off walkways not priced by IC or Neos Protect (8 no.)	£40,000
	Ground contamination inc asbestos (no site specific SI report)	£30,000
	Planning discharge matters	£22,000
	UPS System if required	£20,000
	Party Wall & Boundary Wall Matters	£10,000
	Highway Matters	£10,000
	Fees, charges payable to local authorities et al	£10,000
	Ground obstructions	£5,000
	UXO Survey	£3,000
Sub-Total: Facilitating Works		£250,000

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	AJC Clarifications	MA Comments	MA Assumption on Financial impact
1	Assumed that the site ground is inert, free from contamination, any obstructions, gas and contains no asbestos or asbestos-containing materials	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
2	It is assumed that water and electricity will be provided free of charge for the duration of the contract.	Reasonable given LA site	
3	Assumed the garages and any existing buildings are clear of any debris, rubbish, fly tipping & free from asbestos or asbestos-containing materials	Reasonable, site is generally clear but allow £1k for miscellaneous clearance.	£ 1,000.00
4	AJC are not liable for any Construction Industry Levy and deemed not applicable	Noted	
5	We have made a Provisional Allowance of £800.00 for the supply of 1000 bricks	Noted, allowance is reasonable	
6	Deemed that party wall surveyors (if required) and all associated costs will be paid for by the client	Noted	
7	We have assumed that the building fabric compliance with the Part O regulation without the need for planning amendment or any mechanical cooling other than what has been stipulated in the MEP drawings.	Clarification reasonable, planning is awaited.	
8	Assumed no Bats or other animals are present on site	Noted. Bat survey undertaken within the last 5 years (Sept 2021) confirmed no further action required. No note in Ecology survey with regards other species on site.	
9	No boundary treatment allowed for other than that which is annotated on a drawing	Noted and reasonable	
10	Assumed that watching briefs will not be required	Archaeology to be dictated by planning.	
11	No allowance for underpinning to neighbouring structures including boundary walls	Noted and reasonable	
12	No allowance for Section 106 or any Financial Contributions required under planning	Noted and reasonable	
13	We have made no allowance for the removal of ground or surface water.	Noted and reasonable	
14	No provision has been allocated for carbon offset payments, this would be paid for by the client.	Noted	
15	Regarding the kitchen appliances (if required), please note energy labels are being re-classified. There will be one common scale for all products classed from A to G, there will be no extensions to A+ classes anymore.	Noted	
16	It is deemed that all fees related to right of lights, etc will be paid for by the client	Noted	
17	We have assumed that all works in relation to the current design completed up to date are compliant with all building regs and other relevant policies and will be able to obtain a building sign off without any changes to the proposed design.	Noted	
18	Our tender is based upon the drawings and specifications issued specifically for the project. Where there is any contradiction between these and design guide standards and performance specifications we have priced for the drawings and specifications specific to the project.	MA are of the opinion all documents are to be read in conjunction. The contractor should point out any discrepancies between drawing and specification, to ensure LBHG requirements are met.	
19	Assumed no Japanese weed is present	Reasonable, no survey undertaken	
20	No Lift has been allowed and the risk in respect to building control and planning would sit with the client	Noted	
21	Assumed no invasive species are present on site	Noted, refer to JKW and ecology.	
22	Where a Performance Bond has been requested we have allowed for this to expire at Practical Completion of The Works or each Section of the Works	Noted and reasonable	
23	We have allowed within our Tender for a 12 months Defects Liability Period	LBHG require 24 months DLP. MA estimate extension to 24 months to cost in the region of £20k	£ 20,000.00
24	We have allowed for an LCP levy of 0.5%	Noted	
25	Timber hoarding around the new build, heras around external works areas during the need for flexibility and easy relocation from phase to phase.	Seems reasonable	
26	Design to passive haus standards with the exception of air tightness that will be 4	Project is not designed to Passivhaus, only with Passivhaus standard influence.	
27	We have allowed for a Strata RBM Felt Membrane Roof System with Rockwool Hardrock DD as insulation which comes with a 20year warranty	ERs require 25 year warranty, LBHG to confirm this is acceptable.	
28	We have allowed for PAS 24 to all external windows and door but not LPS 1175.	Noted, LBHG to review and confirm acceptable.	
29	On the windows and external doors we have allowed for Ideal Combi Futura +1 Aluminium	Noted	
30	For the bathroom sanitaryware we have priced in line with Appendix K opposed to the bathroom layouts.	Noted	
31	We have priced as per the Stage 3 SE drawings. Should the ground investigation require changes to said design this would be deemed a change.	Noted	
32	We have allowed for ICW warranties opposed to LABC	Noted, LBHG to confirm acceptable.	
33	It has been assumed that we can use private building control opposed to local authority	Noted	
34	We have not allowed for any EV charges as no requirement has been specified	Noted, will be dictated by planning. Given number of spaces, MA estimate 4nr could be included.	£ 12,000.00
MA Proposed Uplift for tender comparison			£ 43,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	My Construction Clarifications	MA Comments	MA Assumption on Financial Impact
1	Any demolition works are excluded, site clearance included in external works PSUM	Noted	
2	We have allowed for inert material only to be excavated for all excavations on site. No inclusion for any asbestos removal from site, both above and below ground.	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
3	We have made no allowance for removal of any contaminated material off site	Noted, as above	
4	We have not allowed for any site related surveys (uxo-surveys, archaeological, asbestos etc...)	Noted	
5	We have not allowed for any site related surveys (uxo-surveys, archaeological, asbestos etc...)	Noted	
6	Reinforcement to concrete is provisional quantities until schedules are finalised by structural engineer	Noted, MA of opinion this should be firm pre-contract	
7	We have included provisional sums as limited specification was available at the time of tendering (Psums identified in CSA)	Noted	
8	Our Programme assumes that designs from the Architect/Designers/Engineers/Services Consultant allocated to this project are fully co-ordinated.	Noted	
9	Our programme and submitted costs do not allow for unforeseen works of any nature.	Noted	
10	We assume that the development has been designed in accordance with current building regulations.	Noted	
11	Our programme is based on the Client Direct specified goods and specified Long Lead In items being available to meet our programme dates.	Noted	
12	We have not allowed for any building control costs	MA allow £10k for this	£ 10,000.00
13	We shall have no liability (whether contractual, tortious or otherwise) for any of the existing physical conditions of the site including, although not limited to, the existing structure or any part thereof.	Noted	
14	We have priced the scope of works specified and shown on the tender drawings and have not allowed for any additional costs associated with further site surveys or investigations to confirm current unknowns	Clarify if this includes surveys undertaken and provided in tender pack	
15		No allowance made for any incoming services. MA allow £100k for this	£ 100,000.00
		MA Proposed Uplift for tender comparison	£ 120,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	MCS Clarifications	MA Comments	MA Assumption on Financial Impact
1	These clarifications form part of our offer and should be read carefully	Noted	
2	We note the contract amendments, if our bid is of interest, we would be keen to sit down and discuss these.	Noted	
3	No allowance for obtaining further planning permission or discharging any conditions. We understand the project is currently awaiting full Planning Permission and until we see sight of this, we cannot comment on any conditions that may be imposed within it.	Noted, to review if successful once planning is issued	
4	In accordance with normal working practice the final warranty wording will be subject to agreement with our or our 3rd party suppliers and their insurers.	Noted	
5	Please note that Sureties do not like unnecessary and biased amendments to a main contract and this will need to be reflected in any agreed contract terms.	Noted	
6	Our 10% Performance Bond cost is based on a standard worded ABI Bond, with full release at Practical Completion.	Noted	
7	If a Parent Company Guarantee is provided it will be capped in liability for value and time to match our Performance Bond.	Noted	
8	A realistic time must be allowed for agreement and completion of all warranties, maximum 60 days from commencement. We will provide a warranty tracker.	Noted	
9	Apart from piling, steel connections, precast flooring and M&E we assume all other design elements are covered by either the architect or structural/civil engineer. A standard manufacturers warranty will be provided for the windows and flat roof packages.	Noted, refer to ERs for warranty length	
10	We exclude Conveyancing & Lease Plans as per item 1.23.13/b of the ER's. This is not something that we would normally carry out	Unsure conveyancing plans are required here, as the units are Affordable Rent. LBHG to confirm	
11	All Provisional sums are deemed to be gross and inclusive of overheads and profit.	Noted	
12	All retentions need to be fully secured to protect the main contractor.	Noted	
13	We have not allowed to appoint or pay a Clerk of the Works on this project and assume if required this is a client side arrangement.	Noted	
14	Subcontract supply chain portions to have a £2million cap on Professional Indemnity insurance.	Noted, reasonable given project value.	
15	In relation to ER' 1.8 and 4.2.16, we have visited site but have not carried out a Site Investigation. For the purpose of tender and in line with the Site Investigation desk top study provided at tender and prior to a full Site Investigation report being available, we assume all excavation is clean, inert and exclude all risks in the ground including but not limited to soft spots, contamination, UXO, etc.	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
16	In the absence of a Site Investigation, we presume all excavations to be above the ground water table.	Noted, reasonable	
17	Any graphics for hoardings to be paid for direct by the client. We have made no allowance, other than liaison, for this.	Noted. MA allow £20k for graphics	£ 20,000.00
18	Incoming services providers will not accept JCT payment terms and will require interim proforma payments which will have to be accommodated by the client.	No net change, but LBHG to confirm this would be acceptable. Usually, payment made after works complete.	
19	No allowance for any statutory authority works, including BWIC, any Section works of any kind, fee/licence payments or service diversions. We have no detail of this. We suggest the client allows Provisional Sums for these to allow fair comparison across all tenders.	No allowance made for any incoming services. MA allow £100k for this	£ 100,000.00
20	No allowance for dealing with any buried sewers, services or underground rail services or major unknown buried obstructions.	Utility and transport surveys provided as part of tender pack. MA allow £10k for disconnection of live services	£ 10,000.00
21	No allowance for any meters (water or electricity), it is up to end users to decide who will supply these.	MA allow £1k per flat for meter connections	£ 17,000.00
22	No allowance for BREEAM or BIM. We see no requirement for this.	Noted	
23	No allowance for suspending the parking bays along Tiverton Road. We presume if this is necessary to carry the landscaping works out that these will be given to us free issue by the client/council.	Noted, reasonable	
24	Our bid excludes any works relating to the discovery and subsequent removal of asbestos.	Noted, reasonable	
25	We have not allowed for any remediation strategy in our bid	Noted	
26	Our bid is based on the current foundation design provided which is currently based on a desktop report. We will need to undertake a detailed Site Investigation. Without a geotechnical report, the design may change and any change will be chargeable.	Noted	
27	No allowance for SBD (Secured by Design) to communal entrance doors. Can't have SBD with fully automatic doors.	Noted, LBHG to confirm requirements	
28	We have allowed for PIR insulation in the floors as opposed to Rockwool Rockfloor insulation.	Noted	
29	Automatic and louvred external doors are not PAS24 compliant. This is due to the automatic operation or the louvre panels, which are not tested for compliance.	LBHG to confirm if this is acceptable	
30	We have allowed for a maintenance regime for the soft landscaping for the first twelve months, including defects liability responsibilities.	24 month DLP required. MA assess uplift at £20k	£ 20,000.00
31	In terms of M&E allowances we have followed the drawings for our inclusions. There are some discrepancies between these and the FF&E Schedule.	Noted	
32	No allowance for any external lighting, other than that fixed to the building shown on the drawings, or EV chargers. These do not appear to be mentioned.	Noted on external lighting. EV chargers likely dictated by planning. MA allow £12k for 4nr chargers.	£ 12,000.00
33	All Whitegoods and appliances, except for the extractor hoods to the kitchen, to be tenant supplied and installed. We have allowed spaces only, as per the FF&E Schedule included with the tender pack.	Noted	
34	No allowance for any lifts in either block. There are none shown on the drawings.	Noted	
35	Any apprenticeship requirements will be delivered jointly with our supply chain and due to the term of apprenticeships will extend across other projects.	Noted	
36	We have allowed the following Provisional Sums within our offer: £75,000.00 for NHBC Warranty. Despite approaching them, we have not received a guide price and have therefore based this on a similar recent project. £8,000.00 for 6.5.1 insurance. We cannot obtain a fixed price for this without further input/information from the client.	Noted	
MA Proposed Uplift for tender comparison			£ 189,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	MP Building Clarifications	MA Comments	MA Assumption on Financial Impact
1	No Allowance for demolition of any structures. No allowance for the removal of any contaminated materials. Bore and concrete 135 No. 450mm diameter C.F.A piles to an average provisional depth of 20.0 metres measured from piling platform level. All filled with a C28/35 concrete, Class DC-2. With 150mm slump plus suitable retarder or plasticizer	Noted, piling requirements to be inline with SE design.	
2	200mm hollow core only, due to max span of 7350mm, 86mm Self levelling screed, 2 x 100mm Thermal Rock floor Insulation	Noted	
3	PC Sum for the supply of facing brickwork £650 per thousand	Noted	
4	Wet Cast stonework deemed not load bearing	Noted	
5	Masonry supports subject to design deemed provisional at this time £ 12,500	Noted	
6	All windows: Windows shall generally be high performance Low E inward opening double glazed. PPC aluminium composite frame system double glazed side hung window by VELFAC.	Noted	
7	2 nr AOVs linked to fire alarm	Noted	
8	Bolt on Balcony structure, 25mm Aluminium decking board, 90mm Aluminium joists and adjustable pedestals, 25mm Soffit grid system, 10mm Painted cement board	Noted	
9	Precast Stair rising G-3rd, total rise 10m, in 60No. risers. 15No. Flights at 1100mm wide, with 15.8m2 associated landings. 17.9T total. 15No. pieces. Heaviest single piece approx. 2.1T.	Noted	
10	To upper floors 65mm Self levelling screed with Underfloor Heating circuits	Noted	
11	150mm Precast concrete planks as per SE Design	Noted	
12	Three layers of reinforced bituminous system (varies) Concrete layer to create roof falls (1:60) 2 x 185mm Hardrock Multi-fix insulation 18mm WBP decking with vapour barriers as required	Noted	
13	PC SUM supply of door sets £650 per door set	Noted	
14	PC SUM supply of ironmongery £65 per door set	Noted	
15	75mm Preservative treated timber studwork or metal studwork	Noted	
16	23mm Internal finishes as per ERs with 3mm skim finish	Noted	
17	Gyproc MF Suspended Ceilings; fixed to underside of concrete slab; Caroline MF frame; 12.5mm Wallboard; Skim Finish	Noted	
18	21mm Finishes: Polyfloor - Designate PUR Vinyl - with 3mm latex levelling screed	Noted	
19	3mm Skim Finish to all walls	Noted	
20	PC sum supply only for floor tiling £35m2	Noted	
21	Symphony Kitchens Hacienda Excel Soft Plus (170) Social rent. Hacienda Freedom Premium (170) for WCH	Noted	
22	PVC Edged Worktop 40mm	Noted	
23	Sandringham 21 BTW WC Prosys 120 depth WC cistern, mechanical, front actuation Oleas M1 mechanical dual flush plate Ideal Standard - chrome. Sandringham 21 170 x 70cm anti slip steel bath c/w grips, 2TH 170cm front bath panel Calista dual control two hole bath shower mixer with shower set Idealrain S3 shower kit with 3 function hand spray, 600mm metal slide rail, 1.8m hose & soap dish Nuastyle 22mm TMV3. Ceratherm T100 exposed thermostatic shower mixer valve Idealrain S3 shower kit with 3 function hand spray, 600mm metal slide rail, 1.8m hose & soap dish. Contour 21+ 75cm projection wall mounted rimless WC pan with horizontal outlet and anti-microbial ge Osmo T1 cistern, 2 centre outlet, Hydroflo side inlet, assembled Drift Dualflush Pneumatic Flush Plate - Chrome. Tempo 550 semi-recessed basin, CTH & OF Tempo Single lever basin mixer no waste with 5l/min regulator. SanCeram Stainless steel standing bucket sink c/w splash back, hinged grating & waste Quarter turn bib lever taps with 6 levers, pair TB H1 Inta bib tap wall elbow	Noted	
24	Dulux Trade Diamond Matt White (RAL 9010)	Noted	
25	Vertical and horizontal compartment fire protection only	Noted	
26	Skirting throughout the property shall be 22 x144mm non-formaldehyde MDF with chamfered edge (1mm on leading side), painted white on both sides. Architrave throughout shall be 22 x 69mm MDF with chamfered edge	Noted	
27	P25-0335-GSL-ZZ-XX-DR-C-7001-3 Proposed Drainage Layout	No clarification here, just drawing reference	
28	Provisional allowance for 10nr EV chargers subject to planning approval	Noted	
29	TR530-TML-ZZ-00-DR-L-0201-T1-P03-Materials GA, Courtyard, Tiverton Road, Playground and Tewkesbury Road	No clarification here, just drawing reference	
30	TR530-TML-ZZ-00-DR-L-0201-T1-P03-Materials GA	No clarification here, just drawing reference	
31	TR530-TML-ZZ-SH-L-0000-Landscape Issue Sheet 251203	No clarification here, just drawing reference	
32	BDS Value Two Tier Bike Rack	MA cannot find reference to preferred cycle storage in LBHG Ers. LBHG to confirm the proposed is acceptable.	
33	ASHP for each unit with underfloor heating Design TBC. Provisional allowances for the PV panels and the sprinkler system at this time	Noted	
34	We have allowed for Whitecroft Horizon 360 ref Y/E & B/E as per specification. VEs available if required	Noted	
35	We have based our submission on all works and deliveries being undertaken during normal working hours and moving from one completed area to the next and within the confines of a mutually agreeable programme.	Noted	
36	Clear uninterrupted access to and from the works will be provided at all times and the whole site will be vacant upon the commencement date and throughout the course of the works without noise restrictions within normal working hours.	Noted	
37	We have made no allowance within our submission for the removal of any contaminated ground, asbestos or underground obstructions.	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
38	We have provisional allowances for building control, planning and/or party wall awards.	Noted	
39	In the process of producing this tender we have been made aware of several Value Engineering opportunities which we would be pleased to discuss with you.	Noted	
40	Our tender excludes the removal of Asbestos or further asbestos reports	Noted	
41	We have included Provisional Sums for the statutory authority fees and these include for all civil engineering works	Noted	
42	We have not allowed for diverting any unforeseen services or underground drainage uncovered during the works and that existing services can be locally terminated to carry out the works	Noted	
43	Where products are specified by proprietary name and the phrase 'or equivalent' is included.	Noted	
44	We would wish to discuss the wording of the Performance Bond and Warranties prior to entering into a formal contract.	Noted	
45	We would wish to discuss the level of contract amendments to the standard form of JCT contract and level of LAD's prior to entering into a formal contract.	Noted	
46	We have included a provisional allowance for the Home Warranty schemes.	Noted	
47	We have included the cost of providing a 10% standard Performance Bond ending at PC	Noted	
48	We have assumed all electricity and water will be supplied FOC by the client for the duration of the works	Noted	
49	In the absence of a soil investigation report, we have allowed normal soil conditions. I.e. no contamination, no ground water	Noted	
50	We have no allowance for removal of trees and associated roots, or any existing loose waste left on site	Noted, MA allow £20k for this	£ 20,000.00
51	We have made no allowance for dealing with Party wall matters and have assumed that the necessary agreements will be in place prior to commencement.	Noted	
52	We have assumed that all access roads are capable of any loadings regarding deliveries of all materials/plant or the like, therefore we have not allowed for any protection to such roads	Noted	
53	We have made no allowance for investigating or adapting the existing Storm or Foul water system or goods	Noted	
54	Our tender is based on the design information issued to us at tender. Should the tender design need to be changed in order to satisfy the planning conditions the change will be treated as a variation under the contract.	Noted	
55	We have made no allowance for damp treatment works.	Noted	
56	We have not allowed for any work in connection with clearing outstanding planning conditions or providing associated Construction Management plans	Noted	
57	We will work to BS tolerances for all trades on this project and require the Architectural details to follow this convention.	Noted	
58	We have assumed all Provisional SUMS are inclusive of overheads and profits.	Noted	
59	Any additional costs relating to home warranty providers requirements will be dealt with as a variation under the contract.	Noted	
60	No Allowance for drainage repairs to existing runs	Noted	
61	No Allowance for the removal and disconnection of existing lampposts	Noted	
62	No Allowance for additional works relating to achieving carbon net zero, we assume the stage 3 design takes the specific requirements into consideration	Noted	
MA Proposed Uplift for tender comparison			£ 30,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	Boom Construction Clarifications	MA Comments	MA Assumption on Financial Impact
1	Should we be successful we would like to discuss the proposed contract amendments	Noted	
2	We have allowed for a 15% Performance bond, based on standard ABI wording and expiring on PC	Noted	
3	This offer is strictly subject to contract	Noted	
4	We have taken that all Provisional Sums are classed as undefined	Noted	
5	Works to be carried out in one continuous visit and in normal working hours	Noted	
6	We have assumed the site will be under our unrestricted access from possession	Noted	
7	We have allowed for non hazardous, inert muck away only	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
8	We assume the current layout complies with Building Regulations. We have not allowed for any changes to the design required to comply. For clarity, the risk should compliance be required under the new Building Regulations is to remain with the Client where any enhancements are to be deemed as a variation under the Contract	Noted	
9	We have allowed a Pre-Construction period of 18 weeks	Noted	
10	We have allowed for an on site period of 70 calendar weeks including all holidays	Noted	
11	We have allowed all Section Agreement fees as a Provisional Sum	Noted	
12	We have excluded all works required as a result of a bat survey	Noted. Bat survey undertaken within the last 5 years (Sept 2021) confirmed no further action required. No note in Ecology survey with regards other species on site.	
13	We have made an allowance for an energy consultant	Noted	
14	We have assumed existing services are already disconnected/will be disconnected prior to works starting	The contractor should allow to cap all incoming services. MA allow £25k for this.	£ 25,000.00
15	We have assumed service already in vicinity so will be connections only, as per provisional sum	Noted, reasonable.	
16	We have made a provisional sum allowance for service diversions	Noted, unsure if diversions will be required.	
17	We have made no allowances for ground contamination or obstructions	Noted	
18	We have made a provisional sum allowance for S278 works	Noted	
19	We have assumed the 'unspecified tanks' referred to in the structural report are no longer present	Can LBHG confirm? As far as MA can tell, these tanks are no longer present. The comment in the report notes they were present in 1994 but does not mention they are still there.	
20	As per engineers technical note, Precast Plank floors and piling to both apartment blocks	Noted	
21	We note TC7 that there will be no phase two site investigation report being issued during the tender period	Correct	
22	We have only allowed for drainage works identified on Graphic Structures drawing P25-0335-GSL-ZZ-XX-DR-C-7001 3	Noted	
23	As per engineers technical note, we have allowed PCC planks from ground and intermediate floors	Noted	
24	As per engineers technical note, we have allowed traditional masonry construction to all structures	Noted	
25	We have not allowed for M4(3) adaptations	2 M4(3) units on site, MA assess cost of adaptations at £20k	£ 20,000.00
26	We have not allowed for any lifts as none shown on drawing	Noted	
27	We have allowed PCC planks as per detail	Noted	
28	Facing brick and detailing	Noted	
29	We have allowed for aluminium windows and doors	Noted	
30	We have included a sprinkler system as a Provisional Sum as no sprinklers noted	Sprinklers are noted in MEP package. MA assess uplift of £50k	£ 50,000.00
31	We have allowed for General Needs Rent specification	Noted	
32	We have allowed for internal finals and fittings as per specification	Noted	
33	We have excluded any show home upgrades over and above standard specification	Noted	
34	We have included blinds to all windows and balcony doors	Noted	
35	We have assumed service POC for all utilities to be at site entrance	Site entrance' is ambiguous for these sites. Connection likely to be made on Tiverton Road - contractor to arrange works to minimise disruption.	
36	Sectional Agreements, Designs & Bonds (S278,S104 Etc.) - £10000	Noted	
37	Footpath and Road Closures - £10000	Noted, but likely to be free issue by the client	
38	Removal of existing unspecified tanks - As advised in Structural Report - £5000	Noted	
39	Allow to protect the adjacent properties from noise and dust - £5000	Noted	
40	Traffic Management - £10000	Noted	
41	New Services - £127500	Noted	
42	Diversions - £10000	Noted	
43	Drainage layout identifies 'Existing storm drainage to be repaired before reusing' (Runs into TWMH6203) - £5000	Noted	
44	S278 Works - £50000	Noted	
45	E/o Contaminated material - As Structural report - £10000	Noted	
46	No Sprinklers Noted - £30000	Noted	
47	VAT excluded	Noted	
48	BAPA agreements and fees excluded	Noted, likely not required.	
49	Party Wall Agreements, works and treatments excluded	Noted, likely not required.	
50	Section 106 contributions excluded	Noted, dictated by planning.	
51	Works outside the site boundary excluded	Will need to clarify if this includes satellite landscaping.	
52	Oversailing agreements excluded	Noted, likely not required.	
53	Regulatory changes excluded	Noted, likely not required.	
54	COVID-19 policy changes excluded	Noted	
55	Gas barrier or membranes excluded	Noted	
56	BREEAM costs and fees excluded	Noted	
57	Asbestos removal works excluded	Noted	
58	Licence fees for scaffolding, hoarding, footpath closures and the like excluded	Would these be issued FOC by LBHG?	£ 25,000.00
59	Services trace excluded	MA allow £2k for this	£ 2,000.00
60	Right of Light / Sunlight daylight requirements excluded	Noted	
61	CIL payments excluded	Noted	
62	Carbon offset payments excluded	Noted	
63	BIM & COBie (Construction Operations Building information exchange) excluded	Noted	
64	Unknown Requirements for Golden Thread excluded	Noted	
65	Geotechnical Desktop survey excluded	Noted	
66	Contamination remediation strategy excluded	Noted	
67	Validation testing and report excluded	Noted	
68	Archaeological survey and report excluded	Noted, dictated by planning.	
69	Section 38 Road Adoption excluded	Noted	
		MA Proposed Uplift for tender comparison	£ 132,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	Glenman Clarifications	MA Comments	MA Assumption on Financial Impact
1	The tender return checklist requests submission of a performance bond. Please note that a performance bond can only be executed by the contractor and its surety following contract award. As this is not applicable at tender stage, we have instead provided confirmation that, should we be appointed as the successful contractor, we will furnish a performance bond in full accordance with the Employer's Requirements (ERs).	Noted	
		MA Proposed Uplift for tender comparison	£ -

LBHG: 3764 Tiverton Estate

Tender Report Appendix D

Tender Scoring Analysis

		AJC	MYC	MCS	MPB	BCL	GC
Price							
(a)	Price	£6,732,469	£7,708,789	£7,737,337	£7,886,999	£8,366,275	£9,315,366
(b)	Price Score (% of lowest price)	100.00	85.50	85.07	82.85	75.73	61.64
(c)	Price Weighting	70	70	70	70	70	70
(d)	Weighted Price Score (b) * (c)	70.00	59.85	59.55	58.00	53.01	43.14
Overall Ranking							
(i)	Overall Ranking	1	2	3	4	5	6

Notes

Line (a) The total price of the bid for comparison purposes, exclusive of any value engineering

Line (b) The lowest priced bid receives 100%, other bidders receive a percentage score based on the formula: ((Lowest price minus higher price) divided by lowest price) multiplied by 100 plus 100

Line (c) The percentage weighting allowance for price

Line (d) Weighted price score Line (b) x Line (c)

Housing Act (1985) Section 105 consultation report	Land near to Tiverton Road (Hermitage and Gardens)
Date	Nov 2025

1. Introduction

1.1 Under the Housing Act 1985 Section 105, Haringey Council (the Council) has a legal obligation to consult its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or demolition of houses let by them or changes in the provision of services or amenities.

1.2 In June 2025, the Council launched a Section 105 consultation based on proposals for a new housing development on Tiverton Road which would result in changes to the amenities of secure tenants in the area.

1.3 This report:

1.3.1 Outlines the proposals put forward by the Council and the impact on the amenities for secure tenants in the area.

1.3.2 Provides an overview of the consultation process conducted by the Council in accordance with its legal obligations under the Housing Act 1985 Section 105.

1.3.3 Summarises the results and outcome of the consultation.

2. Proposals

2.1 In the proposals outlined to residents during the Section 105 consultation, the Council stated its intention to make the following alterations to the amenities in the area:

2.1.1 A proposal to removal and reconfigure the open space in front of 26-70 Tiverton Road.

2.1.2 A proposal to reconfigure 32 parking spaces around the open space in front of 26-70 Tiverton Road. Please note that no parking spaces would be removed as part of this process.

2.1.3 The location for the proposed homes is highlighted in the below image, with the housing to be constructed within the red line boundary. Please note that the wider proposals for the site, include initial ideas for landscaping improvements at three locations close to this red line site, as well as suggestions for reconfiguration of the parking bays. More details of these proposals are provided in the engagement brochure [here](#).



2.2 Overall, the council is proposing to make the changes to the amenities listed in 2.1 in order to:

- 2.2.1 Build 17 council homes across two blocks and construct a shared communal courtyard in between the blocks.
- 2.2.2 Reconfigure the 32 car parking spaces along Tiverton Road. This will involve removing car parking spaces in front of 26-70 Tiverton Road and relocating them to other nearby sites (there will be no loss in car parking spaces along Tiverton Road as part of these proposals). The images below show the proposed revised car parking layout, with the red outline (left) shows existing layout and blue outline (right) shows proposed layout.



- 2.2.3 Separate to the changes to the amenity spaces, the council included in its proposals potential improvements to three nearby open spaces. This could include new play surfaces, equipment, planting, seating, and pathways at the Faith Baptist Church play area. There would also be a series of proposed improvements to the open space in front of 2-24 Tiverton Road, and the Tewkesbury Road open space.

2.3 Given secure tenants will be losing an amenity as outlined in 2.1, a Housing Act 1985 Section 105 consultation was required.

2.4 The council consulted 447 households. In addition to consulting with secure tenants as required by law, the above figure also includes resident leaseholders and non-resident leaseholders. The council consults leaseholders as part of Section 105 consultations as a matter of good practice.

2.5 The tenure of the households consulted is outlined below:

Scheme	Secure Tenants	Leaseholders
Tiverton Road	293	154

2.6 The consultation period lasted from 27 June 2025 until 3 August 2025. Information provided included:

- 2.6.1 A consultation pack posted to consultees included an outline of the impact of the proposed developments on their affected amenities (a copy of the consultation pack can be viewed [here](#)) and a selection of site location plans, indicative design concepts and associated images. The pack also included a consultation questionnaire, an equality and diversity questionnaire, a form to request the materials in different formats and languages, and a stamped addressed envelope was provided so consultees could respond by post.
- 2.6.2 Contact details, including a phone number, were provided so consultees could request further information. Non-resident leaseholders received a notification of the consultation at both their home address and the address of their owned property within the consultation area.
- 2.6.3 The information and materials detailed above were also placed on the council's website.
- 2.6.4 To allow consultees to speak directly to Haringey's project team, onsite meetings were held to discuss the proposals. Three engagement events were held for consultees on:
- **Saturday 19 July 2025**, from 11am – 2pm (pop-up event on the open space in front of 26-70 Tiverton Road, N15 6RR)
 - **Wednesday 23 July 2025**, from 4:30pm – 7pm (Indoor event at St Ann's Library, Cissbury Rd, London N15 5PU)
 - **Tuesday 29 July 2025**, from 11am – 2pm (pop-up event on the open space in front of 26-70 Tiverton Road, N15 6RR)

3. Consultation response

3.1 A breakdown of the consultation responses by tenure is outlined below:

Overall consultation audience	Number of responses	Number of secure tenant responses	Number of leaseholder responses
447 (293 Secure Tenants / 154 Leaseholders)	81 18.1%	54 18.4% (of total secure tenants)	27 17.5% (of total leaseholders)

3.2 'Other' respondents (i.e. private sector renters, ticked "unknown" in terms of their tenure or did not answer the question about their tenure) make up the remaining 15 responses: these were not included in the formal consultation responses, however, the views expressed in these questions were passed onto the project team for them to consider as part of the wider evaluation of the project.

3.3 To understand use of the open space at Tiverton Road consultees were asked:

3.3.1 Do you use the open space in front of 26-70 Tiverton Road? - Yes/No

3.3.2 If you answered 'yes', please tick how often you use the open space at Tiverton Road? (please tick one) – Everyday, Weekly, Occasionally, Never,

3.4 To understand the use of the car parking spaces around the open space in front of 26-70 Tiverton Road consultees were asked:

3.4.1 Do you use the car parking spaces? - Yes/No

3.4.2 If you answered 'yes', please tick how often you use the car parking spaces along Tiverton Road? – Everyday, Weekly, Occasionally, Never, Friends/family/carer when visiting

3.5 Responses from consultees are outlined below. Please note that some respondents left parts of the question sections blank.

Answered "yes" when asked if they used the open space	Answered "Daily" when asked to describe their use of the open space	Answered "Weekly" when asked to describe their use of the open space	Answered they used it when "occasionally" when asked to describe their use of the open space
75 (35/26)	59 (27/19)	9 (7/5)	7 (1/2)

(Secure tenants/leaseholders)

Answered "yes" when asked if they used the car parking spaces	Answered "Daily" when asked to describe their use of the car parking spaces	Answered "Weekly" when asked to describe their use of the car parking spaces	Answered they used it when "occasionally" when asked to describe their use of the car parking spaces
59 (34/24)	43 (24/13)	3 (1/1)	6 (6/0)

3.6 To judge the impact of the proposed changes on secure tenants and leaseholders, consultees were asked:

- 3.6.1 What impact would the proposal to build new council homes on the open space have on you? - Free text answer
- 3.6.2 Do you have any other comments around the proposal to build on the open space on Tiverton Road? - Free text answer
- 3.6.3 What impact would the proposal to reconfigure the car parking spaces have on you? - Free text answer
- 3.6.4 Do you have any other comments around the proposal to reconfigure the car parking spaces? - Free text answer

3.7 The answers to these questions are summarised in the below table, including the Council's response. Please note:

- 3.7.1 This is a summary of the relevant comments submitted in relation to the terms of the Section 105 consultation.

3.7.2 This is not a record of every comment received. Individual comments on the same topic have been noted as one entry in the table.

3.8 The percentages in the table below relate to the percent of council tenants (54) and leaseholders (27) who provided comment in these sections: please note that some respondents left this section blank.

Consultation Feedback: Removal of the open space in front of 26-70 Tiverton Road
<p><u>Loss of open/green space</u></p> <p>It is worth noting, as demonstrated in 3.5, that most respondents stated that they used the open space, with exactly half of the secure tenant respondents stating their use was daily.</p> <p>Comments from respondents on this topic were split between views and concerns regarding the loss of open and green space. Nineteen secure tenants (35%) and fourteen leaseholders (52%) raised strong concerns about the potential loss of a “green” space that adds value to the area, and in many cases stated that this was the only nearby area used for relaxation, dog walking, and community gathering. Their responses emphasised the value of these areas for daily use, relaxation, and fostering community connections. Many described the space as essential for children's wellbeing, and outdoor gatherings. The potential removal of trees, grass, and communal areas was seen as a threat to the quality of life for the majority of respondents who responded to questions on this topic, particularly those without private gardens.</p> <p><u>Community impact</u></p> <p>Concerns about community impact and social cohesion were raised by 13 secure tenants (24%) and 5 leaseholders (18%) in response to the proposed development. Many respondents described the existing open space as a vital area for neighbours to gather, socialise, and support one another—particularly for those experiencing isolation or mental health challenges. Several respondents highlighted the role of the space in fostering informal community care, such as watching over children or checking in on vulnerable residents.</p> <p><u>Anti-social behaviour</u></p> <p>A total of 12 secure tenants (22%) and 4 leaseholders (15%) raised concerns that removing this communal “open space” area could lead to increased antisocial behaviour, crime, and a breakdown in the social fabric of the estate. The loss of visibility, openness, and shared outdoor space was seen as a threat to both safety and cohesion, with respondents urging the council to protect the open space.</p> <p><u>Mental health and wellbeing</u></p> <p>Concerns about mental health and emotional wellbeing were raised by 11 secure tenants (20%) and 4 leaseholders (15%) in response to the proposed plans. Respondents described how the existing open space provides a vital outlet for relaxation, decompression, and social connection—particularly for those experiencing stress, anxiety, or</p>

isolation. Several noted that the removal of the open space would leave them feeling “trapped” or “overwhelmed,” with one secure tenant explaining, “Myself and my husband tend to sit with our neighbours and use the open space weekly, during the summer – daily. It is a space to meet and check on each other's wellbeing.”

Issues around loneliness and isolation have been raised by 12 council tenants (22%), and 4 leaseholders (15%) with many noting that it is an important space for connection and meeting with neighbours. Others warned that the increased density and loss of natural light would exacerbate feelings of depression and reduce overall quality of life.

Children's play

Concerns about local children's play and access to play space were raised by 6 council tenants (11%) and 6 leaseholders (22%) in response to the proposals. The majority of respondents on this topic emphasised the importance of the existing open space as a safe and accessible area for children to play, socialize, and engage in outdoor activities. Several noted that the green space is one of the few places where children can play freely without safety concerns and warned that its removal would negatively impact families and reduce opportunities for healthy childhood development.

One secure tenant shared, “The children's play area is in desperate need of a tidy up and upgrade.”

Environmental impact

Environmental concerns were raised by 3 council tenants (6%) and 5 leaseholders (19%) in response to the proposed development. Respondents expressed worries about the loss of “green” space, trees, and natural habitats, highlighting the importance of these areas for biodiversity, climate resilience, and overall environmental wellbeing.

Response and consideration: Removal of open space in front of 26-70 Tiverton Road

The council appreciates the importance of open space to residents, especially its positive impact on mental health and wellbeing, and their contribution to enhancing our shared environment. The feedback received during the Section 105 consultation clearly reinforced the importance of these local communal amenities to residents near to Tiverton Road. Protecting and enhancing the local environment and tackling the climate change emergency is an important priority for the council's housing delivery programme.

In terms of the council's response:

- It is worth noting that Haringey Council does not build on designated green space: the existing open space in front of 26-70 Tiverton Road which forms the amenity described in 2.1, is not a designated green space in the Council's Local Plan and can therefore be considered for development.
- There are no sites within Haringey Council's council home delivery programme which are registered as a designated green space.

Nevertheless, in reference to the proposals for the site (2.1-2.3), and in light of the feedback received from residents, the council will:

- As outlined in the proposals included in the S105 consultation, the council will deliver environmental improvements to the estate, including improved green landscaping around the immediate site. The proposals include potential enhancements to three nearby parcels of neglected open space at the children’s play area by the Faith Baptist Church, the open space in front of 2-24 Tiverton Road, and the Tewkesbury Road Open Space. More information is contained in the [brochure](#) for the council’s proposals.
- The council has a duty to provide a biodiversity net gain through the development. Wildlife and biodiversity improvements, such as bat-bird boxes, tree and wildflower planting will be included within the development. The council believes these actions will mitigate the loss of parts of the open space required for the new council homes and help to provide new, improved environmental benefits to all residents in the area. The feedback from respondents during the Section 105 consultation has emphasised the importance of this element of the proposals to the council.
- The council gives a commitment to engage with the local community about the proposed changes to the open space areas should these proposals be taken forward, including in referenced to the proposals for improved landscaping and tree planting improvements around the estate and to the nearby areas of open space.
- Following resident concerns regarding safety and anti-social behaviour, and feedback from the Metropolitan Police’s Secured by Design team, the council will review the proposals with the aim to improve site security. For example, the council will consider whether access to the communal area can be restricted to certain times. Practically, this will allow all residents from the estate to access the courtyard during the day, with afterhours access restricted via fob entry to residents of the proposed new homes. In addition, the council will review the CCTV coverage for the area.
- It should be noted that while open space maybe lost because of these proposals, the council does need to balance concerns with the acute need for new affordable, council homes in the borough. Like many other local authorities the council does face an acute need for affordable homes. Under the council’s [Neighbourhood Scheme Moves Policy](#), local residents in need will be given priority when the new proposed homes delivered on the Tiverton Road estate are let.

Consultation Feedback: The reconfiguration of the estate car parking spaces on Tiverton Road

The majority of responses to the consultation questions on car parking reconfiguration focused on the impact the proposed changes would have on residents’ daily lives, particularly around parking availability, accessibility, and community wellbeing. As outlined in 3.5, just under two thirds of secure tenants stated they used the current car parking spaces, with close to 45% of secure tenants overall specifying that their use was “daily”.

Increased parking stress

Concerns were raised by 22 council tenants (40%) and 13 leaseholders (48%) regarding the existing strain on parking and fears that the proposed changes would exacerbate congestion, reduce available spaces, and limit access for residents and visitors. Several respondents raised concerns about parking stress while answering other questions in the consultation. These concerns were often linked to broader issues such as mental health, safety, and infrastructure strain.

Specifically, concerns about parking availability and increased competition were raised by 22 council tenants (40%) and 13 leaseholders (48%). Many described the current parking situation as already inadequate, with fears that the development would worsen congestion and reduce access for existing residents.

Respondents noted that they already struggle to find parking, particularly in the evenings or on weekends, and that the addition of new homes would intensify this pressure. One resident explained that “parking lot is already full... taking away our existing parking spaces and putting another 17 families will make it significantly worse.”

Another described how “car park spaces is a problem currently in Tiverton... this idea would not solve the issue, it will only add to the existing problem.”

Accessibility

Concerns about accessibility were raised by 10 secure tenants (18%) and 3 leaseholders (11%). Respondents highlighted the importance of parking for carers, disabled residents, and those with mobility needs. Several described how they rely on nearby parking to maintain independence or receive essential support.

A blue badge holder noted, “I am not able to currently park on the estate... we need to have more parking especially for visitors and disabled residents.” Another respondent highlighted that “reducing or altering parking availability risks making these visits more difficult, which could directly harm vulnerable members of our community.”

Safety

In response to the question regarding the proposed reconfiguration of the car parking spaces, concerns about safety were raised by 6 secure tenants (11%). These responses often linked parking changes to fears of increased crime or antisocial behaviour, particularly in areas that may become hidden or poorly lit. One respondent warned that “the new building will create a new space hidden from the view. This will definitely cause more crime going on there,”.

Community Impact

Concerns about community impact and social cohesion were raised by 6 secure tenants (11%) and 3 leaseholders (3%).

Several respondents described the current parking arrangement as essential for maintaining social connections and informal support networks. One resident explained that “car park spaces would become an even bigger problem... it will only add to the existing problem,” while another reflected that “the proposal would impact me and my neighbours very negatively... resulting in a road that feels heavily built up, oppressive and too dense.”

Mental Health and Wellbeing

Concerns about mental health and emotional wellbeing were raised by 6 secure tenants (11%) and 1 leaseholder (4%). Respondents described how the uncertainty around parking and the potential loss of access to green space contributes to stress, anxiety, and a diminished sense of wellbeing.

One council tenant wrote, “this green space is not just ‘unused land’, it’s a vital part of the neighbourhood’s character... I personally rely on it as a space to decompress.” Another added, “it will take a toll on my mental health as I feel the area will be overcrowded and overwhelming.”

Infrastructure Strain

Concerns about infrastructure strain were raised by 3 secure tenants (5%) and 2 leaseholders (7%). These responses focused on the impact of parking changes on emergency access and estate logistics. One respondent explained, “the ambulance crew and I experience difficulties when being transported to and from hospital due to insufficient parking spaces,” while others warned that the reconfiguration could hinder estate operations and emergency response.

Response and consideration: The reconfiguration of the estate car parking spaces on Tiverton Road

The council acknowledges, following feedback received during the consultation, that adequate car parking spaces are an important consideration for local residents.

In terms of the council’s response to the feedback from respondents:

- Maintaining parking capacity has been a key consideration in the design process for this project. As stated in the Section 105 consultation, these proposals will not result in the loss of any existing estate parking spaces. While the layout of the car park will be reconfigured to improve access and usability, the total number of spaces will remain the same. This means that residents who currently rely on estate parking will continue to have access to the same level of provision.
- In addition, and in line with the borough’s zero car parking policy for new developments, the proposed new homes at Tiverton Road will be car-free. This means new residents will not be eligible for estate parking permits, helping to protect existing parking provision for current residents. The proposals also include two dedicated disabled bays, which will be allocated for the sole use of the adapted homes that will form part of the new housing proposed at this site. These homes are being designed to support vulnerable residents, including those with disabilities, and the council is committed to ensuring that accessible parking remains available for those who need it most.
- As part of the planning application process, a formal parking survey will be conducted to assess current usage and inform future arrangements. This survey will help ensure that any changes to the estate’s parking layout are based on accurate data and reflect the needs of residents. The council will continue to

engage with the community throughout the planning process to ensure that parking, accessibility, and estate functionality are considered in full.

- The planning application process will also include an assessment of the potential impact on local infrastructure and, as a key consideration, the access requirements of local emergency services to the new and existing homes.

3.9 Alongside the feedback in the table above, other comments were received that fell outside of the remit of this consultation. These comments will be passed on to the relevant council teams for consideration:

3.9.1 Concerns about the condition and maintenance of existing homes, including issues with damp, mould, leaks, and poor repairs;

3.9.2 Requests for improved estate management, caretaking, and cleaning services;

3.9.3 Comments about antisocial behaviour, crime, and the need for better security measures such as CCTV;

3.9.4 Concerns about noise pollution and overcrowding;

3.9.5 Calls for better infrastructure and local services, including schools, GP surgeries, and waste collection;

3.9.6 Requests for improved lighting, signage, and communal area upkeep;

3.9.7 Frustration over service charges not being reflected in the quality of estate maintenance.

3.10 Alongside the Section 105 consultation, the council asked a series of question about other aspects of the proposals, including respondent's views on the design of the proposed new homes, the initial landscaping ideas and other aspects of the council's early-stage conceptions for this site. These will be considered separately from this report and fed back to the relevant project team.

3.11 Across all engagement events, a total of 35 attendees joined the sessions.

4. **Equality and Diversity**

4.1 The council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act 2010.
- Advance equality of opportunity between people who share a relevant protected characteristic and people who do not.
- Foster good relations between people who share a relevant protected characteristic and people who do not.

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.

4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

4.4 The council conducted a full Equalities Impact Assessment to gauge the impact of the proposal on individuals who share the protected characteristic. A summary of the key findings is outlined below.

4.5 The proposal is to develop on area of open space in front of 24- 96 Tiverton Estate and build 17 new council homes to be let at social rent. The development will be split between two blocks, with an area of revised communal landscaping to remain between each block. The remaining open space will be enhanced with new tree planting, seating and children's play space. To mitigate the loss of green space, further, 'greening' interventions will be undertaken in the immediate roads surrounding the site, the play area immediately north of the site and Tewkesbury Open Space – located south-east of the development.

4.6 The existing Tiverton estate parking bays will be reconfigured to accommodate the proposed development, with up to nine spaces being relocated to 2-24 Tiverton Road, approximately 150 metres away from development site. However, there will be no net loss of spaces. Excluding two blue badge parking bays - intended for the wheelchair homes - the proposed scheme will be car free and new residents will not be able to apply for CPZ, or estate permits (blue badge holders excepted).

4.7 The Council has undertaken a consultation on these proposals with residents who may be affected. The results of the consultation and an assessment of the potential impact were assessed in an Equality Impact Assessment (EqIA) for this project.

4.8 The revised parking layout could potentially have a negative impact on elderly residents who live within Tiverton Estate. As the revised layout may result in a further walking distance to place of residents. Whilst the ward level figures for residents registered with a disability were broadly in line with Haringey and London averages, those who suffer with mobility issues, could also be negatively impacted by the revised parking layout – owing to increased travel distance to home. This will partially be mitigated through improved level access in and around the proposed development site.

- 4.9 The reduction in green space arising from the proposed development may negatively impact on the mental health of residents. However, the council is looking to enhance landscaping to the new development and elsewhere on the estate to compensate for this loss. Whilst the new children's play space proposed within the development site is expected to have a positive impact on this demographic, ward level data revealed children are not over-represented within Tiverton Estate ward.
- 4.10 Ward level data did not find any pronounced levels of deprivation from a socio-economic perspective (education, income & employment). However, Haringey as a borough does experience higher levels of deprivation versus the London average. Therefore, these groups will positively benefit from building new council homes, arising from an increased likelihood in need for social housing.
- 4.11 Tiverton Estate (Hermitage & Gardens ward) ranked 11th out of 21 wards, for those from ethnic minority groups – registered at 43%. However, compared with the London average – Haringey does have an above average proportion of residents from ethnic minority backgrounds. Therefore, the building of new Council homes is likely to have a positive impact on BAME residents.
- 4.12 While LGBTQ+ residents are not known to be overrepresented in the immediate Tiverton Estate area, they are more likely to be on housing waiting lists or in temporary accommodation due to systemic barriers in the private rental market. The proposed development may therefore have a disproportionately positive impact by increasing access to secure, affordable housing for LGBTQ+ individuals; and providing a safer and more inclusive living environment, particularly for those who may face harassment or exclusion elsewhere.
- 4.13 Women, especially single mothers and female-headed households, are more likely to experience housing insecurity, overcrowding, and financial instability. Whilst ward level data did not find notable over-representation of women - the proposed development is expected to have a disproportionately positive impact by: providing secure, long-term housing for women-led households; supporting improved health, safety, and wellbeing for women and their children; and reducing housing stress and improving access to education, employment, and childcare.
- 4.14 As noted in the EqlA, the Council monitors feedback and consultation responses to assess the likelihood of these potential negative impacts and mitigate where reasonable and proportionate.

5. Assessment

- 5.1 The responses received during the Section 105 consultation have been considered by the council. Responses to comments from residents have been answered in the consultation feedback table, below 3.10.

5.2 It is acknowledged that the removal of open space and the reconfiguration of the car parking could have an impact on residents, though the delivery of new council homes could be an overall benefit to the wider community. As a result, the council will:

- 5.2.1 Deliver environmental improvements to the estate, including improved green landscaping around the immediate site, along with enhancing three nearby parcels of neglected open space. The council believes these actions will mitigate the loss of parts of the open space required for the new council homes and help to provide new, improved environmental benefits to all residents in the area.
- 5.2.2 Following resident feedback, the council will conduct engagement on the landscaping and tree planting improvements around the estate and to the nearby areas of open space, should planning permission be granted for the new council homes.
- 5.2.3 Following resident concerns regarding safety and anti-social behaviour, and feedback from the Metropolitan Police's Secured by Design team, the council will review the proposals with the aim to improve site security. It is the council's intention to design the communal courtyard with timed access. This will allow all residents from the estate to access the courtyard during the day, with afterhours access restricted via fob entry to residents of the proposed new homes. CCTV layout will be reviewed and where possible improved.
- 5.2.4 As part of the planning application process, a formal parking survey will be conducted to assess current usage and inform future arrangements. This survey will help ensure that any changes to the estate's parking layout are based on accurate data and reflect the needs of residents.

6. Recommendations

6.1 Based on responses received from the consultation, the council recommends that:

- 6.1.1 The mitigations outlined in 3.5 and 5.2 in response to the feedback from residents regarding the loss of amenity spaces under these proposals are reasonable and fair.
- 6.1.2 Proposals should proceed, pending further engagement with the community, as outlined in 2.1.

By virtue of paragraph(s) 1, 2, 4, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1, 2, 4, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1, 2, 4, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank

By virtue of paragraph(s) 1, 2, 4, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

This page is intentionally left blank