

DECISION NOTICE OF THE Cabinet Member Signing HELD ON Monday, 28th September, 2026.

Set out below is a summary of the decisions taken at the meeting of Cabinet Member Signing held on Monday, 28 September 2026.

If you have any queries about any matters referred to in this decision sheet please contact Richard Plummer Committees Manager.

6. WOODRIDINGS COURT N22 AWARD OF CONSTRUCTION CONTRACT

DECLARATIONS FOR THIS ITEM:

NONE

RESOLVED

The Cabinet Member for Housing:

3.1 Approved the appointment of Contractor A, as identified in the Appendix 2 - part B exempt report, to undertake the new build works to deliver 37 new build homes on the land adjoining the existing Woodridings Court in N22, for the contract sum as set out in the Appendix 2 – part B exempt report.

3.2 Noted and considered the engagement and consultation undertaken in relation to this site, as detailed in paragraphs 6.16 of this report.

3.3 Approved the appropriation of the land hatched red on the Site Plan at Appendix 1 from housing Page 2 purposes to planning purposes pursuant to Section 122 of the Local Government Act 1972, on the basis that the land is no longer required for its current purpose and to facilitate the delivery of the development.

3.4 Approved, upon appropriation the land for planning purposes, the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override any easements and other third-party rights and interests that may be infringed by the development.

3.5 Delegated authority to the Director of Capital Projects and Property, in consultation with the Corporate Director of Finance and Resources and the Cabinet Member for Housing and Planning, to agree and make any necessary compensation payments arising from valid claims relating to third-party rights affected by the development, in accordance with the Council's scheme of delegation.

3.6 Approved the appropriation of the land shown hatched red on the Site Plan at Appendix 1 from, planning purposes back to the Housing Revenue Account (HRA) for housing purposes under Section 122 of the Local Government Act 1972 and Section

19 of the Housing Act 1985 , such appropriation to take effect upon practical completion of the development

3.7 Approved the total scheme cost as set out in the Appendix 2 - part B exempt report.

3.8 Approved the issuance of a Letter of Intent for up to 10% of the contract value, as detailed in Appendix 2 - part B of the report.

3.9 Delegated authority to the Delivery Director for expenditure of contingencies as set out in the exempt part of this report in accordance with Haringey's change control procedure.

Reasons for decisions

4.1 The site is located in the Alexandra Ward area N22. The site was approved by Cabinet in July 2019 for inclusion in the Council's Housing Delivery Programme. Planning consent was granted for the delivery of 33 apartments in March 2023. A further S73 was submitted to planning in December 2024 for an additional story and additional 4 apartments. The application was approved in December 2025. The site is now ready to progress to the construction phase. This report therefore marks the final Members' decision required to proceed with the development of this scheme.

4.2 Contractor A has been identified through a formal tender process as the preferred contractor to deliver 37 new homes and associated facilities.

4.3 There are no known reasons to believe that any third-party rights have been infringed by the development.

4.4 The proposed development site, as shown hatched red on Appendix 1 is linked to a four-storey residential blocks and comprises a narrow concrete platform and undercroft car park which were used for car parking but have been redundant for approximately 30 years. Both areas are secured and closed off due to antisocial behaviour. The immediate surroundings are predominantly residential, including a mix of houses and flats. The new scheme will provide 37 much-needed homes, including three M4(3) wheelchair-accessible homes, and onsite parking solely for the use of the accessible homes being constructed. The development will also deliver significant improvements to the public realm, including landscaped communal gardens, informal play space, secure cycle spaces, enhanced refuse and recycling facilities. The design has been carefully considered to respect the character of the surrounding area and to provide a safe, welcoming environment for existing and future residents.

4.5 This scheme will contribute to the Council's commitment to deliver high-quality, affordable Page 3 homes in the London Borough Haringey and to support the wider objectives of the Housing Delivery Programme and the Council's ambitions to increase the supply of general needs accommodation and accessible homes in the borough.

Alternative options considered

5.1 One option considered was not to proceed with the development, as the Council has no statutory duty to provide such services. However, delivering high-quality much needed homes is a key priority for the Council. Excluding this site from the Housing Delivery Programme would have undermined the Council's ability to meet identified local needs and its wider commitment to increasing the supply of housing.

5.2 The opportunity was procured through a competitive tender process using the Council's Minor Works Dynamic Purchasing System (DPS). This route was recommended by Strategic Procurement based on the contract value and the need to ensure a fair and transparent process.

5.3 Alternative procurement options included either a restricted competitive tender to the open market via the Haringey Procurement and Contract System or a direct award to one of the LCP framework providers. These options were rejected in favour of the DPS route, which offered stronger safeguards around quality and pricing through open competition.

5.4 The Council could have chosen to proceed with the scheme without appropriating the site for planning purposes. However, this would have exposed the development to potential delays or legal challenges from third-party claims. By utilising its powers under Section 203 of the Housing and Planning Act 2016, the Council has ensured that any third-party rights or easements affected by the development are converted into a right to compensation, rather than a right to seek an injunction. The Council acknowledges the potential rights of third parties and will make compensation payments where a legal basis is established. The Housing Delivery team engaged with local residents throughout the feasibility and design stages, and feedback received was considered by the Planning Committee in its decision-making.

5.5 The Council could have opted not to appropriate the land back to housing purposes upon completion of the building works. This option was rejected, as it would have prevented the Council from offering these homes under secure tenancies, thereby failing to deliver on its commitment to provide affordable, secure accommodation for residents.

8. EXEMPT WOODRIDINGS COURT N22 AWARD OF CONSTRUCTION CONTRACT

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