



NOTICE OF MEETING
***PLEASE NOTE START TIME**

Cabinet Procurement Committee (Special Meeting)

THURSDAY, 15TH MAY, 2008 at *13:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Adje (Chair), Diakides, Meehan and Santry.

AGENDA

1. APOLOGIES FOR ABSENCE (IF ANY)

2. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

3. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Standing Orders.

4. HOST CONTRACT FOR THE LOCAL INVOLVEMENT NETWORK (LINK)

(Report of the Director of Corporate Resources): To seek approval to the award of the contract for a Host Organisation.

5. SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST2

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Anthill Road, Springfield Road, Tynemouth Road, Cunningham Road, Hanover Road, and Talbot Road N.15.

6. SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST3

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Blenheim Rise and St. Peter's House N.15.

7. SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST4

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Osman Close, Tewkesbury Close, Moreton Road and Moreton Close N.15.

8. GEORGE LANSBURY & ELIZABETH BLACKWELL HOUSE – DOOR ENTRY WORKS

(Report of the Director of Urban Environment): To seek approval to the award of the contract for Door Entry Works at George Lansbury House and Elizabeth Blackwell House.

9. HORNSEY DECENT HOMES WORKS PHASE HOPH3

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Grove House.

10. EXCLUSION OF THE PRESS AND PUBLIC

The following items are likely to be the subject of a motion to exclude the press and public as they contain exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).

Note from the Head of Local Democracy and Member Services

The following items allow for consideration of exempt information (if required) in relation to items 4 – 9 which appear earlier on this agenda.

11. HOST CONTRACT FOR THE LOCAL INVOLVEMENT NETWORK (LINK)

(Report of the Director of Corporate Resources): To seek approval to the award of the contract for a Host Organisation.

12. SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST2

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Anthill Road, Springfield Road, Tynemouth Road, Cunningham Road, Hanover Road, and Talbot Road N.15.

13. SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST3

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Blenheim Rise and St. Peter's House N.15.

14. SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST4

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Osman Close, Tewkesbury Close, Moreton Road and Moreton Close N.15.

15. GEORGE LANSBURY & ELIZABETH BLACKWELL HOUSE - DOOR ENTRY WORKS

(Report of the Director of Urban Environment): To seek approval to the award of the contract for Door Entry Works at George Lansbury House and Elizabeth Blackwell House.

16. HORNSEY DECENT HOMES WORKS PHASE HOPH3

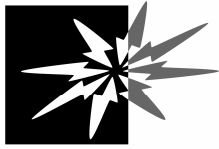
(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Grove House.

Yuniea Semambo
Head of Local Democracy
and Member Services
5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Richard Burbidge
Cabinet Committees Manager
Tel: 020 8489 2923
Fax: 020 8489 2660
Email:richard.burbidge@haringey.gov.uk

7 May 2008

This page is intentionally left blank



Haringey Council

REPORT TEMPLATE

Agenda item:

[No.]**Procurement Committee****On May 15th.2008[Date]**

Report Title: Host contract for the Local Involvement Network (LINK)	
Forward Plan reference number (if applicable): [add reference]	
Report of: Director Of Corporate Resources	
Wards(s) affected: ALL	Report for: Key Decision
1.	Purpose (That is, the decision required)
1.1	To agree the Recommendation to award the contract for a Host Organisation in line with CSO 11.03.
2.	Introduction by Cabinet Member (if necessary)
2.1	I support the recommendations set out in this report This procurement has been carried out by the Corporate Procurement Unit to fulfil our statutory duty under <i>The Local Government and Public Involvement in Health Act 2007</i> . The LINKs will enable local communities to influence key decisions about the services they use and pay for by giving them a stronger voice in the process of commissioning and monitoring of health and Social Care.
3.	Recommendations
	To agree to the recommendation to award the contract for a Host organisation to Bidder 1 as requested in 14.3.
Report Authorised by: Julie Parker Director of Corporate Resources	
Contact Officer: Kim Sandford Head of Supplies and Services	

4. Chief Financial Officer Comments

4.1 The resources identified to fund Haringey's contract with the host organisation in 2008/09 are set out in paragraph 12.6. Funding for the LINK has been provided as part of the area based grant however, this is un-ring fenced and is allocated to projects in association with the Haringey Strategic Partnership; currently funding has only been committed for 2008/09. The proposed contract is for 2 years and 9 months with a break clause at the end of each financial year to allow for re-negotiation based on the allocation of the Grant by Haringey Council to the Host contract

5. Head of Legal Services Comments

5.1 Pursuant to its statutory duty under Section 222 of the Local Government and Public Involvement in Health Act (2007) to enter into contractual arrangements with a host organisation that will establish and support a Local Involvement Network (LINK), the Council (in collaboration with Enfield, Islington, and Waltham Forest Borough Councils) has tendered the contract to which this report relates in Europe, in accordance with the Public Contracts Regulations 2006, using the restricted procedure.

5.2 This report is recommending the award of the contract to Bidder 1, named in the Appendix A to the report on the basis that it is the contractor that submitted the most economically advantageous tender, in accordance with CSO 11.1 (b).

5.3 As the value of the contract over the proposed term of two years and nine months will exceed £250,000, the Procurement Committee's approval of the contract award is required under CSO 11.3.

5.4 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendation of this report. A copy of the contractual terms and conditions drafted by Enfield Council to govern the contract should however be forwarded to the Head of Legal Services for review prior to execution of the contract.

6. Head of Procurement Comments

6.1 This procurement has been managed collaboratively involving Enfield, Waltham Forest, Islington and with Haringey as the lead authority.

6.2 There has been extensive opportunity for service users and members of the public to engage in the consultation process and feedback received has helped to shape the specification.

- 6.3 The evaluation panel consisted of service user stakeholder groups and they were suitably trained by corporate procurement prior to undertaking the evaluation exercise. Feedback from the evaluation team has been extremely supportive and appreciative of the high level of involvement afforded to them.
- 6.4 DoH guidance suggested that TUPE would NOT apply to this procurement exercise because the LINK service was fundamentally different to the abolished Public Patient Forum. However, the Head of Procurement considered that there was sufficient risk of challenge from existing service providers to warrant the procurement to be managed as though TUPE did exist. The winning bidder will therefore apply TUPE regulations and transfer any staff from existing providers as appropriate.
- 6.5 For service continuity and to minimise any risk of a break in the service, it is important that the appropriate Member committee considers funding for Year 2 (2009/10) at the earliest possible opportunity. This is a new mandatory contract and funding is only approved by the Council for an initial 9 months from 1st July 2008 to 31st March 2009.

7. Local Government (Access to Information) Act 1985

- 7.1 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

(3) Information relating to the financial or business affairs of any particular person (including the authority holding that information).

8. Strategic Implications

- 8.1 The procurement of a Host organisation to set up and support a Local Involvement Network (LINK) for a three year period by April 08 is a statutory requirement under *The Local Government and Public Involvement in Health Act 2007*. The tendering process for a Host Organisation to facilitate this is now completed and the contract is due to commence on July 1st 2008.
- 8.2 The DOH issued instructions that the Procurement process must be led by the Head of Corporate Procurements to ensure that there was no conflict of interest. This is due to the fact that part of the role of the LINK will be to scrutinise services commissioned by Social Services and The Primary Care Trust.
- 8.3 An interim contract for £30k has been awarded to Community Investors Development Agency from April 1st. 2008 to June 30th 2008. This has been authorised through a waiver and award process. This contract will support a

shadow LINK that will encompass Health and Social Care service users and groups.

- 8.4 The Local Government and Public Involvement in Health Act 2007 was passed in November 2007 and bases a majority of its legislative measures and core objectives on Strong and Prosperous Communities. It marks a major shift in patient and public involvement, where Patient and Public Involvement (PPI) forums are to be abolished and replaced by Local Involvement Networks (LINKs) from April 2008.
- 8.5 The Act gives Local Authorities the responsibility for setting up LINKs, and they have a duty to make contractual arrangements for the involvement of people in the commissioning, provision and scrutiny of health and social care services. LA's are required to contract with organisations which have community development and networking skills to make arrangements for hosting and providing support for LINKs.
- 8.6 An initial funding stream of £10k was received in November 2007 to facilitate the procurement of the Host organisation. Notification of the finalised funding to support the contractual arrangements with the Host organisation was received by Haringey's Chief Executive in December 2007.

The funding was allocated to the Area Based Grant. The amount of funding DoH are contributing to the new Area Based Grant – a non-ringfenced general grant in recognition of the funding pressures related to local involvement networks (LINKs) is shown below.

2008/09	2009/10	2010/11
£172000	£171000	£171000

- 8.7 The government's aim for LINKs is that they will enable local communities to influence key decisions about the services they use and pay for by giving them a stronger voice in the process of commissioning and monitoring of health and social care. LINKs are expected to build on existing community networks and the work of PPI forums (which have now been abolished). The LINKs will be set up attached to a local authority (LA) area rather than a specific NHS trust.

9. Financial Implications

- 8.1 The funding for this contract has been set out by the DOH for 3 years from April 1st.2008 and will be allocated to the Area Based Grant annually as shown in 7.6.

10. Legal Implications

9.1 Please refer to Paragraph 5

11. **Equalities Implications**

10.1 The establishment of the LINK will enable all sections of the community to contribute towards the scrutiny, support and commissioning of health and Social care in Haringey. The contract is explicit in its reference to engaging with those currently hard to reach groups within the borough.

12. **Consultation**

12.1 The consultation process has taken a three pronged approach via print, web and events.

12.2 **Print:** An explanatory leaflet containing a short questionnaire inviting feedback has been widely distributed via post to 950 Community and Voluntary Organisations including the Mental Health Trust and by way of copies of the leaflets being strategically placed in key public locations such as Doctor's Surgeries, Hospital Receptions and Libraries. The TPCT also included copies in with their staff's payslips. An article appeared in the February copy of Haringey People which is distributed to 103,000 households throughout the borough. The article invited residents to look out for the leaflet, complete the survey online or attend an Open Day event.

12.3 **Web:** A website has been made available with an explanation of LINKs and an electronic version of the printed leaflet which also offered the opportunity to complete the survey online.

12.4 **Events:** We have now held 2 consultation events at White Hart Lane Community Centre the purpose of which was to consult on what form the Local Community would like to see the Host take. The first event was held in November 2007 and the second held in January this year. Presentations were given and representatives from Haringey along with the other partner boroughs were on hand to give explanations, answer questions and receive feedback from members of the public and local voluntary groups. The responses that were received on these occasions have helped to develop and inform the specification for the procurement of the Host.

This consultation process is envisaged to be an ongoing process and will be continued by the Host once it is in place for at least the first twelve months of the contract.

12.5 **A Meet the Buyer Event** was also held in December to give potential bidders a chance to communicate their ideas and better inform themselves of the likely requirements of a Host. Representatives from Haringey's Procurement Team and our partner boroughs were on hand to answer questions and used this opportunity to gauge the market.

13. Background

- 13.1 The Head of Procurement set up a project team including, Overview and Scrutiny, the Voluntary Sector Team, a representative from Haringey Teaching Primary Care Trust, a representative from the Patients Forum, a representative from the Mental Health Trust and a representative from HAVCO, plus Policy & Performance and Consultation.
- 13.1.1 The Head of Procurement established a collaborative approach and procurement process with Enfield, Islington and Waltham Forest. Bidders could bid for one or more of the contracts. Haringey has lead the procurement but individual contracts will be awarded by each Borough as an outcome of this process. Whilst LINK is intended to operate for 3 years, the contract will contain provision to extend for 1 year subject to funding and performance agreement. The contract contains a break clause at the end of each financial year to allow for re- negotiation based on the allocation from the Area Based Grant
- 13.2 The Corporate Voluntary Sector Team Manager has agreed to act in the client role and to manage the Host contract.
- 13.3 A restricted procurement process was undertaken (as an EU part B service). An advert asking for Expressions of Interest was published on December 4th 2007 and 8 pre qualification questionnaires (PQQ's) were received by the deadline of April 7th.
- 13.4 After evaluations of the PQQ's 7 organisations were invited to tender and 5 tenders were submitted by the return date of April 7th.
2 Bids for all 4 boroughs
1 Bid for Enfield
1 Bid for Waltham Forest
1 Bid for Islington
- 13.5 The Evaluation criteria weightings were agreed by the Project Board as 70% Quality and 30% price and the quality evaluation were set in 4 sections:
Community Engagement
Equalities and Diversity
Business and Administrative support
Performance and Quality Assurance
- 13.5.1 A group of 6 voluntary sector representatives from the former Patient Participation Forums, MIND, the Ethiopian community group the Bernie Grant Trust and an older persons rep from the Mental Health Trust evaluated the Community Engagement section of the tender submission on the 10th and 11th of April. An internal panel then evaluated the Equalities, Business and Admin and Performance and Quality Assurance sections of the submission on the 14th and 15th of April.. Interviews were held on the 28th April to seek clarification on issues

identified by the evaluation panel. The outcome of the interviews did not have any impact on the overall scoring.

- 13.6 Both Bids have come in within the Haringey ceiling of £113k for 08-09 which was set in the ITT. Please note year 1 is for 9 months only as an interim contract has been put in place from April 1st to June 30th.at a cost of £30k.The budget has only been agreed for 2008-09 as the annual funding from DOH is included in the Area Based Grant, and this is allocated internally on an annual basis. Please see appendix 1 for full details of the financial submissions. The bids that were received for the 2-year 9 month contracts are

Bidder 1	Bidder2
£419,100	£439,299

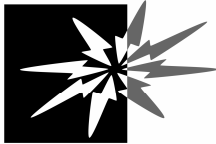
The overall full scoring including price and quality is shown below

Total Weighted scores for Bidder 1		Total Weighted Score Bidder 2	
Community Engagement	10.27	Community Engagement	9.53
Business N Admin	13.83	Business N Admin	12.73
Diversity and Inclusion	11.70	Diversity and inclusion	8.02
Performance & quality	10.79	Performance & quality	6.89
Subtotal of non financial criteria	46.59	Subtotal non financial criteria	37.17
Plus Pricing	30	Plus Pricing	29
Grand Total	<u>76.59</u>	Grand Total	<u>66</u>

14. Conclusion

- 14.1 To comply with our statutory duty under *The Local Government and Public Involvement in Health Act 2007*. Haringey is required to have in place a HOST organisation to establish and support the LINK from April 2008.
- 14.2 In order to meet our responsibilities under the Act a 3 month interim contract has been awarded to Community Investors Development Agency. This is being contract managed by the Corporate Voluntary Sector Team Manager.
- 14.3 The procurement process has now been completed and a recommendation is made to members in this report to award the contract for the Host to Bidder 1.

This page is intentionally left blank



Haringey Council

REPORT TEMPLATE

Agenda item:

(No.)

Procurement Committee

On 15th May 2008

Report Title: **South Tottenham Decent Homes Works Phase ST2.**

Forward Plan reference number (if applicable):

Report of: **Niall Bolger, Director of Urban Environment**

Wards(s) affected: **Tottenham Green**

Report for: **Key Decision**

1. Purpose

1.1 To inform Members that the Decent Homes Programme for Antill Road, Springfield Road, Tynemouth Road, Cunningham Road, Hanover Road and Talbot Road N15 will commence on 26th May 2008.

2. Introduction by Cabinet Member (if necessary)

2.1 In accordance with our commitment to achieve Decent Homes standards to our homes, properties within this phase have been surveyed and works will include, where required on an individual basis to achieve Decent Homes Standards, replacement Double Glazed windows, Multilock 'Secure by Design' Front entrance doors, Renewed fascia's, soffit's and rainwater goods, internal rewires, kitchen and bathroom refurbishment and roof renewal and repairs.

3. Recommendations

3.1 That Procurement Committee agree to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11.01(a), subject to final consideration of any leaseholder observations at the expiry of the second Section 20 Notice period which is scheduled to expire on 22nd May 2008.

3.2 That the Director Urban Environment approves the award of contract after

expiry of the second Section 20 Notice period and the consideration of comments received from leaseholders.

Report Authorised by: **Niall Bolger, Director of Urban Environment**

Contact Officer: **Larry Ainsworth**
Strategic Client Representative
Homes for Haringey, River Park House (6th Floor)
225 High Road. London N22 4HQ
Tel no: 020 8489 1134, e.mail: larry.ainsworth@homesforharingey.org

4. Chief Finance Officer Comments

4.1 It should be noted that on 13th Feb 2007, this committee approved framework agreements to Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 68 properties in the ST area, priced in accordance with the framework agreement.

4.2 Members will be aware that DCLG has approved the funding for Decent Homes, totalling £198.5m phased over six years of which £23m has been approved for 2008-09. This scheme is included in the schedule for 2008-09, thus will be funded from this budget

5. Head of Legal Services Comments

5.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works in the South Tottenham area to the contractor recommended in paragraph 3 of this report.

5.2 Cabinet Procurement committee had on 13th February 2007 granted approval to the award of four Decent Homes Constructor Partner Framework Agreements in respect of four areas within the Borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.

5.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.

5.4 The contractor recommended in Paragraph 3 of this report was awarded the Framework Agreement in respect of the South Tottenham area.

5.5 As the value of the contract is above the Council's Key Decision threshold of £500,000, the Council's Arms Length Management Organisation, Homes for Haringey, who undertook the procurement of the contract on behalf of the Council have confirmed that in accordance with CSO 11.04, details of this contract have been included on the Forward Plan (Version 71).

5.6 As the value of the proposed contract exceeds £250,000 the award must be agreed by the Procurement Committee in accordance with CSO 11.3.

5.7 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendation as to the award, as set out in paragraph 3 of this report.

6.0 Head of Procurement Comments

6.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.

6.2 The Client needs ensure that a risk register is in place for the works and are monitored on a regular basis

6.3 An agreed Maximum price has been agreed by the parties prior to start on site in accordance with the process allowed under the form of contract.

6.4 The Head of Procurement therefore state that the recommendations in this report offer best value for the Council.

7.0 Local Government (Access to Information) Act 1985

7.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Larry Ainsworth – Strategic Client Representative on 020 8489 1134.

7.2 This report contains exempt and non exempt information. Exempt information is

Is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

8.0 Strategic Implications

8.1 The works within this phase form part of the overall Decent Homes Programme.

This phase is part of our commitment to commence decent homes works in May 2008.

9.0 Financial Implications

9.1 This scheme is estimated to cost the amount set out in paragraph 2.3 of Appendix A.

9.2 Provision for this exists within the Decent Homes Budget for 2008/2009.

10.0 Legal Implications

10.1 See section 5 above

11. Equalities Implications

11.1 The works will ensure that all tenants and leaseholders living throughout the borough will reside in a decent home by the end of this programme of work.

11.2 This improvement will benefit all occupants of the properties, which include disabled, elderly and people from the minority ethnic communities.

12. Consultation

12.1 Homes for Haringey have carried out detailed consultation on this project by a resident meeting and detailed newsletters.

13. Background

13.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003. The objective of the Decent Homes Standard is that every tenanted home should be decent in accordance with the guidelines of the ODPM (now DCLG) by December 2010.

13.2 The Decent Homes Programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.

13.3 Managing and delivering the Decent Homes programme to cost, time and to the expectation of the tenants and residents of Haringey is paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other Local Authorities/ALMOs.

13.4 On 13th Feb 2007, this committee approved the framework agreements to four Decent Homes contractors and 4 compliance

teams, to cover 4 areas. This report details the specific works needed to the 68 properties in the South Tottenham area, priced in accordance with the framework agreement.

13.5 The procurement and delivery of the Decent Homes Constructors has been managed by Homes for Haringey under the terms of its management agreement with the Council.

	Number of dwellings in project	
68	Total estimated construction cost (excluding fees) para 2.1 Appendix A	
	Anticipated Contract start on site	26 th May 2008
	Anticipated Contract completion	7 th November 2008
	Contract duration	24 weeks
	Contractor	Apollo London Ltd

14. Agreed Maximum Price

14.1 The Agreed maximum price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.

14.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the PPC2000 (Project Partnering Contract) form of contract. The PPC2000 form of contract was formed from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

14.3 It is designed to allow for a multi party approach by the client, constructor, consultants and specialists to provide a consistent approach to working within a partnering ethos.

14.4 PPC2000 provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

15.0 Proposed Work

15.1 The works will include, where required on an individual basis to achieve Decent Homes Standards, replacement Double Glazed windows, Multiflock 'Secure by Design' Front entrance doors, Renewed

fascia's, soffit's and rainwater goods, internal rewires, kitchen and bathroom refurbishment and roof renewal and repairs.

Type of Dwellings	No. of Units
2/3 bedroom properties	68

15.2 The properties in this project are located at:

Antill Road, Springfield Road, Tynemouth Road, Cunningham Road, Hanover Road and Talbot Road, N15.

16.0 Leasehold Information

16.1 There are 17 leaseholders in this phase of works and they are as follows:

Springfield Road, 15, 28, 30, 30a, 35L, 43, 43a, 68, 68a.
Tynemouth Road, 1, 34, 73a, 82a.
Cunningham Road, 39a.
Hanover Road, 23a, 39.
Talbot Road, 5a.

17.0 Leasehold Consultation

17.1 Homes for Haringey is conducting formal consultation with every leaseholder in the Borough in order to fulfil the Council's obligations under The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations'). A Notice of Intention to appoint Constructor Partners was sent to leaseholders on the 21st of July 2006. The form and content of the Notice was approved by Mr Jonathan Brock, a leading property law Queen's Counsel, before it was issued. In March last year the LVT awarded the dispensation in respect of the appointment of the Constructor Partners.

18.0 Leasehold Implications

18.1 As a result of applications made under the Right to Buy legislation, there are 17 leaseholders as well as council tenants, living in the properties affected by the works described in this report.

18.2 Under the terms of their lease the 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 recovered by the freeholder through the lessees service charge account.

18.3 In accordance with the Commonhold and Leasehold Regulation 2002, under

schedule 3, notice was issued on the 23rd April 2008 to expire on the 22nd May 2008.

- 18.4 The notice will give a description of the proposed works and provided details for the costs of the works. The leaseholder consultation process will not be complete until 30 days after the date of the serving of the Notice. The Legal Service is satisfied that leaseholder consultation has been carried out to date in accordance with the relevant legal requirements.
- 18.5 The total amount estimated to be recovered from the 17 leaseholders is £111,480.48 detailed in Appendix C.
- 18.6 The charges to all 17 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works are included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.
- 18.7 No works will commence on site until completion of the notice period or if there is an outstanding leasehold enquiry as a result of the notice.

19.0 Project Management

- 19.1 Homes for Haringey, managing this contract on behalf of the Council have appointed a project manager to manage the project team. A risk assessment has been carried out and it will be reviewed at the monthly progress meeting.
- 19.2 The key members of the project team are as follows:

Larry Ainsworth	Strategic Client Representative – Homes for Haringey
Alan Falder/ Richard Dicker	Compliance Team – Potter Raper
Fiona Rodney -	Tenancy Management Officer

20.0 Health and Safety Implications

- 20.1 All contractors invited to tender have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.
- 20.2 The Construction (Design and Management) Regulations 2007 apply to this project and the contractor's Construction Phase Health and

Safety Plan will be checked and approved by the CDM Co-ordinator before works start on site.

21. Conclusion

21.1 That the procurement committee accept the recommendations outlined in section 3 above.

22. Use of Appendices/Tables/Photographs

Appendices A and C Exempt information



Haringey Council

REPORT TEMPLATE

Agenda item:

(No.)

Procurement Committee

On 15th May 2008

Report Title: **South Tottenham Decent Homes Works Phase ST3.**

Forward Plan reference number (if applicable):

Report of: **Niall Bolger, Director of Urban Environment**

Wards(s) affected: **Tottenham Green**

Report for: **Key Decision**

1. Purpose

1.1 To inform Members that the Decent Homes Programme for Blenheim Rise and St Peters House N15 will commence on 26th May 2008.

2. Introduction by Cabinet Member (if necessary)

2.1 In accordance with our commitment to achieve Decent Homes standards to our homes, properties within this phase have been surveyed and works will include, where required on an individual basis to achieve Decent Homes Standards, replacement Double Glazed windows, Multilock 'Secure by Design' Front entrance doors, internal rewires, kitchen and bathroom refurbishment and roof repairs.

3. Recommendations

3.1 That Procurement Committee agree to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11.01(a), subject to final consideration of any leaseholder observations at the expiry of the second Section 20 Notice period which is scheduled to expire on 21st May 2008.

3.2 That the Director Urban Environment approves the award of contract after

expiry of the second Section 20 Notice period and the consideration of comments received from leaseholders

Report Authorised by: **Niall Bolger, Director of Urban Environment**

Contact Officer: **Larry Ainsworth**
Strategic Client Representative
Homes for HarIngey, River Park House (6th Floor)
225 High Road. London N22 4HQ
Tel no: 020 8489 1134, e.mail: larry.ainsworth@homesforharingey.org

4. Chief Finance Officer Comments

- 4.1 It should be noted that on 13th Feb 2007, this committee approved framework agreements to Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 77 properties in the ST area, priced in accordance with the framework agreement.
- 4.2 Members will be aware that DCLG has approved the funding for Decent Homes, totalling £198.5m phased over six years of which £23m has been approved for 2008-09. This scheme is included in the schedule for 2008-09, thus will be funded from this budget

5. Head of Legal Services Comments

- 5.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works in the South Tottenham area to the contractor recommended in paragraph 3 of this report.
- 5.2 Cabinet Procurement committee had on 13th February 2007 granted approval to the award of four Decent Homes Constructor Partner Framework Agreements in respect of four areas within the Borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.
- 5.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.
- 5.4 The contractor recommended in Paragraph 3 of this report was awarded the Framework Agreement in respect of the South Tottenham area.
- 5.5 As the value of the contract is above the Council's Key Decision threshold of £500,000, the Council's Arms Length Management Organisation, Homes for

Haringey, who undertook the procurement of the contract on behalf of the Council have confirmed that in accordance with CSO 11.04, details of this contract have been included on the Forward Plan (Version 71), ,

5.6 As the value of the proposed contract exceeds £250,000 the award must be agreed by the Procurement Committee in accordance with CSO 11.3.

5.7 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendation as to the award, as set out in paragraph 3 of this report.

6. Head of Procurement Comments

6.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.

6.2 The Client needs ensure that a risk register is in place for the works and are monitored on a regular basis

6.3 An agreed Maximum price has been agreed by the parties prior to start on site in accordance with the process allowed under the form of contract.

6.4 The Head of Procurement therefore state that the recommendations in this report offer best value for the Council.

7. Local Government (Access to Information) Act 1985

7.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Larry Ainsworth – Strategic Client Representative on 020 8489 1134.

7.2 This report contains exempt and non exempt information. Exempt information is

is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

8. Strategic Implications

- 8.1 The works within this phase form part of the overall Decent Homes Programme.
This phase is part of our commitment to commence decent homes works in May 2008.

9. Financial Implications

- 9.1 This scheme is estimated to cost the amount set out in paragraph 2.3 of Appendix A.
- 9.2 Provision for this exists within the Decent Homes Budget for 2008/2009.

10. Legal Implications

- 10.1 See section 5 above

11. Equalities Implications

- 11.1 The works will ensure that all tenants and leaseholders living throughout the borough will reside in a decent home by the end of this programme of work.
- 11.2 This improvement will benefit all occupants of the properties, which include disabled, elderly and people from the minority ethnic communities.

12. Consultation

- 12.1 Homes for Haringey have carried out detailed consultation on this project by a resident meeting and detailed newsletters.

13. Background

- 13.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003. The objective of the Decent Homes Standard is that every tenanted home should be decent in accordance with the guidelines of the ODPM (now DCLG) by December 2010.
- 13.2 The Decent Homes Programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.
- 13.3 Managing and delivering the Decent Homes programme to cost, time and to the expectation of the tenants and residents of Haringey is paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other Local Authorities/ALMOs.

13.4 On 13th Feb 2007, this committee approved the framework agreements to four Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 68 properties in the South Tottenham area, priced in accordance with the framework agreement.

13.5 The procurement and delivery of the Decent Homes Constructors has been managed by Homes for Haringey under the terms of its management agreement with the Council.

Number of dwellings in project	
77	
Total estimated construction cost (excluding fees) para 2.1 Appendix A	
Anticipated Contract start on site	26 th May 2008
Anticipated Contract completion	26 th September 2008
Contract duration	16 weeks
Contractor	Apollo London Ltd

14. Agreed Maximum Price

14.1 The Agreed maximum price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.

14.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the PPC2000 (Project Partnering Contract) form of contract. The PPC2000 form of contract was formed from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

14.3 It is designed to allow for a multi party approach by the client, constructor, consultants and specialists to provide a consistent approach to working within a partnering ethos.

14.4 PPC2000 provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

15.0 Proposed Work

15.1 The works will include, where required on an individual basis to achieve Decent Homes Standards, replacement Double Glazed windows, Multiflock 'Secure by Design' Front entrance doors, internal

rewires, kitchen and bathroom refurbishment and roof renewal and repairs.

Type of Dwellings	No. of Units
Medium rise blocks	77

15.2 The properties in this project are located at:

Blenheim Rise and st Peters House N15.

16.0 Leasehold Information

16.1 There are 20 leaseholders in this phase of works and they are as follows:

Blenheim Rise. 2, 3, 6, 8, 12, 14, 16, 17, 23, 33, 35, 39, 41, 43, 48, 49, 50.
St Peters House. 2, 11, 13.

17.0 Leasehold Consultation

17.1 Homes for Haringey is conducting formal consultation with every leaseholder in the Borough in order to fulfil the Council's obligations under The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations'). A Notice of Intention to appoint Constructor Partners was sent to leaseholders on the 21st of July 2006. The form and content of the Notice was approved by Mr Jonathan Brock, a leading property law Queen's Counsel, before it was issued. In March last year the LVT awarded the dispensation in respect of the appointment of the Constructor Partners.

18.0 Leasehold Implications

18.1 As a result of applications made under the Right to Buy legislation, there are 20 leaseholders as well as council tenants, living in the properties affected by the works described in this report.

18.2 Under the terms of their lease the 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 recovered by the freeholder through the lessees service charge account.

18.3 In accordance with the Commonhold and Leasehold Regulation 2002, under schedule 3, notice was issued on the 22nd April 2008 to expire on the 21st May 2008.

- 18.4 The notice will give a description of the proposed works and provided details for the costs of the works. The leaseholder consultation process will not be complete until 30 days after the date of the serving of the Notice. The Legal Service is satisfied that leaseholder consultation has been carried out to date in accordance with the relevant legal requirements.
- 18.5 The total amount estimated to be recovered from the 20 leaseholders is £51,537.13 detailed in Appendix C.
- 18.6 The charges to all 20 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works are included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.
- 18.7 No works will commence on site until completion of the notice period or if there is an outstanding leasehold enquiry as a result of the notice.

19.0 Project Management

- 19.1 Homes for Haringey, managing this contract on behalf of the Council have appointed a project manager to manage the project team. A risk assessment has been carried out and it will be reviewed at the monthly progress meeting.
- 19.2 The key members of the project team are as follows:

Larry Ainsworth	Strategic Client Representative – Homes for Haringey
Alan Falder/ Richard Dicker	Compliance Team – Potter Raper
Fiona Rodney	Tenancy Management Officer

20.0 Health and Safety Implications

- 20.1 All contractors invited to tender have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.

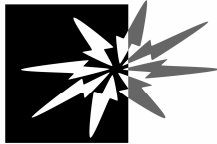
20.2 The Construction (Design and Management) Regulations 2007 apply to this project and the contractor's Construction Phase Health and Safety Plan will be checked and approved by the CDM Co-ordinator before works start on site.

21. Conclusion

21.1 That the procurement committee accept the recommendations outlined in section 3 above.

22. Use of Appendices/Tables/Photographs

Appendices A and C Exempt information



Haringey Council

REPORT TEMPLATE

Agenda item:

(No.)

Procurement Committee

On 15th May 2008

Report Title: **South Tottenham Decent Homes Works Phase ST4.**

Forward Plan reference number (if applicable):

Report of: **Niall Bolger, Director of Urban Environment**

Wards(s) affected: **Tottenham Green**

Report for: **Key Decision**

1. Purpose

1.1 To inform Members that the Decent Homes Programme for Osman Close, Tewkesbury Close, Moreton Road and Moreton Close N15 will commence on 16th June 2008.

2. Introduction by Cabinet Member (if necessary)

2.1 In accordance with our commitment to achieve Decent Homes standards to our homes, properties within this phase have been surveyed and works will include, where required on an individual basis to achieve Decent Homes Standards, replacement Double Glazed windows, Multilock 'Secure by Design' Front entrance doors, internal rewires, kitchen and bathroom refurbishment and roof renewal (flat to pitched)

3. Recommendations

3.1 That Procurement Committee agree to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11.01(a), subject to final consideration of any leaseholder observations at the expiry of the second Section 20 Notice period which is scheduled to expire on 21st May 2008.

3.2 That the Director Urban Environment approves the award of contract after expiry of the second Section 20 Notice period and the consideration of

comments received from leaseholders

Report Authorised by: **Niall Bolger, Director of Urban Environment**

Contact Officer: **Larry Ainsworth**
Strategic Client Representative
Homes for Haringey, River Park House (6th Floor)
225 High Road. London N22 4HQ
Tel no: 020 8489 1134, e.mail: larry.ainsworth@homesforharingey.org

4. Chief Finance Officer Comments

- 4.1 It should be noted that on 13th Feb 2007, this committee approved framework agreements to Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 77 properties in the ST area, priced in accordance with the framework agreement.
- 4.2 Members will be aware that DCLG has approved the funding for Decent Homes, totalling £198.5m phased over six years of which £23m has been approved for 2008-09. This scheme is included in the schedule for 2008-09, thus will be funded from this budget

5. Head of Legal Services Comments

- 5.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works in the South Tottenham area to the contractor recommended in paragraph 3 of this report.
- 5.2 Cabinet Procurement committee had on 13th February 2007 granted approval to the award of four Decent Homes Constructor Partner Framework Agreements in respect of four areas within the Borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.
- 5.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.
- 5.4 The contractor recommended in Paragraph 3 of this report was awarded the Framework Agreement in respect of the South Tottenham area.
- 5.5 As the value of the contract is above the Council's Key Decision threshold of £500,000, the Council's Arms Length Management Organisation, Homes for Haringey, who undertook the procurement of the contract on behalf of the

Council have confirmed that in accordance with CSO 11.04, details of this contract have been included on the Forward Plan (Version 71).

5.6 As the value of the proposed contract exceeds £250,000 the award must be agreed by the Procurement Committee in accordance with CSO 11.3.

5.7 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendation as to the award, as set out in paragraph 3 of this report.

6. Head of Procurement Comments

6.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.

6.2 The Client needs ensure that a risk register is in place for the works and are monitored on a regular basis

6.3 An agreed Maximum price has been agreed by the parties prior to start on site in accordance with the process allowed under the form of contract.

6.4 The Head of Procurement therefore state that the recommendations in this report offer best value for the Council.

7. Local Government (Access to Information) Act 1985

7.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Larry Ainsworth – Strategic Client Representative on 020 8489 1134.

7.2 This report contains exempt and non exempt information. Exempt information is

is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

8. Strategic Implications

8.1 The works within this phase form part of the overall Decent Homes Programme.
This phase is part of our commitment to commence decent homes works in May 2008.

9. Financial Implications

9.1 This scheme is estimated to cost the amount set out in paragraph 2.3 of Appendix A.

9.2 Provision for this exists within the Decent Homes Budget for 2008/2009.

10. Legal Implications

10.1 See section 5 above

11. Equalities Implications

11.1 The works will ensure that all tenants and leaseholders living throughout the borough will reside in a decent home by the end of this programme of work.

11.2 This improvement will benefit all occupants of the properties, which include disabled, elderly and people from the minority ethnic communities.

12. Consultation

12.1 Homes for Haringey have carried out detailed consultation on this project by a resident meeting and detailed newsletters.

13. Background

13.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003. The objective of the Decent Homes Standard is that every tenanted home should be decent in accordance with the guidelines of the ODPM (now DCLG) by December 2010.

13.2 The Decent Homes Programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.

13.3 Managing and delivering the Decent Homes programme to cost, time and to the expectation of the tenants and residents of Haringey is

paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other Local Authorities/ALMOs.

13.4 On 13th Feb 2007, this committee approved the framework agreements to four Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 96 properties in the South Tottenham area, priced in accordance with the framework agreement.

13.5 The procurement and delivery of the Decent Homes Constructors has been managed by Homes for Haringey under the terms of its management agreement with the Council.

	Number of dwellings in project	
96	Total estimated construction cost (excluding fees) para 2.1 Appendix A	
	Anticipated Contract start on site	16 th June 2008
	Anticipated Contract completion	20 th February 2008
	Contract duration	36 weeks
	Contractor	Apollo London Ltd

14. Agreed Maximum Price

14.1 The Agreed maximum price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.

14.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the PPC2000 (Project Partnering Contract) form of contract. The PPC2000 form of contract was formed from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

14.3 It is designed to allow for a multi party approach by the client, constructor, consultants and specialists to provide a consistent approach to working within a partnering ethos.

14.4 PPC2000 provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

15.0 Proposed Work

15.1 The works will include, where required on an individual basis to achieve Decent Homes Standards, replacement Double Glazed windows, Multilock 'Secure by Design' Front entrance doors, internal rewires/upgrades, kitchen and bathroom refurbishment and roof renewal (flat to pitched)

Type of Dwellings	No. of Units
Medium rise blocks	96

15.2 The properties in this project are located at:

Osman Close, Tewkesbury Close, Moreton Road and Moreton Close N15.

16.0 Leasehold Information

16.1 There are 38 leaseholders in this phase of works and they are as follows:

Osman Close. 2, 9, 12, 15, 16, 20.
Moreton Road. 3, 4, 6, 7, 8, 10, 13, 15, 16, 19, 20, 21, 22.
Tewkesbury Close. 1, 3, 7, 11, 12, 18, 19, 23, 24.
Moreton Close. 2, 6, 10, 11, 13, 17, 18, 19, 20, 22.

17.0 Leasehold Consultation

17.1 Homes for Haringey is conducting formal consultation with every leaseholder in the Borough in order to fulfil the Council's obligations under The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations'). A Notice of Intention to appoint Constructor Partners was sent to leaseholders on the 21st of July 2006. The form and content of the Notice was approved by Mr Jonathan Brock, a leading property law Queen's Counsel, before it was issued. In March last year the LVT awarded the dispensation in respect of the appointment of the Constructor Partners.

18.0 Leasehold Implications

18.1 As a result of applications made under the Right to Buy legislation, there are 38 leaseholders as well as council tenants, living in the properties affected by the works described in this report.

18.2 Under the terms of their lease the 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 recovered by the freeholder through the lessees service charge account.

18.3 In accordance with the Commonhold and Leasehold Regulation 2002, under schedule 3, notice was issued on the 22nd April 2008 to expire on the 21st May 2008.

18.4 The notice will give a description of the proposed works and provided details for the costs of the works. The leaseholder consultation process will not be complete until 30 days after the date of the serving of the Notice. The Legal Service is satisfied that leaseholder consultation has been carried out to date in accordance with the relevant legal requirements.

18.5 The total amount estimated to be recovered from the 38 leaseholders is £451,173.35 detailed in Appendix C.

18.6 The charges to all 38 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works are included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.

18.7 No works will commence on site until completion of the notice period or if there is an outstanding leasehold enquiry as a result of the notice

19.0 Project Management

19.1 Homes for Haringey, managing this contract on behalf of the Council have appointed a project manager to manage the project team. A risk assessment has been carried out and it will be reviewed at the monthly progress meeting.

19.2 The key members of the project team are as follows:

Larry Ainsworth Haringey	Strategic Client Representative – Homes for
Alan Falder/ Richard Dicker	Compliance Team – Potter Raper
Fiona Rodney -	Tenancy Management Officer

20.0 Health and Safety Implications

20.1 All contractors invited to tender have been assessed as competent under the Construction Health and Safety Assessment Scheme

(CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.

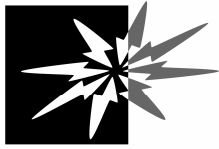
20.2 The Construction (Design and Management) Regulations 2007 apply to this project and the contractor's Construction Phase Health and Safety Plan will be checked and approved by the CDM Co-ordinator before works start on site.

21. Conclusion

21.1 That the procurement committee accept the recommendations outlined in section 3 above.

22. Use of Appendices/Tables/Photographs

Appendices A and C Exempt information



Haringey Council

REPORT TEMPLATE

Agenda item:

[No.]**Procurement Committee****On 15 May 2008**Report Title: **George Lansbury & Elizabeth Blackwell House – Door Entry Works**Forward Plan reference number (if applicable): **(add reference)**Report of: **Niall Bolger, Director of Urban Environment**Wards(s) affected: **Woodside**Report for: **Non-Key Decision****1. Purpose (That is, the decision required)**

1.1 To seek Members' agreement to award the contract for Door Entry works at George Lansbury and Elizabeth Blackwell House

2. Introduction by Cabinet Member (if necessary)

2.1 The existing door entry systems have reached the end of their useful life and cannot be repaired. Various areas of the system have already failed and the term contractor is unable to reinstate facilities including the audio system, tradesman's and visitor entry system. This has meant that the blocks have had to be left unsecured to allow access to trades services and visitors.

3. Recommendations

3.1 That Members agree to award the contract for the above project, as allowed under Contract Standing order (CSO) 11.01 and CSO 11.3 (a), subject to final consideration of any leaseholder observations at the expiry of the second Section 20 Notices which is scheduled to expire on 18 May 2008

3.2 That the Director of Urban Environment approves the award of contract after expiry of the second Section 20 Notice period and the consideration of comments received from leaseholders.

Report Authorised by: **Niall Bolger, Director of Urban Environment**

Contact Officer: **Elena Wilmot, Project Manager**
Tel: 0208 489 1018
Elena.wilmot@homesforharingey.org

4. Comments of the Chief Financial Officer

4.1 The Chief Financial Officer has been consulted and confirms that provision for the scheme, as states in the exempt part of the report, exists in the 2008-09 Building Services budget within the Housing Capital programme; and that the balance of the projected spend for the 2009/2010 financial year will be a first call on resources available in that year.

5. Head of Legal Services Comments

5.1 This report is seeking Members approval to award the contract for Door Entry works at George Lansbury House and Elizabeth Blackwell House.

5.2 Following a tender process in accordance with EU procurement regulations the contractor stated in paragraph 17.1 was appointed the term contractor for door entry maintenance and renewals by the Homes for Haringey Finance and Audit Committee on 30 August 2006.

5.3 As the value exceeds £250,000 the award must be approved by the Procurement Committee in accordance with CSO 11.3.

5.4 The Head of Legal Services confirms that although the statutory consultation period with leaseholders will not have expired by the date of the Committee Meeting (see paragraph 18.4 below), a decision in principal by the Procurement Committee to approve the recommendations in this report 3 days before the expiry of the 30 day leaseholder consultation period will not invalidate the statutory consultation process providing the Council does not execute any agreement or issue any works instructions and works do not commence before the period has expired and proper consideration is given to any further leaseholder observations received before the deadline (18 May 2008). Subject to the proviso, there are no legal reasons preventing Members from approving in principal the recommendation to award the contract as set out in paragraph 3 of this report.

6. Head of Procurement Comments

- 6.1 A term contractor has been appointed following an EU procurement.
- 6.2 The price has been prepared based upon the schedule of rates contained within the document.
- 6.3 Examination by HfH of the price received has demonstrated that the costs have been compiled in accordance with the term contract schedule of rates.
- 6.4 The Head of Procurement therefore supports the recommendations made in paragraph 3 of this report.

7. Local Government (Access to Information) Act 1985

- 7.1 List of Background Documents
 - Quotations provided by term contractor
- 7.2 This report contains exempt and non-exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):
 - (3) Information relating to the financial or business affairs of any particular person (including the authority holding that information).

8. Strategic Implications

- 8.1 The block door entry programme forms part of the overall asset management strategy and the 5 year capital programme that delivers the strategy. The 5 year capital programme report has been agreed with HfH board members and Haringey Council officers.

9. Financial Implications

- 9.1 The scheme is estimated to cost the amount set out in paragraph 5.1 of Appendix A and is projected to be phased as shown in the same paragraph.
- 9.2 Provision for this exists within the Building Services budget within the Housing Capital programme.

10. Legal Implications

- 10.1 See Section 5 above.

11. Equalities Implications

11.1 This improvements will benefit all occupants of the properties, which includes elderly and people from the minority ethnic communities.

12. Consultation

12.1 Homes for Haringey has carried out detailed consultation on this project by a resident meeting and detailed newsletters.

12.2 Upon appointment of the contractor, a meeting will be arranged for the residents to meet the contractor and HfH Project Team so that any concerns can be addressed.

12.3 Statutory consultation with leaseholders is dealt with at paragraph 18.4 below.

13. Background

13.1 The existing door entry systems have reached the end of their useful life and cannot be repaired. Various areas of the system have already failed and the term contractor is unable to reinstate facilities including the audio system, tradesman's and visitor entry system. This has meant that the blocks have had to be left unsecured to allow access to trades services and visitors.

14. Proposed Work

14.1 The work includes the renewal of a digital audio door entry system. The work will also involve the complete rewiring of the system including containment, new entry phone handsets, replacement of the CCTV system and minor refurbishment work to the concierge desk and lobby area (the existing main entrance doors will be retained). The containment system being installed as part of the project has been specifically selected to incorporate both door entry and for the rewiring of the landlord's service works planned later this year. This will negate the need to install separate containment for the rewiring of the landlord's services.

14.2 Number of dwellings in project:

168

Total estimated construction cost (excluding fees) See Para 2.1 of Appendix A

Anticipated contract start on site: 23 June 2008

Anticipated contract completion: 12 August 2008

Contract duration: 12 weeks

14.3 There are 168 dwellings in this project which are made up of the following property types:

Type of Dwellings	No. of units
High rise blocks	168

14.4 The properties in this project are located at:

1-84 Elizabeth Blackwell House, Progress Way, N22

1-84 George Lansbury House, Progress Way, N22

15. Leasehold Information

15.1 There are 28 leasehold properties within this project and these are as follows:-

Elizabeth Blackwell House 3, 20, 22, 27, 33, 36, 45, 54, 55, 57, 68, 72, 75, 76

George Lansbury House 3, 9, 14A, 15, 21, 24, 31, 34, 38, 46, 50, 61, 67, 82

16. Project Management

16.1 Homes for Haringey, managing this contract on behalf of the Council has appointed a project manager to manage the project team. A risk assessment has been carried out and it will be reviewed at the monthly progress meeting.

16.2 The key members of the project team are as follows:

Elena Wilmot	Project Manager – Homes for Haringey
Michael O’Driscoll	Electrical Services Manager – Homes for Haringey
Paul Seward	CDM Co-ordinator – Gardiner & Theobald
Emeka Anyanwu	Tenancy Management Officer – Homes for Haringey

17. Tenders

17.1 Costs for the work have been obtained from Eversafe Security Ltd, the term contractor for door entry maintenance and renewals. This estimate is based on their Schedule of Rates which is part of their tender for the term contract.

18. Leasehold Implications

- 18.1 As a result of applications made under the Right to Buy legislation, there are 28 leaseholders as well as council tenants, living in the properties affected by the works described in this report.
- 18.2 Under the terms of their lease the 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 recovered by the freeholder through the lessees service charge account.
- 18.3 In accordance with the landlord and Tenant Act 1985, the Council as freeholder, has obtained competitive prices, and subject to the Procurement Committee's agreement the Council will award this contract to the lowest tender.
- 18.4 The Housing Service issued the following Section 20 Notice to the leaseholders:
- The Notice of Estimates was issued on 18/04/08. The notice gave a description of the proposed works and provided details of the anticipated cost. The leaseholder consultation process will not be complete until 18/05/08 i.e. 3 days after the date of the Procurement Meeting. Any leaseholder observations received by the date of the meeting will be tabled at the meeting. The Legal Service comments on this at Section 5 above. The Council will have regard to any Leaseholder comments received after the date of the meeting and these will be responded to and work will not start on site until after the expiry of the notices and any request for further information from leaseholders has been addressed.
- 18.5 The total amount estimate to be recovered from 28 leaseholders is detailed in paragraph 4.1 of Appendix A.
- 18.6 The charges to all 28 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works are included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.

19. Health & Safety Implications

- 19.1 All contractors invited to tender are assessed as competent under the Construction Health & Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.
- 19.2 The Construction (Design and Management) Regulations 2007 apply to this Project and the contractor's Construction Phase Health and Safety Plan will be checked and approved by the CDM Co-ordinator before works start on site.

20. Sustainability Implications

- 20.1 The scheme has been carefully designed where possible to allow for minimising waste during the construction and the useful life of the products.
- 20.2 The containment to be installed will be compartmentalised so that both the cables for the door entry and landlords supplies can be contained.
- 20.3 The replacement of the door entry system will reduce the levels of breakdown and this will provide enormous improvements for residents.

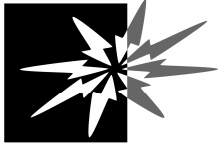
21. Conclusion

- 21.1 That the Procurement Committee accept the recommendations outlined in section 3 above.

22. List of Appendices

- 22.1 **Appendix A** Exempt information

This page is intentionally left blank



Haringey Council

REPORT TEMPLATE

Agenda item:

(No.)

Procurement Committee

On 15th May 2008

Report Title: **Hornsey Decent Homes Works Phase HOPH3**

Forward Plan reference number (if applicable):

Report of: **Niall Bolger, Director of Urban Environment**

Wards(s) affected: **Hornsey**

Report for: **Key Decision**

1. Purpose

1.1 To inform Members that the Decent Homes Programme for Grove House will commence on 2nd June 2008.

2. Introduction by Cabinet Member (if necessary)

2.1 In accordance with our commitment to achieve Decent Homes standards to our homes, properties within this phase have been surveyed and works will include, roof renewal, new kitchens, new bathrooms, boiler replacement, rewire, new front and rear doors and the installation of extractor fans to kitchen and bathrooms.

3. Recommendations

3.1 That members agree to award the contract for the above Project to the contractor named in Appendix A Paragraph 2.1 as allowed under Contract Standing Order (CSO) 11.03.

3.2 That the total Agreed Maximum Price excluding fees as detailed in Paragraph 2.2 of Appendix A be noted.

Report Authorised by: **Niall Bolger, Director of Urban Environment**

Contact Officer: **Pauline Hinds**
Strategic Client Representative
Homes for Haringey, River Park House (6th Floor)
225 High Road. London N22 4HQ
Tel no: 020 8489 1151, email: pauline.hinds@homesforharingey.org

4. Chief Finance Officer Comments

- 4.1 It should be noted that on 13th Feb 2007, this committee approved framework agreements to Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 26 houses in the Hornsey area (para 15.2), priced in accordance with the framework agreement.
- 4.2 Members will be aware that CLG has approved the funding for Decent Homes, totalling £198.5m phased over six years of which £23m has been approved for 2008-09. The cost of this scheme totalling £597k in 2008-09 is included in the schedule for 2008-09 and will be funded from the approved budget. A small amount of fees (£1.4k) is phased to be paid in 2009/10 and will be first call on the Decent Homes funding allocation for that year.

5. Head of Legal Services Comments

- 5.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at Grove House Road (see Appendix A) which is in the Hornsey area of the borough, to the contractor recommended in paragraph 3 of this report.
- 5.2 Cabinet Procurement committee had on 13th February 2007 granted approval to the award of four Decent Homes Constructor Partner Framework Agreements in respect of four areas within the Borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.
- 5.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.
- 5.4 The contractor recommended in Paragraph 3 of this report was awarded the Framework Agreement in respect of the Hornsey area of the borough.
- 5.5 As the value of the contract is above the Council's Key Decision threshold of £500,000, the Council's Arms Length Management Organisation, Homes for Haringey, who undertook the procurement of the contract on behalf of the Council have confirmed that in accordance with CSO 11.04, details of this contract have been included on the Forward Plan (Version 71).

5.6 As the value of the proposed contract exceeds £250,000 the award must be agreed by the Procurement Committee in accordance with CSO 11.3.

5.7 The report states that there are no leaseholders in respect of this phase of works, therefore the requirement to consult leaseholders under Section 20 of the Landlord and tenant act 1985 does not apply.

5.8 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendation as to the award, as set out in paragraph 3 of this report.

6. Head of Procurement Comments

6.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.

6.2 The Client needs ensure that a risk register is in place for the works and are monitored on a regular basis

6.3 An agreed Maximum price has been agreed by the parties prior to start on site in accordance with the process allowed under the form of contract.

6.4 The Head of Procurement therefore state that the recommendations in this report offer best value for the Council.

7. Local Government (Access to Information) Act 1985

7.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Pauline Hinds - Strategic Client Representative on 020 8489 1151.

7.2 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is NOT FOR PUBLICATION. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

8. Strategic Implications

- 8.1 The works within this phase form part of the Decent Homes Programme, which will take place over a duration of 5 years.

9. Financial Implications

- 9.1 This scheme is estimated to cost the amount set out in paragraph 2.3 of Appendix A.
- 9.2 Provision for the main works and fees exists within the Decent Homes Capital Budget for 2008/2009. A small amount of fees is to be paid in 2009/10 and will be met from the Decent Homes allocation for that year.

10. Legal Implications

- 10.1 See section 5 above

11. Equalities Implications

- 11.1 The works will ensure that all tenants and leaseholders living throughout the borough will reside in a decent home by the end of this programme of work.
- 11.2 This improvement will benefit all occupants of the properties, which include disabled, elderly and people from the minority ethnic communities.

12. Consultation

- 12.1 Homes for Haringey have carried out detailed consultation on this project by a resident meeting and detailed newsletters.

13. Background

- 13.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003. The objective of the Decent Homes Standard is that every tenanted home should be decent in accordance with the guidelines of the ODPM (now DCLG) by December 2010.
- 13.2 The Decent Homes Programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.
- 13.3 Managing and delivering the Decent Homes programme to cost, time and to the expectation of the tenants and residents of

Haringey is paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other Local Authorities/ALMOs.

- 13.4 On 13th Feb 2007, this committee approved the framework agreements to four Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 83 properties in the NT area, priced in accordance with the framework agreement.
- 13.5 The procurement and delivery of the Decent Homes Constructors has been managed by Homes for Haringey under the terms of its management agreement with the Council.

Number of dwellings in project	
26	
Total estimated construction cost (excluding fees)	para 2.2Appendix A
Anticipated Contract start on site	2 nd June 2008
Anticipated Contract completion	22 August 2008
Contract duration	12 weeks
Contractor	Wates Construction Ltd

14. Agreed Maximum Price

- 14.1 The Agreed maximum price is based on the schedule of rates contained within the Contractors tender returned on 30th November 2006.
- 14.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the PPC2000 (Project Partnering Contract) form of contract. The PPC2000 form of contract was formed from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.
- 14.3 It is designed to allow for a multi party approach by the client constructor, consultants and specialists to provide a consistent approach to working within a partnering ethos.
- 14.4 PPC2000 provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

15.0 Proposed Work

- 15.1 The works will include, roof renewal, new kitchens, new bathrooms, boiler replacement, rewire, new front and rear doors extractor fans to kitchen and bathrooms.

Type of Dwellings	No. of Units
2/3 bedroom properties	26

15.2 The properties in this project are located at:

Grove House Road N8 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 24, 25, 26, 27, 29, 30, 31, 32

16.0 Leasehold Information

16.1 There are no leaseholders in this phase of works.

17.0 Project Management

17.1 Homes for Haringey, managing this contract on behalf of the Council have appointed a project manager to manage the project team. A risk assessment has been carried out and it will be reviewed at the monthly progress meeting.

17.2 The key members of the project team are as follows:

Pauline Hinds - Strategic Client Representative – Homes for Haringey
Murray Farrant - Compliance Team - Ridge & Partners

18.0 Health and Safety Implications

18.1 All contractors invited to tender have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.

18.2 The Construction (Design and Management) Regulations 2007 apply to this project and the contractor's Construction Phase Health and Safety Plan will be checked and approved by the CDM Co-ordinator before works start on site.

19.0 Sustainability

19.1 The scheme has been carefully designed where possible to allow for minimising waste during the construction and the useful life of the products.

19.2 The existing trunking and conduits will be used to run the new wiring where possible, thereby retaining any equipment which still has a useful life. The new wiring contains an element of copper, a material that can be recycled at the end of its useful life.

19.3 The new wiring will reduce the need for maintenance as testing of the electrical system will only need to be carried out after ten years for dwellings and five years for the landlord's services.

19.4 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings.

19.5 The selected kitchen, Premier, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of twenty years.

19.6 The contractor is registered and complies with the Considerate Constructors Scheme.

20. Conclusion

20.1 That the procurement committee accept the recommendations outlined in section 3 above.

21. Use of Appendices/Tables/Photographs

Appendix A Exempt information

This page is intentionally left blank

Document is exempt

This page is intentionally left blank

Document is exempt

This page is intentionally left blank

Document is exempt

This page is intentionally left blank

Document is exempt

This page is intentionally left blank

Document is exempt

This page is intentionally left blank

Document is exempt

This page is intentionally left blank