



NOTICE OF MEETING

Cabinet Procurement Committee

TUESDAY, 29TH JULY, 2008 at 18:30 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE..

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

AGENDA

1. **APOLOGIES FOR ABSENCE (IF ANY)**
2. **URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13 below. New items of exempt business will be dealt with at item 23 below.

3. **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.

4. **MINUTES (PAGES 1 - 10)**

To confirm and sign the minutes of the meetings of the Procurement Committee held on 24 June and 17 July 2008.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Standing Orders.

6. IP TELEPHONY PROCUREMENT (PAGES 11 - 18)

(Report of the Director of Corporate Resources): To seek approval to award the contract for Project Management support services for design and implementation of the IP Telephony system; for the procurement of the Contact Centre IP (Internet Protocol) Telephony equipment; and to the general procurement approach for sourcing provision of the remaining elements of the IP Telephony system.

7. MARKFIELD PARK LANDSCAPING WORKS (PAGES 19 - 24)

(Report of the Director of Adult, Culture and Community Services): To seek approval to appoint a contractor who has been selected from the framework for landscaping works to Markfield Park.

8. SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 - PHASE ST7 (PAGES 25 - 32)

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Milton Road, Willow Walk, Ben Tillet House, Barker House and Miller House N15.

9. SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 - PHASE ST8 (PAGES 33 - 40)

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

10. WOOD GREEN DECENT HOMES - PHASE WG4 (PAGES 41 - 48)

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Granville Road N22.

11. HORNSEY DECENT HOMES PROGRAMME 2008/09 - PHASE HOPH1 (PAGES 49 - 54)

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Grimshaw Close, Rowlands Close and Newland House.

12. BUILDING SCHOOLS FOR THE FUTURE - FURNITURE, FIXTURES AND EQUIPMENT (FF AND E) CONSULTANT

(Report of the Director of the Children and Young People's Service) To seek approval for the Building Schools for the Future award of contract to a Furniture, Fixtures and equipment consultant. **NOT AVAILABLE AT TIME OF COLLATION**

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at 2 above.

14. 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 6 - 12 which appear earlier on this agenda as well as item 22 below.

15. IP TELEPHONY PROCUREMENT (PAGES 55 - 56)

(Report of the Director of Corporate Resources): To seek approval to award the contract for Project Management support services for design and implementation of the IP Telephony system; for the procurement of the Contact Centre IP (Internet Protocol) Telephony equipment; and to the general procurement approach for sourcing provision of the remaining elements of the IP Telephony system.

16. MARKFIELD PARK LANDSCAPING WORKS AWARD OF CONTRACT (PAGES 57 - 62)

(Report of the Director of Adult, Culture and Community Services): To seek approval to appoint a contractor who has been selected from the framework for landscaping works to Markfield Park.

17. SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST7 (PAGES 63 - 64)

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Milton Road, Willow Walk, Ben Tillet House, Barker House and Miller House N15.

18. SOUTH TOTTENHAM DECENT HOMES PHASE ST8 (PAGES 65 - 66)

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

19. WOOD GREEN DECENT HOMES WORKS PHASE WG4 (PAGES 67 - 68)

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Granville Road N22.

20. HORNSEY DECENT HOMES WORKS HOPH1 (PAGES 69 - 70)

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for Grimshaw Close, Rowlands Close and Newland House.

21. BUILDING SCHOOLS FOR THE FUTURE; FURNITURE, FIXTURES AND EQUIPMENT (FF AND E) CONSULTANT

(Report of the Director of the Children and Young People's Service) To seek approval for the Building Schools for the Future award of contract to a Furniture, Fixtures and equipment consultant. **NOT AVAILABLE AT TIME OF COLLATION**

22. BSF INFORMATION REPORT ON THE MANAGEMENT COSTS OF THE PROGRAMME (PAGES 71 - 88)

(Report of the Director of the Children and Young People's Service): In response to the request made by the Committee on 29 April, to report on the costs of the management of the BSF programme and to highlight the governance and procurement processes which are utilised to ensure appropriate control of programme delivery.

23. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at 2 above.

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Head of Local Democracy
and Member Services
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21 July 2008.

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 24 JUNE 2008**

Councillors *Adje (Chair), *Bevan, *Meehan and *Santry

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC05.	<p>MINUTES (Agenda Item 4)</p> <p>RESOLVED:</p> <p>That the minutes of the meetings held on 29 April, 15 May and 12 June 2008 be approved and signed.</p>	HLDMS
PROC06.	<p>AWARD OF THE CONTRACT FOR AN ICT MANAGED SERVICES PROVIDER FOR THE BUILDING SCHOOLS FOR THE FUTURE PROGRAMME (Report of the Director of the Children and Young People's Service - Agenda Item 6)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>Arising from our consideration of this matter, clarification was sought of whether or not there had been any developments in relation to the Department for Children, Schools and Families (DCSF) revised policy regarding the financing of the Council's Building Schools for the Future (BSF) cash flow as reported to our meeting on 12 June, vide Minute PROC.02. Clarification was also sought of whether or not the Council's Strategy for Change (2) submission had yet been approved as it might result in additional resources for the BSF programme. Officers present at the meeting were not able to respond and Councillor Meehan indicated that he would pursue these matters further with the DCSF through the Council's Chief Executive in the first instance.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That it be noted that - <ul style="list-style-type: none"> • the purpose of the procurement was to let a contract to a single supplier to provide a solution to supply and install all the required ICT equipment, software and networks for secondary schools in the Borough and provide a full Managed Service, maintenance and associated services for a minimum period of 5 years. • following an extensive Competitive Dialogue, run under the EU Public Contract Regulations 2006, final bids had been received 	

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	<p>from two bidders.</p> <ul style="list-style-type: none"> the evaluation process that had been undertaken, resulted in a Preferred Bidder being identified. <p>2. That, in accordance with Contract Standing Order 11.01, approval be granted to the award of contract for the ICT Managed Service Provider under the Building Schools for the Future Programme to RM Education plc in the total sum set out in the appendix to the interleaved report.</p>	DCYPS
<p>PROC07.</p>	<p>IT SERVICES SPECIALIST TRAINING FRAMEWORK AGREEMENTS (Report of the Director of Corporate Resources - Agenda Item 7)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>Disappointment was expressed that despite 11 Pre-Qualification Questionnaires (PQQs) having been sent out in response to requests received only 3 completed forms had been returned one of which had not satisfied the assessment criteria. Whilst we noted that IT Training for the range of Haringey related products and systems was a niche market we were concerned that some of the PQQ assessment criteria in particular in relation to financial status/liability might need to be reviewed and we asked that officers provide us with details of the range of contract values vis a vis the level of insurance cover required.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> That in accordance with Contract Standing Order 11.01, approval be granted to the award of the IT Services Specialist Training Framework to Premier and to QA-IQ on the basis of the rates set out in the Appendix to the interleaved report. That the agreements be awarded for a period of three years with an option to extend for two further years on the basis detailed in the interleaved report. 	<p>HPr</p> <p>DCS</p> <p>DCS</p>
<p>PROC08.</p>	<p>AWARD OF RESIDENTIAL MENTAL HEALTH BLOCK CONTRACT (Report of the Director of Adult, Culture and Community Services - Agenda Item 8)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>RESOLVED:</p>	

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	<p>1. That, in accordance with Contract Standing Order 11, approval be granted to the award of the contract for the provision of residential services for people with mental health problems to Tulip Mental Health Group on the terms set out in the Appendix to the interleaved report.</p> <p>2. That contract be awarded for a period of 3 years from 1 July 2008 with a provision to extend in one or more phases for a total of up to 2 years.</p>	<p>DACCS</p> <p>DACCS</p>
<p>PROC09.</p>	<p>SHELTERED HOUSING AND SUPPORTED HOUSING SERVICES FOR OLDER PEOPLE (Report of the Director of Adult, Culture and Community Services - Agenda Item 9)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>We noted that Hornsey Housing Trust, London & Quadrant Housing Trust and LBH Adult Care Services appeared twice in the list of Providers because each of them provided both sheltered housing and floating support services for older people.</p> <p>We also noted that the Supporting People Partnership Board and the Director for Adults Cultural and Community Services were consulting with all statutory partners and non statutory stakeholders, on the medium to long term funding priorities for Haringey's Supporting People programme and that it was planned to present options and proposals to the Cabinet in the autumn of 2008, as part of the Pre-Business Planning process for 2009/10. It was for this reason that a contract for one year only was being sought, with the option to extend for a further 12 months. We asked that the officers ensure that the draft options and proposals paper be supplied as soon as possible to the Leader for consultation with his Member colleagues on the Council.</p> <p>RESOLVED:</p> <p>1. That in accordance with Contract Standing Order 7.03 d) approval be granted to a waiver of Contract Standing Order 6.05 (Requirement to Tender) in respect of the award of the short term Supporting People contracts for the provision of sheltered housing and supported housing services for older people.</p> <p>2. That, in accordance with Contract Standing Order 11, approval be granted to the award of new short term contracts to the following providers of existing sheltered housing and housing related support services for older people, where the Borough's quality, performance, cost and strategic thresholds and requirements had been met on the terms set out in the Appendix to the interleaved</p>	<p>DACCS/ ACE- PPPC</p> <p>DACCS</p> <p>DACCS</p>

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	<p>report -</p> <p>Provider Abbeyfield Muswell Hill Anchor Trust Asra Greater London Christian Action EPIC Trust Hanover HA (Drapers Co) Haringey NHS Primary Care Trust Hill Homes Hornsey Housing Trust Hornsey Housing Trust London & Quadrant Housing Trust London & Quadrant Housing Trust Metropolitan Support Trust Methodist Homes HA Novas Scarman Presentation HA Sanctuary HA Servite Homes Cypriot Elderly & Disabled Group Haringey Chinese Community Centre Haringey Irish Community Centre Haringey Somali Carers Trust</p> <p>Internal services LBH Adult Care Housing LBH Adult Care Housing LBH Community Alarms LBH Supported Housing</p> <p>3. That the contracts be awarded for one year with the option to extend for a further 12 months.</p>	DACCS
PROC10.	<p>NORTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 - PHASE NT5 (Report of the Director of Urban Environment - Agenda Item 10)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>An updated version of the report was tabled which set out observations, if any, received from leaseholders during the consultation period.</p> <p>In response to a question about leaseholder contributions and, in particular, the periods over which payments were allowed, we were informed that a report on Service Improvement Initiatives for Leaseholders which included amongst other things suggestions for extending repayment options to leaseholders for rechargeable major</p>	

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	<p>works was in the course of preparation. We asked that the officers ensure that the draft options paper be supplied as soon as possible to the Leader for consultation with his Member colleagues on the Council.</p> <p>It having been confirmed that provision for digital satellite installation was included in the works we asked that officers ensure that this was included in future works specifications as appropriate.</p> <p>In response to a further question about removal of metal doors and frames, we were advised that this work was carried out as part of the specification but the doors and frames concerned could not be taken away because they belonged to the tenants who had fitted them. Concern having been expressed about the possible re-installation of metal doors and frames, we asked that officers take up with Homes for Haringey the need for letters to be sent to tenants concerning contraventions of the fire regulations and the need for estate management staff to monitor for possible infringements.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11, approval be granted to the award of the contract for Phase NT5 of the North Tottenham Decent Homes Programme for the deferred priority projects at White Hart Lane, Nursery Street, Queens Street, Gavin House, Broadwater Road and Altair Close, N17 to Lovell Partnership Ltd. for the Agreed Maximum Price (excluding fees) set out in the Appendix to the interleaved report. 2. That the Compliance Team fees and the total Agreed Maximum Price (including fees) as detailed in the Appendix be approved. 	<p>DUE</p> <p>DUE</p> <p>DUE</p> <p>DUE</p> <p>DUE</p>
<p>PROC11.</p>	<p>SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 - PHASES ST5 (Report of the Director of Urban Environment - Agenda Item 11)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>An updated version of the report was tabled which set out observations, if any, received from leaseholders during the consultation period.</p> <p>In response to a question, it was confirmed that all the roofs involved in this Phase were pitched and that some needed only minimal repairs.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11, approval 	<p>DUE</p>

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	<p>be granted to the award of the contract for Phase ST5 of the South Tottenham Decent Homes Programme for Saltram Close, N15 to Apollo Group Ltd. for the Agreed Maximum Price (excluding fees) set out in the Appendix to the interleaved report.</p> <p>2. That the Compliance Team fees and the total Agreed Maximum Price (including fees) as detailed in the Appendix be approved.</p>	DUE
PROC12.	<p>SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST6 (Report of the Director of Urban Environment - Agenda Item 12)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>An updated version of the report was tabled which set out observations, if any, received from leaseholders during the consultation period and also of a variation to the works required in ST6.</p> <p>We noted that both blocks in this project currently had flat roofs and that because of the design/configuration of 68-79 Remington Road the building would not accept a pitched roof and was to be replaced with a new flat roof while the roof to the other block required no work.</p> <p>We also noted that the charges to leaseholders were limited to the estimates contained in their Offer Notices and that the total estimated amount to be recovered was £52,326.96. We asked that officers provide us with a breakdown of what the actual cost to leaseholders would have otherwise have been had it not been restricted by the Offer Notices.</p> <p>RESOLVED:</p> <p>1. That, in accordance with Contract Standing Order 11, approval be granted to the award of the contract for Phase ST6 of the South Tottenham Decent Homes Programme for 268 – 306 Tiverton Road and 68 – 79 Remington Road N15 to Apollo Group Ltd. for the Agreed Maximum Price (excluding fees) set out in the Appendix to the interleaved report.</p> <p>2. That the Compliance Team fees and the total Agreed Maximum Price (including fees) as detailed in the Appendix be approved.</p>	<p>DUE</p> <p>DUE</p> <p>DUE</p>
PROC13.	<p>WOOD GREEN DECENT HOMES WORKS PHASE WG4 (Report of the Director of Urban Environment - Agenda Item 13)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and</p>	

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	<p>public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11, approval be granted to the award of the contract for Phase WG4 of the Wood Green Decent Homes Programme for Oak Avenue (2) N17 to Mulalley & Company Ltd. for the Agreed Maximum Price (excluding fees) set out in the Appendix to the interleaved report. 2. That the Compliance Team fees and the total Agreed Maximum Price (including fees) as detailed in the Appendix be approved. 	<p>DUE</p> <p>DUE</p>
<p>PROC14.</p>	<p>WOOD GREEN DECENT HOMES WORKS PHASE WG5 (Report of the Director of Urban Environment - Agenda Item 14)</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11, approval be granted to the award of the contract for Phase WG5 of the Wood Green Decent Homes Programme for Barkham Road N17 to Mulalley & Company Ltd. for the Agreed Maximum Price (excluding fees) set out in the Appendix to the interleaved report. 2. That the Compliance Team fees and the total Agreed Maximum Price (including fees) as detailed in the Appendix be approved. 	<p>DUE</p> <p>DUE</p>

CHARLES ADJE
Chair

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**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
THURSDAY, 17 JULY 2008**

Councillors *Adje (Chair), *Bevan, *Meehan and *Santry.

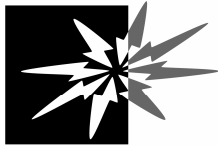
*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC01.	<p>BUILDING SCHOOLS FOR THE FUTURE (BSF): AWARD OF A PRE-CONSTRUCTION AGREEMENT FOR HORNSEY SCHOOL FOR GIRLS (Report of the Director of the Children and Young People's Service - Agenda Item 4)</p>	
	<p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>We noted that pursuant to Minute PROC.2 Councillor Bevan had been given a briefing on Building Schools for the Future (BSF) programme.</p> <p>It having been confirmed that the Constructor Partner to whom it was recommended that the pre-construction contract be awarded had already been awarded other BSF programme contracts as well as Decent Homes procurement programme contracts, concern was expressed about the danger of Constructor Partners exceeding their capacity. We were informed that rules restricting contract awards to a given percentage of individual contractor's turnover were applied and that the Head of Procurement monitored these rules. We asked that future reports which recommended BSF contract awards include a list of all previous awards made as part of this programme.</p> <p>We also asked to be supplied with a briefing note of all contract awards made to date as part of both the BSF and Decent Homes procurement programmes.</p> <p>Clarification was sought of the funding issue in relation to the Department for Children, Schools and Families (DCSF) position regarding the financing of the Council's Building Schools for the Future (BSF) cash flow. We noted that the DCSF's position remained that no future grant payments would be made until the BSF Final Business Case (FBC) was approved. However, the BSF team were working closely with Partnerships for Schools (PFS) to resolve any potential snags in the FBC before it was submitted to the DCSF. The anticipated date of submission was late July but if PFS posed further questions this might slip to early August. Informal indications were that it would then take about 3 weeks for formal DCSF approval to be obtained.</p>	<p>DCYPS</p> <p>HPr</p>

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	<p>We asked that the BSF Programme Director provide Members of our Committee and the Council's Chief Executive with a briefing note on the funding position as a matter of urgency.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 11.01, approval be granted to the award of the pre-construction agreement for Hornsey Schools for Girls to Apollo London Ltd for a pre construction fee of £164,460.</p>	<p>DCYPS</p> <p>DCYPS</p>
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CHARLES ADJE
Chair



Haringey Council

Agenda item:

[No.]**Procurement Committee****On July 29th 2008**Report Title: **IP Telephony Procurement**

Forward Plan reference number (if applicable):

Report of: **Director of Corporate Resources**Wards(s) affected: **None**Report for: **Key Decision****1. Purpose**

- 1.1 To seek approval to award the contract for Project Management support services for design and implementation of the IP Telephony system.
- 1.2 To seek approval to award the contract for the procurement of the Contact Centre IP (Internet Protocol) Telephony equipment.
- 1.3 To seek approval of the general procurement approach for sourcing provision of the remaining elements of the IP Telephony system.

2. Introduction by Cabinet Member (if necessary)

- 2.1 The Council's Telephony system is due for replacement to enable business continuity and to ensure that we continue to serve the residents of the Borough and other clients, through the provision of a robust and effective telephony system.
- 2.2 Whilst commending the recommendations for approval, officers must ensure that the Council's interest is protected from a service level point and that the exit strategy is deliverable.

3. Recommendations

- 3.1 That Members agree the award of the contract for Project Management support services for design and implementation of the IP Telephony system to the Service Provider stated in Appendix 1A, paragraph 15.1.2;
- 3.2 That Members agree the award of the contract for the procurement of the Contact Centre IP (Internet Protocol) Telephony equipment to the Service Provider stated in Appendix 1A, paragraph 15.1.2;

3.3 That Members approve as a general procurement approach for sourcing provision of the remaining elements of the IP Telephony system that further call off contracts be awarded under an Eastern Shires Purchasing Organisation (“ESPO”) framework agreement where this provides overall best value for money as outlined in this report.

Report Authorised by: **Julie Parker – Director of Corporate Resources**

Signed

Contact Officer: **Rod Murray, IT Operations Manager, IT Services, 3rd floor River Park House, x3331.**

4. Chief Finance Officer Comments

4.1 The Chief Financial officer has been consulted over the contents of this report and concurs that £1.250m has been allocated to fund this project by Cabinet when it considered the overall capital programme and further more by the Corporate Prioritisation Board in May 2008, endorsed by the Lead Member for Resources.

4.2 The profiled spend for this project is still to be fully firmed up but as highlighted in paragraph 9.2 it is likely to span 2008/09 (£250k) & 2009/10 (£1,000k).

4.3 The proposed procurement and implementation of the proposed system via the recommended service provider appears to offer best value for the authority and should also minimise the risks associated with implementing a project of this complexity. The capital investment will also enable the Council to build in increased resilience and respond to developing demands and should enable significant revenue efficiencies to be delivered.

5. Head of Legal Services Comments

5.1 This report is recommending that Members agree to award two contracts to the service provider named in App. 1A. One contract, for project management support services, is valued below the EU threshold for services (£139,893). The contract value is set out in a table at 15.1.1 in App. 1A (see Technical Resources). There is therefore no requirement to tender it in the EU. The value of the second contract, for supply of contact centre telephony equipment, is as set out in the same table in App. 1A. It is above the EU threshold for goods (£139,893) and would normally be subject to EU tendering.

5.2 However, the report is recommending that these contracts should be procured using a framework agreement set up by the Eastern Shires Purchasing Organisation (ESPO), a consortium of local authorities. This is a central purchasing body (“CPB”) as defined under the Public Contract Regulations 2006 (“PCR”). Reg. 22 of the PCR allows local authorities to buy goods or services through a CPB. Once the CPB’s procurement arrangements are compliant with EU requirements, a purchase by the local authority through the CPB is also deemed EU compliant.

5.3 ESPO has set up a framework agreement using a tendering process which it has certified as EU compliant. The award by the Council of call off contracts under this framework is therefore EU compliant as it is a purchase through a CPB using an EU

compliant procedure.

5.4 Under Contract Standing Order 6.09(b), where the Council procures goods or services by selecting a contractor from a framework set up by a public sector body in accordance with EU rules, CSO do not apply except that the contract award must still be made in accordance with usual CSO award procedures.

5.5 As the contract for contact centre telephony equipment exceeds £250,000, the award of this contract must be made by Cabinet Procurement Committee under CSO 11.03. This says that Cabinet must award all contracts over this value. The Committee may also award the contract for management support services.

5.6 Provided that further call offs under the ESPO framework agreement to procure the remaining IP Telephony project phases continue to be done on a best value basis within the ESPO framework terms, there is no legal reason preventing further use of this procurement approach.

5.7 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendations in paragraph 3 of this report.

6. Head of Corporate Procurement Comments

6.1 Contract management systems are established both at ESPO and within the Council and these will enable the Council to minimise any risk of non compliance.

6.2 The recommendation is in line with the procurement Code of Practice.

6.3 The use of the framework agreements is an efficient procurement process and the identified supplier represents value for money Council as benchmarked against the average prices on the framework agreements.

6.4 This recommendation minimises risk to the Council as the framework has been let through an EU compliant tendering process.

7. Local Government (Access to Information) Act 1985

7.1 This report contains exempt and non-exempt information. Exempt information is contained in Appendix 1A 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).

7.2 Background papers:

- IP Telephony Business Case
- Letter from technology manufacturer confirming pricing policy
- Gold Partner Accreditation
- ESPO Framework Agreement background and operating procedures

8 Strategic Implications

- 8.1 The implementation of IP Telephony is an enabling project for the Smart Working Stream of the Achieving Excellence Programme. It has already been used in pilot mode for home-workers. It allows staff to keep their original office extension numbers, when working at home or in the Council offices, and calls to and from the Council are free.

9 Financial Implications

- 9.1 The capital programme includes £1,250,000 for this project, this will be spread over 2008/09 and 2009/10.

10 Legal Implications

- 10.1 It is proposed to procure the elements of the IP Telephony project by using the ESPO Framework Agreement for IT Hardware and Associated Services where this provides overall best value for money. Use of this framework agreement complies with EU procurement rules and with the Council's Contract Standing Orders.. This Framework was competed very recently as it commenced on 1st May 2008 and runs for two years with the option to extend for a further two years.
- 10.2 The Terms and Conditions for this Framework Agreement include obligations around performance, quality, legal compliance, liquidated damages, licence to use software (where appropriate), insurance cover (£10M each for Public Liability, Product Liability and Employer's Liability and £5M for Professional Indemnity insurance which provide higher cover overall than Haringey's standard requirements), termination, IPR, invoicing and acceptance procedures and other conditions are comparable to those that would be used in a standard Haringey contract.
- 10.3 ESPO monitors the overall progress and performance of contractors and the Framework Agreement includes a monitoring form for feedback to be given to ESPO.

11 Equalities Implications

- 11.1 The IP Telephony system supports both the home and flexible working initiatives in the Achieving Excellence Programme.

12 Consultation

- 12.1 The IP Telephony project has been subject to internal consultation at the Corporate Prioritisation Board, the Information and Knowledge Management Stream Board as well as the Smart Working Stream Board.
- 12.2 The Project is being governed by the Achieving Excellence Programme, within the Smart Working Stream, and in accordance with the Council's Project Management Framework (PMF).

13 Background

- 13.1 The Council's data network is based on technology provided by the worldwide leader in networking the Internet. When considering the replacement of the existing telephone system to one which was IP (Internet Protocol) based, it was the considered opinion that the same technology base as the data network should be selected, because: -
- Compatibility and integration issues are removed or minimised.
 - future interoperability of both the IP Telephony and data network environments can be ensured.

- There is an extensive product range based on this technology that meets and exceeds the Council's needs.
- IT Services and the current network service provider's staff are already trained in working with this technology and these products and solutions, and so training costs and time will be reduced.
- The BSF (Building Schools of the Future) bidders are also proposing solutions based on the same technology, and so later integration with schools will be simplified.

The equipment replaces the existing telephone system that has exceeded its planned 10 year lifespan as reported in the Corporate Services Sub-Committee of 11th September 1997. The manufacturer of the underlying technology on which the data network and proposed IP Telephony solution is based provides its technology through an indirect model, using resellers and partners to sell their products. The recommended IP Telephony service provider has Gold Partner accreditation with the manufacturer and is in Category 2 (ICT Network Solutions) and Category 10 (Managed ICT Service Provision) of the ESPO Framework Agreement.

- 13.2 The prices offered will be market tested periodically to ensure their margins are in line with other competitors.
- 13.3 It is proposed that overall project delivery will be set out in several phases and that all the phases will be procured by accessing the ESPO Framework Agreement for IT Hardware and Associated Services in accordance with the Framework Terms and Conditions referred to in paragraph 10. However, each phase will be procured as a separate call-off under this framework agreement at the appropriate times, rather than one large procurement called off in one go. Each phase will have an output specification detailing the services to be provided and the required equipment to support that service.
- 13.4 The value of the majority of the phases will be below £250K so Director approval will be sought for these orders. The exception to this is the Contact Centre IP Telephony equipment phase which requires Procurement Committee award approval as it is valued above £250K. Approval is therefore sought in this report for the award of this contract by way of call off under the ESPO framework agreement as well as for the Project Management support services which will be needed early in the project.
- 13.5 Based on the output specifications for the Contact Centre and for the Project Management services the service provider referred to in Appendix 1A, paragraph 15.1.2 has been identified as best able to provide best value for money amongst the service providers on the ESPO framework referred to in paragraph 13.6. The overall indicative list of project hours and equipment is detailed in table Budget in Appendix 1A.
- 13.6 The project has considered the return on investment of moving to the new IP telephony solution. Based on the current data available it is envisaged that the capital funds used for the project will be recovered by revenue savings in a period of 5 years. The detail of these revenue savings are detailed in table ROI in Appendix 1A.

- 13.7 The project will be managed under the Council's Project Management Framework (PMF) and report to the Smart Working Stream Board, part of the Achieving Excellence Programme.
- 13.8 Implementation resources will be minimised as the project will be undertaken predominantly by IT Services and the service provider's existing on-site staff. This will help ensure that the implemented solution is sustainable and well understood by the team who will manage it going forward.
- 13.9 The recommended service provider is also the Council's network service provider and, as such, has recently been confirmed to remain so for a further 3 years after successfully completing the initial 2 year period.
- 13.10 Recent changes within the Council, such as setting up the Home for Haringey Control Centre has exhausted any spare ACD (Automatic Call Distribution) licences. Ericsson has made the current ACD system end of life and so the Council is unable to procure additions.
- 13.11 The Council however, is looking to extend various service areas that need the ACD functionality, but are unable to due to the inability to procure additional licences, driving a need to provide an alternate solution rapidly.

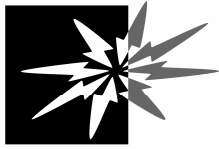
14 Conclusion

- 14.1 The Council has a number of burgeoning requirements to extend its telephony services and improve its resilience and disaster recovery capabilities.
- 14.2 Therefore, it is recommended that Members approve the immediate award to the service provider named in Appendix 1A, paragraph 15.1.2, of two contracts namely: 1) the contract for the Project Management support services for design and implementation of the IP Telephony system; and 2) the contract for provision of the Contact Centre IP (Internet Protocol) Telephony equipment.
- 14.3 It is also recommended that the Council utilise the existing ESPO Framework Agreement for IT Hardware and Associated Services to procure the remaining phases of the project. This would minimise the procurement effort whilst complying with Contract Standing Orders and EU Procurement Regulations. It would also deliver cost savings and lower risks in the project delivery and provide a more sustainable solution.

15 Use of Appendices / Tables / Photographs

- 15.1 Appendix 1A: 15.1.1 Budget
- 15.1.2 Extract of Supplier's Schedule of Rates
- 15.1.3 Return on Investment

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Haringey Council

Agenda item:

[No.]**Procurement Committee****On 29th July 2008**

Report Title: Markfield Park landscaping works

Forward Plan reference number (if applicable):

Report of: **Director of Adult, Culture and Community Services**Wards(s) affected: **Seven Sisters**Report for: **Key Decision****1. Purpose (That is, the decision required)**

1.1 This report is seeking Member approval to appoint a contractor that has been selected through a competitive tendering process from three contractors on Haringey's approved list for the landscape improvement works in Markfield Park. The contractor and value of the contract is named in section 5 of appendix A of this report.

2. Introduction by Cabinet Member (if necessary)

- 2.1 Through this report I am asking my colleagues to agree to award a contract for the landscape improvement works in Markfield Park.
- 2.2 This project has received funding from the Heritage Lottery Fund and benefits from partnership funding from Haringey's capital resources, therefore representing excellent value for money for the Council.
- 2.3 The eventual aim for the site is to obtain a Green Flag award in 2010 and these works will contribute towards that.
- 2.4 I therefore recommend to my colleagues that the works in this year are approved for Markfield Park.

3. Recommendations

3.1 That the contract is awarded to the contractor recommended in section 5 of appendix A, who submitted the lowest fixed price tender which is considered to represent the best value for money and is considered to be satisfactory as the basis for awarding them a contract.

Report Authorised by: **Mun Thong Phung**
Director of Adult, Culture and Community Services

Contact Officer: **Paul Ely 5690 / Jan Wilson 5717**

4. Chief Financial Officer Comments

- 4.1 The recommendation is in line with the Council's Contract Standing Orders.
- 4.2 Provision has been made in the capital programme of £525k from Haringey's resources as a contribution towards the cost of regeneration of Markfield Park; total funding available is £3,613,550.
- 4.3 After allowing for works outside the main landscape contract, the sum available for landscaping is £1,000,976. Tight project management will be necessary to ensure costs are contained within available funding.

5. Head of Legal Services Comments

- 5.1 The value of the landscaping contract which this report relates to is below the threshold requiring works contracts to be advertised in the Official Journal of the European Union.
- 5.2 Adult, Culture and Community Services have followed the tender process prescribed by CSO's (CSO 8.03 (e) use of approved list).
- 5.3 As stated above at paragraph 3.1 of this report it is proposed to award the contract on the basis of the lowest price which is considered to represent the best value for money.
- 5.4 Under Contract Standing Order 11.01 (a) contracts can be awarded on the basis of the lowest price.
- 5.5 Subject to CSO 11.04, under CSO 11.03, contracts valued over £250,000 may only be awarded by the Cabinet.
- 5.6 CSO 11.04 provides that the award of any contract valued over £500,000 is a key decision and must be in the Council's Forward Plan. The landscaping work in Markfield Park is recorded in Version 74 of the forward plan.
- 5.7 The Head of Legal Services sees no legal reasons preventing Members from approving the recommendations set out in this report.

6. Head of Procurement Comments (to be added only if the report is progressing to Procurement Committee or if the report requires this information)

- 6.1 A tender was competitively sought in accordance with standing orders and the Consultant Quantity Surveyor recommends this as best value for money.
- 6.2 The original tender has been reduced by the omissions of provisional sums to contain with the overall project budget.
- 6.3 In summary, this procurement has been appropriately undertaken and the Head of Procurement supports the recommendation made to Members to appoint the

contractor as named at Appendix A and for the price detailed in section 5 of appendix A.

7. Local Government (Access to Information) Act 1985

7.1 List of background documents

- Heritage Lottery Fund application made by Recreation Services in September 2007.
- Management plan produced by Recreation Services in September 2007.
- Training plan produced by Recreation Services in September 2007.
- Audience Development Plan produced and revised by Recreation Services in March 2008.
- Park masterplan for the park produced by Chris Blandford Associates in September 2007.
- Conservation Statement produced by Chris Blandford Associates in September 2006.
- Buildings masterplan produced by Dearle and Henderson in September 2006.
- DCLG funding application made by Recreation Services in November 2005.

7.2 Reasons for exemption -

This report contains details of framework contractors and their tender return prices for the contract.

8. Strategic Implications

8.1 In February 2006, the DCLG awarded £1 million for the regeneration of Markfield Park through their GAF 2 programme. This programme released funds in support of new housing and to upgrade the community facilities around them. In the case of Markfield Park, the proposed new housing occupants of Tottenham Hale would use Markfield Park as their local park and therefore the funds were released for its upgrade. The £1 million acted as a catalyst for change for Markfield and allowed Recreation Services to bid for additional sources of money through using the initial GAF monies as match funding.

8.2 Haringey aims to be one of London's Greenest boroughs. The Council is committed to the continual improvement and enhancement of the natural environment ensuring the long term sustainability of our parks and open spaces. One of the Local Area Agreement targets includes the obtaining of 12 parks with Green Flag status by 2010. Markfield has been identified as one of these sites. A Green Flag application for Markfield Park will be submitted in 2010.

8.3 There is an extensive programme of work to be implemented this year including the main landscaping works for the park (estimated at £1.1 million), improvement works to the Museum and Markfield Project (estimated at £453,000) and the refurbishment of the sports pavilion (estimated at £414,000).

8.4 For Recreation Services the project has the potential to contribute to a number of Haringey Strategic Partnership (HSP) objectives for the Wellbeing and Better Places themes. These are:

- Park benefit;
- Training / Employment benefit;
- Community assets benefit;
- Community benefit.
- Improved satisfaction with your local area as a place to live;
- Quality of surroundings - increase in number of green flag award parks
- Increase in numbers volunteering;
- More residents who feel that their local area is a place where people from different backgrounds get on well together.

9. Financial Implications

9.1 The full cost of the regeneration of Markfield Park is £3,613,550 and funding has been secured from various sources. The breakdown of the funding is as follows -

£1 million from the DCLG

£1,502,900 Heritage Lottery Fund (HLF)

£525,000 Haringey capital resources

£110,000 Big Lottery Fund borough play allocation

£328,000 Football Foundation

£147,650 Insurance monies from the fire at Crowland Primary School

9.2 The confirmed or current estimated cost for works outside the main landscape contract is £2,612,574.

This is broken down as follows –

Playground (confirmed)	£222,000
Café (estimated)	£470,000
Old Moselle Brook (confirmed)	£154,781
Museum and Markfield Project building works (estimated)	£453,000
Pavilion refurbishment (estimated)	£414,000
Additional landscaping works (estimated)	£250,000
Fees / surveys incurred to date (confirmed)	£482,545
Fees for outstanding work elements (estimated)	£166,248
TOTAL	£2,612,574

9.3 Funding therefore available for this contract is £1,000,976. This is broken down on fees (£42,805) and works (£958,171).

9.4 The lowest tender, when arithmetical errors are included, is £1,116,764. In order to remain within the available funding, a saving of £158,593 is required. This will be achieved by the omission of the majority of the provisional sum items which in total amount to £158,698 (including overheads, profit and contingency).

9.5 In addition, there are a number of items currently reported in the tender report as being either assumptions or qualifications to the contractors tender. These will be

managed as part of the contract sums. The cost of these will either be met through using the contingency or further exclusion of provisional sums, or both.

9.6 At this stage, Officers have not been able to clarify any cost implications arising out of the assumptions and qualifications from the preferred contractors tender. We are also awaiting confirmation from our HLF Monitor that they will approve the removal of all the provisional sum items. In the event that there are cost implications arising from one or both of these sources, these will be managed within the overall contract sum through value engineering.

9.7 Approval is being sought from Procurement Committee to award the contract to the contractor named in Appendix A of this report. The tender includes a 5% sum for contingency. This amounts to £41,474 (after the removal of the provisional sums).

9.8 The main landscaping works are scheduled to take place over 26 weeks between late September 2008 and April 2009.

10. Legal Implications

10.1 The park is owned and managed by Recreation Services and will continue to be in the future. These works are improving the Council's asset.

11. Equalities Implications

11.1 The contractors on Haringey's framework all comply with the Council's criteria for Equalities.

11.2 Markfield Park is located in super output area E01002052. The total population of this area is 1628 and the number of people who are economically active (age 16 – 74) is 1037. 26.3% of the population work full time and 7.1% are unemployed. 36% of the population have no qualifications. On the basis of declared ethnic origin, the largest communities are White: British (45.3%) and White: Other (16.8%) categories. The other significant population in the ethnic mix is Black or Black British: African at 7.4%. The Jewish religion is the most widely practiced in the area with a total of 33.7% of the population. The masterplan for the Park has been very widely consulted on and reflects the views of all sections of the community.

11.3 When the works are complete the park will have better access for disabled users.

12. Consultation

12.1 All the designs for the park have been subject to public consultation with local residents, schools and the Friends of Markfield Park. The local community and numerous local organisations are all in full support of the plans.

12.2 The views and aspirations of approximately 700 local people on Markfield Park have been ascertained over the last 3 years. This has allowed us to build up a good picture of who is using the park and who is not. The comments we got throughout the consultations were mainly similar in content, for example the need for toilets, a better

playground, and a café. These comments then formed the basis of the design brief for the park.

13. Background

13.1 The Council has had aspirations to improve Markfield Park for many years but until now, it has not been possible because the funding has not been available.

13.2 An independent park audit carried out by Ken McAnespie Leisure and Marketing Consultants, ranked Markfield Park as the worst in the borough in both 2003 and 2005. The park had an overall score for quality of 20% in both years.

13.3 2008/09 is year 3 of a 4 year project. Construction started last year on site with the new playground, café and drainage works. The landscaping works and the building works which will be a separate Procurement Committee report at a later date, are the final large scale works in the park.

13.4 The project will transform Markfield Park by carrying out a full programme of landscape improvement works. The detail of these works can be seen in Appendix B.

14. Conclusion

14.1 This report seeks to obtain Member approval to appoint a contractor that has been selected from Haringey's approved list for the landscaping improvement works in Markfield Park. The contractor and value of the contract is named in section 5 of appendix A of this report.

15. Use of Appendices / Tables / Photographs

15.1 Appendix A – Tender report

15.2 Appendix B – Detail of landscape work elements



Haringey Council

REPORT TEMPLATE

Agenda item:

DisplayText

Procurement Committee

On 29th July 2008

Report Title: **South Tottenham Decent Homes Works Phase ST7.**

Forward Plan reference number (if applicable):

Report of: **Niall Bolger, Director of Urban Environment**Wards(s) affected: **West Green**Report for: **Key Decision****1. Purpose**

- 1.1 To inform Members that the Decent Homes Programme for Milton Road, Barker House, Miller House, Willow Walk and Ben Tillet House N15 will commence on the 4th August 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, roof repair/renewal, smoke detectors, asbestos removal, digital satellite installation and external redecoration.

3.0 Recommendations

- 3.1 That Members agree to award the contract for the above Project to the contractor named in Appendix A2.1, as allowed under Contract Standing Order (CSO) 11.03.
- 3.2 That the total Agreed Maximum Price excluding fees as detailed in Para 2.2 of Appendix A be noted

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

4.0 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 102 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. The currently approved capital budget provision for 2008/09 is £27.548m. This scheme is included in the schedule for 2008-09 and will be funded from this budget.

5.0 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 102 properties in the South Tottenham area (*details of which are set out in Paragraph 15.2, below*), 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.
- 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 a decision in principle by the Procurement Committee to approve the recommendations in this report 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 statutory consultation period has expired and proper consideration is given to any further leaseholder observations received before the deadline (22 June 2008). Subject to that proviso, that there are no legal reasons preventing Members from approving in principle 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 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):

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

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. 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.

12.2 Statutory consultation with leaseholders is dealt with at paragraphs 17/18 below.

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 102 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	102
Total estimated construction cost (excluding fees)	para 2.1 Appendix A
Anticipated Contract start on site	4th August 2008
Anticipated Contract completion	6th March 2008
Contract duration	30 weeks
Contractor	para 2.2 Appendix A

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, digital satellite installation and roof repair/renewal.
- 15.2 All the blocks and terraces in this project are currently flat roofs. The roofs to the terraced properties will be replaced with flat roofs as they adjoin freehold properties. The three blocks will also receive new flat roofs. The insulation and structure to these roofs is sound therefore, as a complete new roof is not required, the roof will be overlaid which will still offer a 20 year guarantee.

Type of Dwellings	No. of Units
Low rise blocks	66
2/3 bedroom houses	36

15.2 The properties in this project are located at:

Milton Road, Willow Walk, Ben Tillet House, Barker House and Miller House.

16.0 Leasehold Information

16.1 There are 22 leaseholders in this phase of works and they are as follows:

- Barker House 1, 2, 7, 8, 11, 16, 17.
- Miller House 2, 3, 4, 6, 7, 8, 9, 12, 13, 14, 15, 17.
- Ben Tillet House 24, 27, 28.

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 22 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 Service Charges Regulations 2003, under schedule 3, notice was issued on the 17th June to expire on the 16th July 2008.
- 18.4 The notice gave a description of the proposed works and provided details for the costs of the works. The statutory consultation period ended on 16th July 2008. All leaseholder observations received by 16th July will be tabled at the meeting. 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 22 leaseholders is £314,898.68.
- 18.6 The charges to all 22 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.
- 18.8 No observations have been received for this project.

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 flat roofs have received numerous repairs in the past and cannot be economically repaired further. All new roofs will be replaced with a new flat roof which will carry a 20 year warranty. This roof is being replaced with a new flat roof overlay therefore the costs are not comparable with replacing them with pitched roofs.

- 19.3 The identification of asbestos to all the base window panels to Ben Tillet House will be resolved with the renewal of all the windows to the block
- 19.4 The new wiring contains an element of copper, a material that can be recycled at the end of its useful life.
- 19.5 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.
- 19.6 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings.
- 19.7 The selected kitchen, Premiere, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.
- 19.8 Providing an integrated satellite reception system reduces the quantity of satellite dishes fixed to the property, resultant damage to the building fabric and gives lower income families access to increased TV viewing choice.
- 19.9 The contractor is registered and comply with the Considerate Constructors Scheme.
- 19.10 The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

20.0 Project Management

- 20.1 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.
- 20.2 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

21.0 Health and Safety Implications

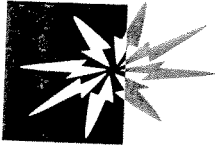
- 21.1 All contractors invited to tender have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.
- 21.2 The Construction (Design and Management)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

22. Conclusion

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

23. Use of Appendices/Tables/Photographs

Appendices A Exempt information



Haringey Council

REPORT TEMPLATE

Agenda item:

DisplayText (

Procurement Committee	On 29th July 2008
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Report Title: South Tottenham Decent Homes Works Phase ST8.		
Forward Plan reference number (if applicable):		
Report of: Niall Bolger, Director of Urban Environment.		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: Seven Sisters</td> <td style="width: 50%; padding: 5px;">Report for: Key Decision</td> </tr> </table>	Wards(s) affected: Seven Sisters	Report for: Key Decision
Wards(s) affected: Seven Sisters	Report for: Key Decision	
1. Purpose 1.1 To inform Members that the Decent Homes Programme for Lemsford Close, Leabank View and Grovelands Road N15 to commence on the 6 th October 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, roof repair/renewal, smoke detectors, asbestos removal, digital satellite installation and external redecoration.		
3.0 Recommendations 3.1 That Members agree to award the contract for the above Project to the contractor named in Appendix A2.1, as allowed under Contract Standing Order (CSO) 11.03. 3.2 That the total Agreed Maximum Price excluding fees as detailed in Para 2.2 of Appendix A be noted		
Report Authorised by: Niall Bolger, Director of Urban Environment <div style="float: right; text-align: right;"> </div>		

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

4.0 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 66 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. The currently approved capital budget provision for 2008/09 is £27.548m. This scheme is included in the schedule for 2008-09 and will be funded from this budget.

5.0 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 66 properties in the South Tottenham area (*details of which are set out in Paragraph 15.2, below*), 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.
- 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 a decision in principle by the Procurement Committee to approve the recommendations in this report 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 statutory consultation period has

expired and proper consideration is given to any further leaseholder observations received before the deadline (22 June 2008). Subject to that proviso, that there are no legal reasons preventing Members from approving in principle 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 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):

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

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. 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.

12.2 Statutory consultation with leaseholders is dealt with at paragraphs 17/18 below.

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 66 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	66
Total estimated construction cost (excluding fees)	para 2.1 Appendix A
Anticipated Contract start on site	6th October 2008
Anticipated Contract completion	6th March 2008
Contract duration	22 weeks
Contractor	para 2.2 Appendix A

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, digital satellite installation and roof repair/renewal.
- 15.2 All the blocks and terraces in this project are currently flat roofs. The roofs to the terraced properties will be replaced with flat roofs as they adjoin freehold properties. The one block in Leabank View is a staggered block and therefore will receive a new flat roof as the existing configuration would not be suitable for a pitched roof.

Type of Dwellings	No. of Units
Low rise blocks	60
2/3 bedroom houses	18

15.2 The properties in this project are located at:

Lemsford Close, Leabank View and Grovelands Road N15.

16.0 Leasehold Information

16.1 There are 10 leaseholders in this phase of works and they are as follows:

Leabank View. 25, 31, 34, 35, 36, 39, 42, 46, 51
 Grovelands Road. 41.

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 10 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 Service Charges Regulations 2003, under schedule 3, notice was issued on the 27th June to expire on the 26th July 2008.
- 18.4 The notice gave a description of the proposed works and provided details for the costs of the works. The statutory consultation period ended on 26th July 2008. All leaseholder observations received by 26th July will be tabled at the meeting. 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 10 leaseholders is £92,503.00.
- 18.6 The charges to all 10 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.
- 18.8 No observations have been received for this project.

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 flat roofs have received numerous repairs in the past and cannot be economically repaired further. All new roofs will be replaced with a new flat roof which will carry a 20 year warranty.
- 19.3 The new wiring contains an element of copper, a material that can be recycled at the end of its useful life.

- 19.4 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.
- 19.5 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings.
- 19.7 The selected kitchen, Premiere, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.
- 19.8 Providing an integrated satellite reception system reduces the quantity of satellite dishes fixed to the property, resultant damage to the building fabric and gives lower income families access to increased TV viewing choice.
- 19.9 The contractor is registered and comply with the Considerate Constructors Scheme.
- 19.10 The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

20.0 Project Management

- 20.1 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.
- 20.2 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

21.0 Health and Safety Implications

- 21.1 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.
- 21.2 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.

22. Conclusion

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

23. Use of Appendices/Tables/Photographs

Appendices A Exempt information



Haringey Council

REPORT TEMPLATE

Agenda item:

DisplayText (

Procurement Committee

On 29th July 2008

Report Title: **Wood Green Decent Homes Works Phase WG4.**

Forward Plan reference number (if applicable):

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

Wards(s) affected:

Report for: **Key Decision****1. Purpose**

1.1 To inform Members that the Decent Homes Programme for Granville Road to commence on the 4th August 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, front entrance doors, roof replacement internal rewires, kitchen and bathroom refurbishment, roof repair/renewal, smoke detectors, asbestos removal, digital satellite installation and external redecoration.

3.0 Recommendations

- 3.1 That Members agree to award the contract for the above Project to the contractor named in Appendix A2.1, as allowed under Contract Standing Order (CSO) 11.03.
- 3.2 That the total Agreed Maximum Price excluding fees as detailed in Para 2.2 of Appendix A be noted

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: Pauline.hinds@homesforharingey.org

4.0 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 21 properties in the WG 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.

5.0 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 21 properties in the Wood Green area (*details of which are set out in Paragraph 15.2, below*), 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 Wood Green 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.
- 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 a decision in principle by the Procurement Committee to approve the recommendations in this report 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 statutory consultation period has expired and proper consideration is given to any further leaseholder observations received

before the deadline 26th July 2008). Subject to that proviso, that there are no legal reasons preventing Members from approving in principle 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 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):

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

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. 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.

12.2 Statutory consultation with leaseholders is dealt with at paragraphs 17/18 below.

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 102 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	21
Total estimated construction cost (excluding fees)	para 2.1 Appendix A
Anticipated Contract start on site	4 th August 2008
Anticipated Contract completion	03 rd November 2008
Contract duration	13 weeks
Contractor	para 2.2 Appendix A

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, Front entrance doors, internal rewires/upgrades, kitchen and bathroom refurbishment, digital satellite installation and roof repair/renewal.
- 15.2 The roof of block 2-12 is to be replaced with a new flat roof covering. A pitch roof is not proposed due to the complexity of the roof shape and roof top plant room projections.

Type of Dwellings	No. of Units
Low-medium rise blocks	20
Houses	1

15.2 The properties in this project are located at:

Granville Road, 2-12, 141-145a, 28-38, 70/a

16.0 Leasehold Information

16.1 There are 10 leaseholders in this phase of works and they are as follows:

Granville Road 2,4,6,8,10,34,141,141A,143A, & 145A

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 10 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 Service Charges Regulations 2003, under schedule 3, notice was issued on the 26th July 2008 to expire on the 26th July 2008.
- 18.4 The notice gave a description of the proposed works and provided details for the costs of the works. The statutory consultation period ended on 26th July 2008. All leaseholder observations received by 26th July will be tabled at the meeting. 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 10 leaseholders is £125, 687.40
- 18.6 The charges to all 10 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.
- 18.8 No observations have been received for this project.

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 Existing flat roofs that have received numerous repairs in the past and cannot be economically repaired further will be replaced with a new roof, which will carry a 20 year warranty.
- 19.3 The new wiring contains an element of copper, a material that can be recycled at the end of its useful life.
- 19.4 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.

- 19.5 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings.
- 19.7 The selected kitchen, Premiere, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.
- 19.8 Providing an integrated satellite reception system reduces the quantity of satellite dishes fixed to the property, resultant damage to the building fabric and gives lower income families access to increased TV viewing choice.
- 19.9 The contractor is registered and comply with the Considerate Constructors Scheme.
- 19.10 The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

20.0 Project Management

- 20.1 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.
- 20.2 The key members of the project team are as follows:

Pauline Hinds
Peter Docherty
Corina Thomas

Strategic Client Representative – Homes for Haringey
Compliance Team – Rider Levett Bucknall
Tenancy Management Officer

21.0 Health and Safety Implications

- 21.1 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.
- 21.2 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.

22. Conclusion

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

23. Use of Appendices/Tabies/Photographs

Appendices A Exempt information

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Haringey Council

Agenda item:

DisplayText

Procurement Committee**On 29th July 2008**Report Title: **Hornsey Decent Homes Works: HOPH1**

Forward Plan reference number (if applicable):

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

Wards(s) affected:

Report for: **Key Decision****1. Purpose**

- 1.1 To inform Members that the Decent Homes Programme for Rowland Close, Grimshaw Close and Newland House is scheduled to commence on the 8 September 2008.

2. Introduction by Cabinet Member (if necessary)

- 2.1 In accordance with the commitment for our homes to achieve Decent Homes standards, properties within this phase have been surveyed and, where necessary, works will include:
- Renewal of roof coverings (Rowlands Close and Grimshaw Close)
 - Window replacement (Newland House)
 - Concrete repairs
 - External decorations
 - Kitchen, bathroom, heating and wiring renewals.

3.0 Recommendations

- 3.1 That Members agree to award the contract for the above Project to the contractor named in Appendix A2.1, as allowed under Contract Standing Order (CSO) 11.03.
- 3.2 That the total Agreed Maximum Price, excluding fees as detailed in Para 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, e.mail: pauline.hinds@homesforharingey.org

4.0 Chief Finance Officer Comments

- 4.1 It should be noted that on 13th Feb 2007, this committee approved framework agreements with Decent Homes contractors and compliance teams, to cover 4 areas. This report details the specific works needed to the 78No. properties on the Rowland Close, Grimshaw Close and Newland House sites, 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

5.0 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 78No. properties in the Hornsey area (*details of which are set out in Paragraph 15.2, below*), 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.
- 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.
- 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 a decision in principle by the Procurement Committee to approve the recommendations in this report 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 statutory consultation period has expired and proper consideration is given to any further leaseholder observations received before the deadline 1st August 2008. Subject to that proviso, that there are no legal reasons preventing Members from approving in principle 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 that it is reviewed 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 states 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 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):

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

8.0 Strategic Implications

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

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. 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.

12.2 Statutory consultation with leaseholders is dealt with at paragraphs 17/18 below.

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 78No. properties in the Hornsey 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	78
Total estimated construction cost (excluding fees)	para 2.1 Appendix A
Anticipated Contract start on site	8 September 2008
Anticipated Contract completion	5 December 2008
Contract duration	13 weeks
Contractor	para 2.2 Appendix A

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: renewal of roof coverings (Rowlands Close and Grimshaw Close); windpw replacement (Newland House) concrete repairs; external decorations; kitchen, bathroom, heating and wiring renewals.
- 15.2 The properties in this project are located at:
- 1-21 Rowlands Close, North Hill, N6 4BX
 - 1-24 Grimshaw Close, North Road N6 4BH
 - 1-33 Newland House, Newland Road, N8 7AJ

16.0 Leasehold Information

- 16.1 There are 15No. leaseholders in this phase of works as follows:
- 2,4, 7 & 21 Rowland Close
 - 7, 10, 16, 17 & 21 Grimshaw Close
 - 5, 10, 14, 17, 21, 22, 27 & 31 Newland House

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 21 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 17No. 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 Service Charges Regulations 2003, under schedule 3, notice was issued on the 2nd July 2008 to expire on the 1st August 2008.

18.4 The notice gave a description of the proposed works and provided details for the costs of the works. The statutory consultation period ends on 1st August 2008. 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 17No. leaseholders is £180,043.97

18.6 The charges to all 17 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works will be 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.

18.8 No observations have yet been received for this project.

19.0 Sustainability

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

19.2 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, Premiere, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.

19.6 Providing an integrated satellite reception system reduces the quantity of satellite dishes fixed to the property, resultant damage to the building fabric and gives lower income families access to increased TV viewing choice.

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

19.8 The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

20.0 Project Management

20.1 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.

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

- | | |
|------------------|--|
| - Pauline Hinds | Strategic Client Representative – Homes for Haringey |
| - Murray Farrant | Compliance Team – Ridge & Partners |
| - Devi Gukhool | Tenancy Management Officer – Homes for Haringey |

21.0 Health and Safety Implications

21.1 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.

21.2 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.

22.0 Conclusion

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

23.0 Use of Appendices/Tables/Photographs

Appendices A Exempt information

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