



NOTICE OF MEETING

Cabinet Procurement Committee

TUESDAY, 3RD FEBRUARY, 2009 at 18:30 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Adje (Chair), Bevan, Kober and Reith

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 8 below. New items of exempt business will be dealt with at item 12 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

To confirm and sign the minutes of the meetings of the Procurement Committee held on 25 November and 18 December 2008 and 19 January 2009.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Standing Orders.

6. SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 - PHASE ST10

(Report of the Director of Urban Environment): To seek approval to a detailed programme of works relating to various properties known as ST10 at addresses in Tiverton Road, Remington Road, Templeton Road, Hale Gardens, High Cross Road and Warren Court N15 as part of the Decent Homes Programme.

7. AWARD OF FRAMEWORK AGREEMENT FOR CATERING SERVICES

(Report of the Director of Corporate Resources): To seek approval for the award of a Framework Agreement for the provision of catering services.

8. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at 2 above.

9. 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 in relation to items 6 and 7 which appears earlier on this agenda.

10. SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 PHASE ST10

(Report of the Director of Urban Environment): To seek approval to a detailed programme of works relating to various properties known as ST10 at addresses in Tiverton Road, Remington Road, Templeton Road, Hale Gardens, High Cross Road and Warren Court N15 as part of the Decent Homes Programme.

11. AWARD OF FRAMEWORK AGREEMENT FOR CATERING SERVICES

(Report of the Director of Corporate Resources): To seek approval for the award of a Framework Agreement for the provision of catering services.

12. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at 2 above.

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26 January 2009

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**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 25 NOVEMBER 2008**

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

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC66.	<p>MINUTES (Agenda Item 4)</p> <p>RESOLVED:</p> <p>That the minutes of the meetings held on 16 and 28 October 2008 be approved and signed.</p>	HLDMS
PROC67.	<p>DRUG INTERVENTIONS PROGRAMME: CONTRACT AWARD 2009 – 2010 (Report of the Assistant Chief Executive (Policy, Performance, Partnerships and Communications) - Agenda Item 6)</p> <p>We noted that the Drug Interventions Programme contract had first been awarded to Crime Reduction Initiatives (CRI) in June 2006 and in considering the award for the period up to 31 March 2010 we asked that officers ensure that a further procurement exercise be undertaken for the purpose of the contract award after that period had expired.</p> <p>We also noted that the Home Office grant for the Drug Interventions Programme 2009/10 budgets had not yet been set and we asked that officers prepare a letter for signature by the Leader of the Council to Ministers requesting early notification of the grant available to the Drug Action Team.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 11.03 and subject to confirmation of the continuation of funding from the Home Office, approval be granted to the award of the contract for the Drugs Intervention Programme to Crime Reductions Initiatives (CRI) for the period 1 April 2009 – 31 March 2010.</p>	<p>ACE-PPPC</p> <p>ACE-PPPC</p> <p>ACE-PPPC</p>
PROC68.	<p>SOCIAL CARE SPOT CONTRACTS (1ST APRIL 2007 - 31ST MARCH 2008) (Report of the Director of Adult, Culture and Community Services - Agenda Item 7)</p> <p>We noted that while efforts were being made to maximise the use of block and framework contracts where this represented best value for the Council, officers were currently preparing to implement the Government's Personalisation Agenda by the required date of March 2011 which would have a direct impact on the Adult, Culture and Community Services Directorate's Commissioning Strategy and the use of block and spot contracts.</p>	

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	<p>We also noted that a like for like comparison was not possible for volume/cost of spot contracts for 2006/07 and 2007/08 because of a change in the way services were recorded on the electronic social care record (framework-i) in November 2007 but that similar services had been grouped together in the report for the purposes of comparison.</p> <p>RESOLVED:</p> <p>That the report be noted and that a further update be provided to the Committee meeting on 28 April 2009.</p>	DACCS
PROC69.	<p>PREPARATION FOR PERSONALISATION - EXTENSION OF CONTRACTS (Report of the Director of Adult, Culture and Community Services - Agenda Item 8)</p> <p>The Appendices 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.</p> <p>We noted that the Government's Personalisation Agenda would involve the implementation of self-directed support and personal/individual budgets which would require a significant change to the way the Council currently provided Social Care Services to residents. A complex tendering exercise would be needed which would take at least 18 months to complete and for the purpose of the intervening period approval was sought to the provision of a framework which would allow the extension of those current care contracts deemed appropriate for extension for varying times, up to not later than 31 March 2011.</p> <p>With regard to the request that authority to extend some contracts be delegated to the Director of Adult, Culture and Community Services in consultation with the appropriate Cabinet Member we were of the view that details of the framework proposed should be agreed first by our Committee in order to ensure that in determining whether an extension to each contract should be offered consideration should be given to whether the existing contract provided a value for money service, and whether negotiations with providers could lead to cost efficiencies during the extended term.</p> <p>It having been pointed out that the contract with Twinglobe Care for the provision of Nursing & Dementia Care (Aspray House) was due to expire on 31 December 2008 we</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That authority to extend the contract with Twinglobe Care be delegated the Director of Adult, Culture and Community Services, in consultation with our Chair on consideration of a further report. 2. That, subject to 1 above, consideration of the extension of the 	<p>DACCS</p> <p>DACCS</p>

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	<p>contracts/agreements listed in the Appendix to the interleaved report be deferred to enable officers to report further to a meeting of our Committee to be arranged in January 2009 on the proposed framework.</p>	
<p>PROC70.</p>	<p>NUISANCE VEHICLE CONTRACT (Report of the Director of Urban Environment – Agenda Item 9)</p> <p>Our Chair agreed to admit the report as urgent business. The report was late because there was a need to ensure adequate compliance with the Cabinet Member for Environment’s initial reservations was being actively pursued and reflected in the contents of the reports. The report was too urgent to await the next meeting because the existing contractual arrangements ended on 31 March 2009 and the next Procurement Committee meeting not scheduled until February 2009.</p> <p>The Appendices 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.</p> <p>Concern was expressed that only one bid had been submitted and that the contract had been tendered for five years. Further, that although the proposed contractor intended to use the existing pound site in the Haringey Heartlands redevelopment area and their landlord was prepared to extend their lease, there was a possibility that the site might be required for development in three years time.</p> <p>We noted that the contract had been tendered for five years to ensure that it would be financially viable for the successful contractor to be able to recover the initial set-up costs. The value of the tender meant that it was subject to full EU rules and Public Contract Regulations. Although three contractors had initially expressed an interest only one bid had been submitted by the closing date. It was considered that the poor return had been due mainly to the requirement that the contractor provide a suitable pound within the Borough. We were informed that there was a general lack of suitable pound sites across London and that it was a fundamental requirement that the pound site was accessible and within close proximity of public transport facilities.</p> <p>Reference was made to the recent Benefits and Local Taxation (BLT) Bill Printing contract award when the initial duration of the contract had been changed after the advertisement had closed. Clarification having been sought of whether a similar approach could be adopted in respect of this contract, officers advised that whereas the BLT Bill Printing contract had involved the use of an OGC Framework this contract had not been progressed on that basis and any variation in its duration would need to be negotiated with the successful bidder.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That in accordance with Contract Standing Order 11.03 	

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	<p>approval be granted to the award of a contract to Ontime for the removal and disposal of nuisance vehicles, including the provision of a vehicle pound, pound management services and the provision of operators and drivers for the Mobile CCTV Smart Cars on the terms and conditions set out in the Appendix to the interleaved report.</p> <p>2. That, with regard to the duration of the contract and having regard to the concerns expressed, officers negotiate with Ontime on the basis of a three year contract with an extension for a further two years with strengthened break clauses relating to satisfactory performance and the continuing availability of an appropriate pound site.</p> <p>3. That Members of the Committee be advised of the outcome of the contract drafting / agreement referred to in 2 above.</p>	<p>DUE</p> <p>DUE</p> <p>DUE</p>
<p>PROC71.</p>	<p>HORNSEY TOWN HALL - PROCUREMENT OF DESIGN TEAM AND PLANNING WORK (Report of the Director of Corporate Resources - Agenda Item 10)</p> <p>The Appendices 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.</p> <p>We noted that the project contained a number of inherent risks due to the two elements of refurbishment and development the greatest relating to the funding of the project as the property market was falling away. The project was dependent on finding a developer partner in 2009 with a view to having a development agreement in place by the end of 2009 with an initial capital receipt forecast in 2010. The timing of capital receipts would depend on the development agreement with a development partner the details of which would be influenced by the state of the property market. A contractual commitment for the full extent of the construction works would not be made until the contract for the sale of the land had been exchanged and/or there was a degree of certainty over the amount of receipts available from the development agreement.</p> <p>We also noted that in order to mitigate this risk it was proposed to review the project and appointment at RIBA Stage D in the process by which time there should be sufficient information and clarity on the elements relating to the funding and timing issues. In addition, the contract with Capita Symonds would include the option to stop the project at any time.</p> <p>RESOLVED:</p> <p>1. That in accordance with Contract Standing Order 11.03 approval be granted to the appointment of Capita Symonds as project manager and design team lead for the Hornsey Town Hall project up to RIBA Stage L on the terms and conditions set out in the</p>	<p>DCS</p>

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	<p>Appendix to the interleaved report.</p> <p>2. That the appointment of John McAslan & Partners as architect by Capita Symonds be noted.</p>	
PROC72.	<p>FIRE INSURANCE WORKS TO UNITS 5 AND 6 LEESIDE INDUSTRIAL ESTATE GARMAN ROAD N17 - AWARD OF CONTRACT (Report of the Director of Corporate Resources - Agenda Item 11)</p> <p>The Appendices 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.</p> <p>RESOLVED:</p> <p>That in accordance with Contract Standing Order 11.03 approval be granted to the award of the contract for repair works following fire damage to Units 5 and 6 of Leaside Industrial Estate, Garman Road N17 to Hutton Construction on the terms and conditions set out in the Appendix to the interleaved report.</p>	DCS
PROC73.	<p>STRATEGY FOR THE PROCUREMENT OF CONSTRUCTION CONTRACTORS FOR COUNCIL CONSTRUCTION PROJECTS (Report of the Director of Corporate Resources - Agenda Item 12)</p> <p>The Appendices 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.</p> <p>We noted that the Strategy proposed supported the Council's Sustainable Community Strategy by aiming to provide opportunities for apprenticeships through the arrangements with larger contractors and that a clause would be included to this effect for major projects. We also noted that it was the aim to put into place arrangements to attract and appoint small minority ethnic businesses. We asked that these proposals be included in a briefing note to be supplied to Members of the Committee before the revised limits to the Framework Agreement were advertised.</p> <p>RESOLVED:</p> <p>That the strategy for the procurement of construction contractors for Council construction projects as detailed in the interleaved report be agreed.</p>	DCR
PROC74.	<p>REVIEW OF CONTRACT STANDING ORDERS (Report of the Director of Corporate Resources - Agenda Item 13)</p> <p>Concern was expressed that paragraph 7 of the Statement of Principles</p>	

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	<p>that 'Directors shall ensure that the Cabinet, Cabinet Procurement Committee or appropriate Member of the Cabinet or Cabinet Procurement Committee is consulted on any procurement activity of a controversial nature' called for a subjective judgement on the part of officers and needed to be clarified. Early discussion with the Cabinet portfolio holder to check for any sensitivity would be advisable.</p> <p>Proposed Contract Standing Order 3.01 and 3.01n) needed to be strengthened further so as to make it clear that at the point at which any contract was awarded the Director responsible was identified and this was recorded in the Contracts Register.</p> <p>Concern was also expressed that the proposed wording of paragraph f) in Contract Standing Order 8.04 viz - 'single tender where the product and/or support is for a proprietary product, software or service which, for technical or artistic reasons, or for reasons connected with the protection of exclusive rights, the contract may be awarded only to a particular contractor. Where applicable, this must be compliant with the Public Contract Regulations 2006. Where this procedure is used, an advertisement is not required' needed to be strengthened to avoid giving the impression that Directors had authority to purchase IT services and software without having first consulted the Council's Corporate IT Service.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, subject to the forgoing alterations, approval be granted to the proposed amendments of the Council's Contract Standing Orders as set out in the Appendix to the interleaved report. 2. That the Constitution Working Group be requested to recommend the Council to adopt the proposed amendments. 	DCR
PROC75.	<p>WOOD GREEN DECENT HOMES PROGRAMME 2008/09 - PHASE WG6 - 20-108 PARKLANDS N22 (Report of the Director of Urban Environment – Agenda Item 14)</p> <p>Our Chair agreed to admit the report as urgent business. The report was late because there was a need to ensure adequate compliance with the Cabinet Member for Housing's initial reservations was being actively pursued and reflected in the contents of the reports. The report was too urgent to await the next meeting because the proposed contract award was programmed to go on site in early January, whereas the next Procurement Committee meeting was not scheduled until early February 2009. Inability to secure requisite approval for this contract might expose the Council to additional expense due to delayed works, as the respective contractors were already on site pursuant to the overall decent homes programme delivery.</p> <p>The Appendices 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</p>	

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	<p>person.</p> <p>In response to a question about the lifecycle costings it was confirmed that a 35 year costing cycle for roofs was not an unusual period to make reasonable assumptions regarding maintenance and inflation.</p> <p>We were informed that there was a British Standard on Standardised Method of Life Cycle Costing and also a Sustainability Procurement Manager in post and we asked that sustainability comments in all future Decent Homes Programme reports including on the question of flat/pitched roofs be endorsed by that Manager.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the contract for the Phase 6 of the Wood Green Decent Homes Programme (20 – 108 even Parklands Road N22) to Mulalley & Company Ltd. on the terms and conditions set out in the Appendix to the interleaved report.</p>	DUE
<p>PROC76.</p>	<p>SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 - PHASE ST12 (Report of the Director of Urban Environment – Agenda Item 15)</p> <p>Our Chair agreed to admit the report as urgent business. The report was late because there was a need to ensure adequate compliance with the Cabinet Member for Housing's initial reservations was being actively pursued and reflected in the contents of the reports. The report was too urgent to await the next meeting because the proposed contract award was programmed to go on site in early January, whereas the next Procurement Committee meeting was not scheduled until early February 2009. Inability to secure requisite approval for this contract might expose the Council to additional expense due to delayed works, as the respective contractors were already on site pursuant to the overall decent homes programme delivery.</p> <p>The Appendices 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.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the contract for the Phase 12 of the South Tottenham Decent Homes Programme (2 – 48 and 31 – 61 odd Templeton Road N15) to Apollo Group Ltd. on the terms and conditions set out in the Appendix to the interleaved report.</p>	DUE
<p>PROC77.</p>	<p>BUILDING SCHOOLS FOR THE FUTURE (BSF); AWARD OF CONTRACT FOR HEARTLANDS HIGH SCHOOL (Agenda Item 16)</p>	

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	We noted that this item had been withdrawn.	
<p>PROC78.</p>	<p>BUILDING SCHOOLS FOR THE FUTURE (BSF); AWARD OF CONTRACT FOR NORTHUMBERLAND PARK AND THE VALE SCHOOL (Report of the Director of the Children and Young People's Service – Agenda Item 17)</p> <p>Our Chair agreed to admit the report as urgent business. The report was late because of the need to confirm funding certainty. The report was too urgent to await the next meeting because approval of the recommendations contained in the report was necessary to ensure completion of the main design and build works by the programme date of 30 April 2009.</p> <p>The Appendices 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.</p> <p>We were informed that the Building Schools for the Future (BSF) Programme team had recently met with our Chair and had outlined a proposed approach regarding BSF Project Contingency. Our Chair had asked for certain points to be clarified and we were advised that in summary, Members of our Procurement Committee could have confidence that the proposed approach to the allocation of contingency within the programme and at a project level was considered to be good practice including by the Council's Legal Service and Internal Audit Service both of whom had been consulted and supported the proposals. We asked that the protocol be included in an exempt Appendix to future BSF contract awards, as necessary.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 11.03, approval be granted to Agreed Maximum Price specified in the Appendix to the interleaved report and to the award of the contract for the main works and design build to Apollo London Ltd. on the terms and conditions set out in that Appendix.</p>	<p>DCYPS</p>
<p>PROC79.</p>	<p>PROVISION OF CONSULTANCY SERVICES FOR BSF - PROGRAMME DIRECTOR (Report of the Director of the Children and Young People's Service – Agenda Item 18)</p> <p>The Appendices 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.</p> <p>We noted that since the submission of the report there had been further discussions and it was now proposed to amend the recommendation 3.2. In order to comply fully with procurement rules, it was proposed to commence a tender process applicable to a post of this value compliant</p>	

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	<p>with the Public Contract Regulations 2006, which would seek the appointment to deliver Programme Director services.</p> <p>We also noted that the number of candidates available to manage such a complex programme was at any time extremely limited as evidenced by the two rounds of recruitment which had failed to produce a suitable appointee for a permanent Programme Director for BSF and for other Children and Young People Services capital programmes and that in the meantime the current Programme Director had agreed to continue in post and to take on the extended responsibilities. It was now proposed to retain the services of the existing Programme Director while this further tender process was conducted and it was considered to be in the best interests of the Council to simultaneously begin negotiations about the possible extension of his contract through to the commencement of the main construction phase, up to the end of May 2009.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That a tendering process, compliant with the Public Contract Regulations 2006, be conducted to seek the appointment of a Programme Director for BSF and other Children and Young People Services capital programmes. 2. That, pending the outcome of the tendering process in 1 above and subject to clarification of the legal advice, approval be granted to a waiver of Contract Standing Order 6.05 (Requirement to Tender) in order to enable negotiations to be commenced regarding the extension of the contract of the current Programme Director of the BSF and Capital Programme (Gordon Smith Tailor Made Solutions Ltd.) up to the end of May 2009 on the terms and conditions set out in the Appendix to the interleaved report. 	<p>DCYPS</p> <p>DCYPS</p>
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CHARLES ADJE
Chair

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**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
THURSDAY, 18 DECEMBER 2008**

Councillors *Adje (Chair), *Cooke, Kober and Reith.

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC80.	<p>MEMBERSHIP OF THE COMMITTEE (Agenda Item 1)</p> <p>We noted that the Cabinet on 16 December 2008 had appointed Councillors Kober and Reith as members of the Committee.</p>	
PROC81.	<p>APOLOGIES FOR ABSENCE (Agenda Item 2)</p> <p>Apologies for absence were submitted on behalf of Councillors Bevan (for whom Councilor Cooke substituted), Kober and Reith.</p>	
PROC82.	<p>DECLARATION OF INTEREST (Agenda Item 3)</p> <p>Councillor Cooke in respect of Item 8 - Building Schools for the Future Award of the Construction Contract for Woodside Inclusive Learning Campus.</p>	HLDMS
PROC83.	<p>PREPARATION FOR PERSONALISATION: EXTENSION OF CONTRACT WITH ASPRAY HOUSE (Report of the Director of Adult, Culture and Community Services - Agenda Item 5)</p> <p>The Appendices 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.</p> <p>We noted that the Council began contracting with the existing provider in 2005 to accommodate residents who had to be moved from in-house provision that was closing. A contract for a 3 year period had been awarded by the Director of Social Services in consultation with Executive Member for Social Services and Health in November 2004 under delegated authority and a twelve month extension of that contract until 31 December 2008 was approved by the Director of Adult, Culture and Community Services on 16 October 2007.</p> <p>We also noted that the home had consistently provided a high quality of care to residents placed there which involved a specialist service to residents requiring dementia nursing and dementia residential care. C.S.C.I. reports had consistently given the home a good rating and this has been confirmed at the quarterly meetings undertaken by the Contracts Section.</p> <p>It was confirmed that there was not sufficient provision available within Haringey to meet the needs of the residents placed with the existing</p>	

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	<p>provider and that the cost of the service compared favourably with other provision available locally. A waiver of Contract Standing Orders and award of contract to the existing provider would avoid disruption to a particularly vulnerable group of clients which would follow if the service was put out to tender and the existing provider bid unsuccessfully.</p> <p>We were of the view that the contract period of three years should be sufficient to secure the provision on a long term basis and that the proposed option for possible extensions could not be countenanced particularly as the contract had initially been awarded and then extended under delegated powers.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That in accordance with Contract Standing Order 7.3(d) approval be granted to a waiver of Contract Standing Order 6.05 (Requirement to Tender) for the provision of older people's residential services in order to secure nursing dementia beds on the grounds that it was in the Council's overall interest. 2. That approval be granted to the award of the contract for the provision of six nursing dementia beds and eight residential dementia beds to Twinglobe Care Homes Ltd. for a period of three years on the terms and conditions set out in the Appendix to the interleaved report, in order to secure the provision on a long term basis and create some stability in the market. 	<p>DACCS</p> <p>DACCS</p>
<p>PROC84.</p>	<p>BUILDING SCHOOLS FOR THE FUTURE (BSF): AWARD OF THE CONSTRUCTION CONTRACT FOR GLADESMORE SCHOOL</p> <p>The Appendices 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.</p> <p>Clarification having been sought of the arrangements undertaken by Construction Partners to set up apprenticeships we were informed that approaches differed between Partners but that a number of apprentices had already commenced and more would be starting in the near future. These apprenticeships would be within various positions in trades, administration and management and would be monitored as a Key Performance Indicator.</p> <p>Reference was made to arrangements being undertaken by Homes for Haringey with their Construction Partners as part of the Decent Homes Programme and we were advised that they had in turn sought guidance from Kent County Council. We indicated that implementation of the Council's policies in respect of employing local labour remained a live issue and we asked that Councillor Cooke be supplied with a copy of the report prepared for Councillor Amin and the report prepared by the Assistant Chief Executive (People and Organisational Development) for</p>	

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	<p>competition further checks would now need to be carried out.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That, subject to the resolution of the VAT issues outlined above and the outcome of further financial checks, approval be granted to the award the design and build contract for John Loughborough School to Apollo London Ltd. on the terms and conditions set out in the Appendix to the interleaved report with a 57 week programme to 26 February 2010. 2. That approval be granted to spending on this contract up to the sum detailed in 16.1.2, with reference to the build up of this sum in 16.1.1 of the Appendix to the interleaved report conditional on the funding position for VAT costs associated. 	<p>DCYPS</p> <p>DCYPS</p>
<p>PROC86.</p>	<p>BUILDING SCHOOLS FOR THE FUTURE (BSF): AWARD OF THE CONSTRUCTION CONTRACT FOR WOODSIDE INCLUSIVE LEARNING CAMPUS (Report of the Director of the Children and Young People's Service – Agenda Item 8)</p> <p>The Appendices 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.</p> <p>Councillor Cooke declared a personal interest in this item by virtue of being Deputy Chair of the School's Governing Body.</p> <p>We noted that the recommended contractor was the same one recommended for John Loughborough School (see Minute PROC.85 above) and so the same condition concerning further financial checks would apply.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That, subject to the outcome of further financial checks, approval be granted to the award of the design and build contract for Woodside Inclusive Learning Campus to Apollo London Ltd. on the terms and conditions set out in the Appendix to the interleaved report with a 142 week programme to 24 August 2011. 2. That approval be granted to spending on this contract up to the sum detailed in 16.1.2 with reference to the build up of this sum on 16.1.1 of the Appendix to the interleaved report. 	<p>DCYPS</p> <p>DCYPS</p>

CHARLES ADJE
Chair

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
MONDAY, 19 JANUARY 2009**

Councillors *Adje (Chair), *Bevan, *Kober and *Reith

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC86.	<p>PREPARATION FOR PERSONALISATION - EXTENSION OF CONTRACTS (Report of the Director of Adult, Culture and Community Services - Agenda Item 4)</p> <p>The Appendices 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.</p> <p>With the consent of our Chair revised comments of the Head of Legal Services were tabled.</p> <p>Confirmation was sought that if required officers could demonstrate ways in which ensured that the quality of services being provided under the contracts proposed for extension were of a high standard and if reservations were expressed about a particular provider's performance how this would be addressed.</p> <p>We were advised that the Directorate's Contracts Team would continue to closely monitor the quality of services under the terms of those contracts to ensure both continued quality of service and value for money. While current and prospective providers would be kept fully engaged with the Council's progress on implementation of the personalization agenda this would not extend to guaranteeing continuation of contracts for those providers who were considered not able to demonstrate a good quality service and value for money. We asked that we be provided with a briefing paper detailing the monitoring arrangements in place to ensure that the providers continued to maintain a good, value for money service.</p> <p>We noted the comments of the Head of Procurement that he was not able to give a value for money judgement on the existing contracts because there was no comparator information and we asked that when exercising the delegated authority now sought and in deciding whether or not an extension to each contract should be offered officers give consideration to whether the existing contract provided a value for money service and whether negotiations with providers could lead to cost efficiencies during the extended term.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 13.2, approval 	<p>DACCS</p> <p>DACCS</p>

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
MONDAY, 19 JANUARY 2009**

be granted to the extension of the contracts/agreements listed below for varying periods up to a maximum date of 31 March 2011 -

Residential Providers

Provider	Service	Start Date	Expiry Date
Ourris Care Homes	Residential (Anastasia Lodge)	21/03/2005	20/03/2009
Choice Support	LD Residential Carl	01/04/2004	31/03/2009
Choice Support	Vartry Road	01/04/2004	31/03/2009
Choice Support	Endymion	01/04/2004	31/03/2009
HAIL	Granville	01/04/2004	31/03/2009
HAIL	Great North Road	01/04/2004	31/03/2009
HAIL	Bedford Road	01/04/2004	31/03/2009
HAIL	Burghley Road	01/04/2004	31/03/2009
Heritage Care	Meridian Walk	01/04/2004	31/03/2009
BUPA	Residential (Stamford N Home)	01/07/2005	30/06/2009
BUPA	Residential (Stamford N Home)	01/07/2005	30/06/2009
PRA	MH Residential - Chesterfield Gardens	01/07/2004	30/06/2009
Goldcare	Residential (Newstead)	01/04/2007	31/03/2010
Odyssey Trust	Substance Misuse Services (residential)	01/04/2005	31/03/2010
Rugby House	Alcohol Residential Rehab	01/04/2005	31/03/2010

Voluntary Sector Providers

Provider	Service	Start Date	Expiry Date
Haringey Carers Centre	Carers Support	01/10/2007	31/03/2009
HCAB	HIV Advice	01/04/2008	31/03/2009
Mind in Haringey	Advocacy	01/04/2007	31/03/2009
Open Door	MH Counselling	01/04/2004	31/03/2009

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
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	<p style="text-align: center;">Service</p> <table border="0"> <tr> <td>Rethink</td> <td>Independent MH Advocacy</td> <td>01/04/2007</td> <td>31/03/2009</td> </tr> <tr> <td>PRA</td> <td>MH User Network</td> <td>03/07/2008</td> <td>02/07/2009</td> </tr> <tr> <td>RPS Rainer</td> <td>Appropriate Adults</td> <td>01/10/2005</td> <td>30/09/2009</td> </tr> </table> <p>2. That authority to extend some contracts for up to a further two years be delegated to the Director of Adult, Culture and Community Services in consultation with the Cabinet Member for Adult Social Care and Wellbeing.</p> <p>3. That all contract extensions agreed under the delegated authority set out in 2 above be reported to the Committee for information.</p>	Rethink	Independent MH Advocacy	01/04/2007	31/03/2009	PRA	MH User Network	03/07/2008	02/07/2009	RPS Rainer	Appropriate Adults	01/10/2005	30/09/2009	<p>DACCS</p> <p>DACCS</p>
Rethink	Independent MH Advocacy	01/04/2007	31/03/2009											
PRA	MH User Network	03/07/2008	02/07/2009											
RPS Rainer	Appropriate Adults	01/10/2005	30/09/2009											
<p>PROC87.</p>	<p>PREPARATION FOR PERSONALISATION - DOMICILIARY CARE BLOCK CONTRACTS - EXTENSION IN ORDER TO TENDER (Report of the Director of Adult, Culture and Community Services - Agenda Item 5)</p> <p>The Appendices 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.</p> <p>With the consent of our Chair revised comments of the Head of Legal Services were tabled.</p> <p>RESOLVED:</p> <p>1. That in accordance with Contract Standing Order 13.2 approval be granted to the extension of the current domiciliary care Block and Approved List contracts listed below until 31 March 2010 in order to allow time for a formal tendering process to take place in line with the Government's personalisation agenda.</p> <p>Domiciliary Care Providers</p> <table border="0"> <thead> <tr> <th>Provider</th> <th>Service</th> </tr> </thead> <tbody> <tr> <td>Sevacare</td> <td>Domiciliary Care Service</td> </tr> <tr> <td>London Care</td> <td>Domiciliary Care Service</td> </tr> </tbody> </table> <p>Approved List Providers (no guaranteed usage)</p> <table border="0"> <thead> <tr> <th>Provider</th> <th>Service</th> </tr> </thead> <tbody> <tr> <td>Various providers (20 providers)</td> <td>Domiciliary Care – Approved List</td> </tr> </tbody> </table>	Provider	Service	Sevacare	Domiciliary Care Service	London Care	Domiciliary Care Service	Provider	Service	Various providers (20 providers)	Domiciliary Care – Approved List	<p>DACCS</p>		
Provider	Service													
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Provider	Service													
Various providers (20 providers)	Domiciliary Care – Approved List													

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
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	<p>Various providers (4 providers)</p> <p>24 hour Live in Care</p> <p>2. That it be noted that a further report would be submitted to our Committee in early 2010 proposing the award of new contracts in respect of domiciliary care provision.</p>	<p>DACCS</p>
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CHARLES ADJE
Chair



Agenda item

[No.]**Procurement Committee Meeting****On 3rd February 2008**

Report Title. South Tottenham Decent Homes Programme 2009/10. Phase ST10.

Report authorised by: Niall Bolger, Director of Urban Environment

Contact Officer : Larry Ainsworth, Strategic Client Representative
 Tel: 020 8489 1134
 e.mail: larry.ainsworth@homesforharingey.org

Wards(s) affected:

Tottenham Green and Seven Sisters

Report for: Key Decision

1. Purpose of the report.

1.1 This report sets out a detailed programme of works as it relates to various properties known as ST10 at addresses in Tiverton Road, Remington Road, Templeton Road, Hale Gardens, High Cross Road and Warren Court N15 within the delivery of the Decent Homes Programme. The works outlined in this report is scheduled to commence on the 16th February 2009. As such, this report is seeking Procurement Committee approval to award the contract and proceed with the works in this phase.

2. Introduction by Cabinet Member

2.1 It gives me pleasure to present this report, a report that shows the improvements and benefits that we are providing to an increasing number of our tenants and leaseholders. You will observe that many lessons have been learnt from the first year of the programme and have been incorporated into this phase.

2.2 We are now using to assess the roof works required, Life Cycle Cost Analysis, which will ensure that best long term value is achieved for all our stakeholders and is in line with the Councils sustainability procurement policy.

2.3 Integrated Satellite systems are now being installed at the same time as the decent homes works reducing disruption to residents and also the installation costs. All existing satellite dishes will be removed and also any subsequently fitted.

2.4 All window and door metal grills will also be removed as the replacement fittings meet the highest security standards, any subsequently fitted will be removed. These extra fittings are unsightly and project a negative image of the location and are ineffective and not now needed to provide additional security.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As its strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.

3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

4. Recommendations

4.1 To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to agree:

4.2 To award the contract for the above Project to the contractor named in Appendix A as allowed under Contract Standing Order (CSO) 11.03 and that the AMP (Agreed Maximum Price) excluding fees as detailed in Para 2.2 of Appendix A be noted.

5. Reason for recommendation(s)

5.1 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.

- 5.2 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.
- 5.3 In February 2007, following a robust and extensive partner selection process, administered by Homes for Haringey, four constructor partners were appointed in accordance with the Council's procurement procedures.
- 5.4 In January 2008, the Department of Communities and Local Government (DCLG) confirmed the Council's overall indicative decent homes funding allocation in the sum of £198.58m. This includes £11.4m earmarked for environmental projects.
- 5.5 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/ ALMO's.

6. Other options considered

6.1 None applicable.

7. Summary

- 7.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the decent homes programme for the residents of Haringey. As its strategic delivery partner Homes for Haringey is committed to ensuring that the decent homes programmes meets the aspirations of residents and Members. The package of works set out in this report forms part of the overall delivery of the Decent Homes Programme.
- 7.2 Agreed Maximum Price
- 7.3 The Agreed Maximum Price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.
- 7.4 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.
- 7.5 The Project Partnering Contract (PPC2000) is designed to allow for a multi party approach by the client, constructor, consultants and specialists in order to provide a consistent approach to working within a partnering ethos. The Project Partnering Contract (PPC2000) also provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

7.6 Detailed below is a summary of contractor details:

Total estimated construction cost (excluding fees)
 Anticipated Contract start on site
 Anticipated Contract completion
 Contract duration
 Contractor

para 2.1 Appendix A
 9th February 2009
 21st September 2009
 32 weeks
 para 2.2 Appendix A

7.7. Property address location

7.8 This report details the specific works required to the 323 properties in the South Tottenham area and are priced in accordance with the framework agreement. Listed below are the property addresses that will benefit from the raft of decent homes work under this particular phase of the programme:

2 – 240 (evens) Tiverton Road N15 (120 no)

1 – 67 Remington Road N15 (67 no)

1- 29 (odd) Templeton Road N15 (15 no)

18 – 86 (even) Hale Gardens N15 (34 no)

107 – 195 High Cross Road N15 (47 no)

1 – 40 Warren Court N15 (40 no)

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
Tiverton Rd	120	low rise	4	34	Flat	No
Remington Rd	67	medium rise	6	29	Flat	No
Templeton Rd	15	low rise	2		Pitch	No
Hale Gardens	34	low rise	4	47	Flat	No
High Cross Rd	47	low rise	4		Flat	No
Warren Court	40	low rise	4		Flat	No

7.9 Schedule of works

7.10 The scope of improvements works included under this phase of the programme will include internal rewires, window and front door renewal, roof renewal, kitchen and bathroom refurbishment, asbestos removal and installation of digital IRS system. Additional details relating to specific works under the programme are set out below:
 (reference to the installation of the IRS system is included in Para 7.20)

7.11 Proposed Roof works

7.12 The block 1 - 29 Templeton Road has a pitched roof. This pitched roof is in good condition and has a remaining life of 20 years.

7.13 The existing flat roofs to 1 – 240 Tiverton Road and the four blocks in High Cross Road, 107 – 109, 141 – 163, 165 – 195 and 130 - 160 are in poor condition and it is proposed to replace these roofs with pitched roofs. (see life cycle cost analysis Para 7.19).

7.14 The existing flat roof to Warren Court requires renewal. However, there is a mobile phone reception mast situated on the roof under licence and therefore it is proposed to replace this roof with a new flat roof. (see life cycle cost analysis Para 7.19).

7.15 The existing flat roof to 28 – 86 Hale Gardens requires renewal. However the block is crescent shaped and therefore would not prove contusive in receiving a pitched roof. This is supported by the life cycle costings. Therefore, it is proposed to replace the existing flat roof with a new flat roof. (see life cycle cost analysis Para 7.19).

7.16 The existing flat roof to 1 – 67 Remington Road is in poor condition and requires renewal. Alternative costs and life cycle costing's have been provided (see life cycle cost analysis Para 7.19) however, due to the structure and design of the block, the differential in cost between a new flat or pitched roof is extreme. Therefore it is proposed to replace this roof with a new flat roof.

7.17 Planning Approval

7.18 The Planning department will be consulted under the standard application methods on the above and will advised us on their concurrence with our proposals prior to Procurement Committee.

7.19 Life Cycle Costing Analysis

2-240 Tiverton Road

Flat Roof Renewal Option					Flat to Pitch Conversion				
	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs		Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£454,276	£0.00	£454,276		5	£582,446	£0.00	£582,446

Flat Roof Renewal Option					Flat to Pitch Conversion				
	Inflation	Original /	Inflation Cost	Total Costs		Inflation	Original/ Maintenance	Inflation Cost/Yr	Total Costs

	% Increase	Maintenance Cost				% Increase	Maintenance Cost		
	5	£454,276	£464,409	£918,685		5	£582,446	£175,286	£757,732

Energy Savings for 2-240 Tiverton Road N15

4 floors - Roof area 2,280m² = £33,214 (Flat Roof), £19,943 (Pitched)

107-109, 141-163, 165-195 and 130-160 High Cross Road

Flat Roof Renewal Option

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£212,951	£0.00	£212,951

Flat to Pitch Conversion

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£296,161	£0.00	£296,161

Flat Roof Renewal Option

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£212,951	£259,078	£472,029

Flat to Pitch Conversion

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£296,161	£89,129	£385,290

Energy savings for

107-119 High Cross Road N15

Ground floor is shops followed by 2 floors, Roof area 148m² = £2,156 (Flat Roof), £1,295 (Pitched)

141-163 High Cross Road N15

Ground floor is shops followed by 4 floors, Roof area 276m² = £4,021 (Flat Roof), £2,401 (Pitched)

130-160 High Cross Road N15

4 floors - Roof area 287m² = £4,181 (Flat Roof), £2,507 (Pitched)

165-195 High Cross Road N15

4 floors - Roof area 318m² = £4,633 (Flat Roof), £2,780 (Pitched)

The lifecycle costing's for the above show that the pitch roofs proposed are more economical over a 35 year period and make reasonable assumptions regarding future maintenance and inflation. It is proposed that the following blocks are replaced with flat roofs as detailed in 7.11.

28 – 86 Hale Gardens

Flat Roof Renewal Option

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£119,203	£0.00	£119,203

Flat to Pitch Conversion

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£307,533	£0.00	£307,533

Flat Roof Renewal Option

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£119,203	£140,483	£259,686

Flat to Pitch Conversion

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£307,533	£92,5514	£400,084

Energy Savings for Hale Gardens N15

4 floors - Roof area 637m² = £9,280 (Flat Roof), £5,568 (Pitched)

1 – 67 Remington Road N17

Flat Roof Renewal Option

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs

Flat to Pitch Conversion

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs

	5	£181,66 6	£0.00	£181,66 6		5	£331,34 1	£0.00	£331,34 1
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Flat Roof Renewal Option

	Inflati on % Incre ase	Original / Mainten ance Cost	Inflation Cost	Total Costs
	5	£181,66 6	£215,08 3	£396,74 9

Flat to Pitch Conversion

	Inflati on % Incre ase	Original/ Mainten ance Cost	Inflation Cost/Yr	Total Costs
	5	£331,34 1	£175,28 5	£506,62 6

Energy Savings for 1-67 Remington Road N15 (split height block)

6 floors – roof area 692m² = £10,081 (Flat Roof), £6,053 (Pitched)

5 floors – roof area 310m² = £4,516 (Flat Roof), £2,712 (Pitched)

Warren Court

Flat Roof Renewal Option

	Inflati on % Incre ase	Original / Mainten ance Cost	Inflation Cost	Total Costs
	5	£74,900	£0.00	£74,900

Flat to Pitch Conversion

	Inflati on % Incre ase	Original/ Mainten ance Cost	Inflation Cost/Yr	Total Costs
	5	£192,65 7	£0.00	£192,65 7

Flat Roof Renewal Option

	Inflati on % Incre ase	Original / Mainten ance Cost	Inflation Cost	Total Costs
	5	£74,900	£88,957	£163,85 7

Flat to Pitch Conversion

	Inflati on % Incre ase	Original/ Mainten ance Cost	Inflation Cost/Yr	Total Costs
	5	£192,65 7	£57,980	£250,63 7

Energy Savings for Warren Court

8 floors - Roof area 215m² = £3,132 (Flat Roof), £1,879 (Pitched).

1-29 Templeton Road N15

Existing pitched roof, so N/A.

7.20 Whole Life Costings

7.21 An assessment has been made on the energy loss where a pitched roof or flat roof is being considered. The indicative figures above represent the potential savings over a 35 year period.

7.22 Assuming pitched roofs use a 300mm cellulose insulation with a 0.13 U-value;
Average annual temperature lift of 19.08°F;
No skylights;
Gas central heating in all builds.

Combined saving of £30,616 to residents over the 35 year period.

7.21 Digital Satellite Provision

7.22 The provision of an integrated satellite reception system will remove the need for satellite dishes and reduce damage to the building fabric. It is proposed to install IRS (integrated reception system) Sky, Hotbird, Turksat DAB (digital audio broadcasting) radio community channels for residents.

7.23 Satellite dishes will be removed as part of the programme to install the IRS system. The relevant tenancy officer will be provided with the details in order to pursue enforcement action should the dishes be erected after completion of the works.

7.24 Window/Door Grills

All window and door grills will be removed as part of this programme. The relevant tenancy officer will be provided with the details in order to pursue enforcement action should the grills be refitted after completion of the works.

7.25 Environmental Improvements

7.26 There are no proposed environmental works during this phase of decent homes works.

7.27 Sustainability

7.28 The procurement of materials and components to be used during the decent homes programme will involve the selection of products that have a positive impact on the environment. The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

7.29 The new wiring contains an element of copper; a material that can be recycled at the end of its useful life and will reduce the need for maintenance as testing of the electrical system is carried out after ten years for dwellings and five years for the landlord's services.

7.29 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings. The selected kitchen, Premier, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.

- 7.30 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.
- 7.31 The contractor is registered and complies with the Considerate Constructors Scheme.
- 7.32 The new flat roofs will be a Langley High Performance warm roof system incorporating 100mm/140mm Paraform Ultra insulation to achieve a minimum U-value of 0.25 W/m²K to improve the thermal qualities of the roof.
- 7.33 The pitched roofs will be a Britmet lightweight steel roof and will include loft insulation to 300mm and allow for additional insulation where required.
- 7.34 The provision of pitched roofs where proposed will also provide additional qualities as identified by Sustainability Procurement as follows:
- The incline of the roof will make them more water resistant.
 - The nature of the proposed materials tends to make them more fire resistant.
 - The cavity in pitched roofs allows for greater potential to further increase insulation.

This leads to:

- Greater installation costs, owing to the complex nature and increased amount of material used in construction.
 - Less maintenance costs
 - Higher thermal resistance, owing to greater capacity to insulate, (HfH presently install 300mm insulation to loft areas, 50mm above the requirement).
 - Indirect savings to the Council due to the potential for reduced Housing Benefit. This is done by calculating the relative U –Values of each design and component and multiplying by the projected energy consumption/costs for the 35 year period.
In all cases, the minimum U-Value should correspond with those set out I Part L of the Environmental Performance of Buildings Directive.
 - Lower Insurance premiums as a result of reduced potential for water and fire damage.
- 7.35 **Conservation Areas**
- 7.36 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.
- 7.37 For the purposes of this programme, the Planning department has confirmed that there are no conservations consents required in this phase.

8.0 Chief Financial Officer Comments

- 8.1 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 Tiverton Road, Remington Road, Templeton Road, Hale Gardens, High Cross Road and Warren Court, priced in accordance with the framework agreement.

8.2 Members will be aware that DCLG has approved the funding for Decent Homes, totalling £198.5m phased over six years of which £30.0m has been approved for 2009/10. This scheme is included in the funding schedule for 2009/10 as indicated in Appendix B. Any additional expenditure in respect of leaseholder properties will be funded from leaseholder charges for major works.

8.3 It should be noted that this scheme is starting in January to ensure a continuation of the works by the contractor for the South Tottenham Area. The works will commence on 9th February 2009 and the value of works completed up to 21st September 2009 will need to be accounted for in the current financial year, but however, will be funded from the Decent Homes allocation for 2009/10, which is confirmed at £30m as indicated above.

8.4 The proposals include renewing flat roofs with pitched roofs in some cases at an additional cost of £211k. The current Decent Homes allocations do not include provision for this additional cost. However, the report indicates that over the 35 year expected life of the roofs, savings in replacement/maintenance costs of £248k could be achieved.

9.0 Head of Legal Services Comments

9.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at 323 properties in the South Tottenham area of the borough (details of which are set out in Paragraph 7.8), to the contractor named in Paragraph 2.1 of Appendix A to this report.

9.2 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.

9.3 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.

9.4 The contractor named in 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the South Tottenham area.

9.5 The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee, in accordance with CSO 11.3

9.6 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.

9.7 The report states that the statutory leaseholder consultation process is currently being undertaken and the 30-day consultation period is due to expire on 29th January 2009 (after the deadline for submission of these comments).

9.8 The Head of Legal Services confirms that, provided there are no issues arising from the

leaseholder consultation referred to in paragraph 9.7, there are no legal reasons preventing Members from approving the recommendation as to the award, as set out in Paragraph 4 of this report.

10. Head of Procurement Comments –

- 10.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.
- 10.2 The Client needs ensure that a risk register is in place for the works and that it is reviewed on a regular basis.
- 10.3 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.
- 10.4 The Head of Procurement therefore states that the recommendations in this report offer best value for the Council.

11. Equalities and Community Cohesion Comments

- 11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Councils housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

12. Consultation

Internal

- 12.1 Homes for Haringey have consulted council officers in the preparation of the proposed year 2-5 programme, which was approved by the Board in July 2008. The Leader of the Council and the Cabinet Member for Housing have been consulted in the formulation of the proposed programme. Ward member comments have also been considered. Residents have been consulted through the Homes for Haringey Asset Management Panel and Leasehold Panel. Leasehold consultation forms part of the overall consultation process and is a statutory requirement. Homes for Haringey have a dedicated team in place to manage resident consultation and involvement throughout programme delivery. They work closely with the constructor partners' Resident Liaison Officers.

External

- 12.2 Homes for Haringey has carried out detailed consultation with the residents that will be effected by the works set out in this report. Resident's meeting's were held on the 4th and 17th December

and 21 residents attended in total. The Ward Members were invited to attend. This was followed by a newsletter to residents within 10 days of the meetings.

12.3 Leasehold consultation forms part of the overall consultation process and is a statutory requirement. Details of this are set out below.

12.4 The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations') require Homes for Haringey to conduct formal consultation with every leaseholder in the Borough. 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.

12.5 Leasehold Implications

12.6 As a result of applications made under the Right to Buy legislation, there are 102 leaseholders living in the properties affected by the works described in this report. The number of leaseholder dwellings where the Section 125 Notice is within the 5 year period is 24 while the number outside the period is 78. This report provides a breakdown of the costs for each group in paragraph 12.10

12.7 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.

12.8 In accordance with The Service Charges Regulations 2003, under schedule 3, notice was issued on 31st December 2008 to expire on 29th January 2009.

12.9 The notice will give a description of the proposed works and provided details for the costs of the works. The statutory consultation commenced 31st December 2008.

12.10 The total amount estimated to be recovered from the 102 leaseholders is £732,805.51 This is broken down as follows:

1. Leaseholders within the 5 year Section 125 period total estimated recoverable charges £20,186.02.

2. Leaseholders outside of the 5 year Section 125 period total estimated recoverable charges £712,619.48.

12.11 The charges to all 102 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%.

12.12 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.

12.13 No observations have been received for this project to date.

13. Service Financial Comments

13.1 Please note comments of the Chief Financial Officer's comments in paragraph 8 of this report.

14. Use of appendices /Tables and photographs

14.1 Appendix A separate attachment

14.2 Appendix B, see end of this report

15. Local Government (Access to Information) Act 1985

15.1 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.

15.2 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):

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

APPENDIX B

Decent Homes Expenditure to date

2008/09

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
Hornsey	HOPH1	£ 1,562,501.00	08/09/2008	05/12/2008
Hornsey	HOPH2	£ 2,864,346.00	13/10/2008	06/03/2009
Hornsey	HOPH3	£ 598,967.13	02/06/2008	22/08/2008
Hornsey	HOPH4	£ 252,333.26	16/06/2008	04/08/2008
Hornsey	HOPH5	£ 242,652.04	18/08/2008	12/09/2008
North Tottenham	NT1	£ 1,063,712.39	19/05/2008	22/08/2008
North Tottenham	NT2	£ 369,121.73	23/06/2008	15/08/2008
North Tottenham	NT3	£ 1,237,224.22	07/07/2008	07/11/2008
North Tottenham	NT4	£ 941,314.91	09/06/2008	05/09/2008
North Tottenham	NT5	£ 1,203,761.28	21/07/2008	21/11/2008
North Tottenham	NT6	£ 834,402.46	15/09/2008	19/12/2008
North Tottenham	NT7	£ 1,015,186.57	20/10/2008	20/02/2009
North Tottenham	NT8	£ 1,752,295.00	20/10/2008	22/05/2009

North Tottenham	NT9	£ 1,540,921.00	20/10/2008	29/05/2009
South Tottenham	ST1	£ 648,274.23	31/03/2008	18/07/2008
South Tottenham	ST2	£ 1,220,885.05	02/06/2008	14/11/2008
South Tottenham	ST3	£ 830,501.14	02/06/2008	19/09/2008
South Tottenham	ST4	£ 2,402,166.68	16/06/2008	06/03/2009
South Tottenham	ST5	£ 1,380,645.06	30/06/2008	23/01/2009
South Tottenham	ST6	£ 627,875.90	30/06/2008	17/10/2008
South Tottenham	ST7	£ 2,048,608.79	04/08/2008	06/03/2009
South Tottenham	ST8	£ 1,382,707.77	06/10/2008	06/03/2009
Wood Green	WG1	£ 2,517,554.10	19/05/2008	12/01/2009
Wood Green	WG2	£ 220,959.70	27/05/2008	14/07/2008
Wood Green	WG3	£ 466,558.48	04/08/2008	03/11/2008
Wood Green	WG4	£ 359,973.69	04/08/2008	06/10/2008
Wood Green	WG5	£ 322,255.86	08/09/2008	03/11/2008
Wood Green	WG8	£ 750,112.61	11/12/2008	04/03/2009
Wood Green	WG9	£ 164,312.64	25/11/2008	26/02/2009
Wood Green	WG10	£ 116,805.21	25/11/2008	16/02/2009
Wood Green	WG11	£ 577,140.67	17/11/2008	12/01/2009
Wood Green	WG12	£ 448,427.89	01/12/2008	27/03/2009
Wood Green	WG13	£ 484,068.87	17/11/2008	25/02/2009
Wood Green	WG14	£ 1,086,971.10	08/12/2008	27/02/2009
		£ 33,535,544.43		

2009/10

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
South Tottenham	ST12	£ 448,288.00	26/01/09	01/05/09
South Tottenham	ST10	£ 6,441,547.80	09/02/09	21/09/09
		£ 6,889,835.80		



Agenda item:

TO BE READ IN CONJUNCTION WITH EXEMPT APPENDIX A

Procurement Committee

On 3 February 2009

Report Title. Award of Framework Agreement for Catering Services

Report of Julie Parker Director of Corporate Resources

Signed : *J. Parker 26/1/09.*

Contact Officer : Michael Wood Head of Procurement Tel: 0208 489 2120

Wards(s) affected: **ALL**

Report for: **Non key decision Yes**

1. Purpose of the report

1.1. To seek Member approval for the award of a Framework Agreement for the provision of catering services for Haringey Council.

2. Introduction by Cabinet Member (if necessary)

2.1. The Council is seeking to introduce a framework agreement for Catering Services – which has to comply with OJEU requirements. Following a procurement exercise, it is recommended that 6 providers be approved for the provision of the service under the agreement.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

3.1 The Framework Agreement for catering services links with the Category Management Strategy in Corporate Procurement Unit to award contracts or frameworks in compliance with Public Contract Regulations.

4. Recommendations

4.1 It is recommended that Members approve the award of a Framework Agreement for 4 years for catering services. It is recommended that the Framework Agreement will have 6 providers for the provision of catering services.

5. Reason for recommendation(s)

5.1. The existing contracts and approved lists have recently expired. Spend analysis was carried out prior to the tendering process. Stakeholder meetings took place and surveys were carried out on the types of cultural foods that were required around the Council. This was incorporated into the specification.

5.2 The tender process for the new Framework Agreement commenced by sending out a publication in the Official Journal of the European Union (OJEU) and was advertised on the Council's website. . Previous to this a "Meet the Buyer" event was held within the Borough and attended by a number of local suppliers.

5.3 We received 9 expressions of interest for the PQQ stage. These were evaluated by the specialist departments, Finance, H&S, Equal Opps, Environmental and Ability to Deliver. All 9 companies passed the PQQ evaluation process and therefore all suppliers were invited to bid for the framework. Two companies subsequently declined to tender.

5.4 We received 7 valid tenders. These were evaluated in line with the criteria set out in the ITT documentation (which was based on 60% Quality and 40% Price). The evaluation was concluded on 17th November 2008 and the final scores are outlined below: (Please see Appendix A Exempt information for Suppliers names).

Company	Score	Score Financial	Total score
Company A	607.5	120	727.5
Company B	617.5	80	697.5
Company C	432.5	200	632.5
Company D	607.5	40	647.5
Company E	492.5	80	572.5
Company F	340	160	500
Company G	220	120	340

5.5 The lowest scoring company (Company G) **will not** be included on the

framework. It was advertised in the OJEU that there would be a maximum of 6 providers.

6. Other options considered

6.1. The In-house schools catering team were informed of the process but did not bid.

7. Summary

7.1. The supply of catering services falls under the EU Directives and it is therefore mandatory for the Council to run a competitive tendering process.

7.2. It is expected that the Framework Agreement will contain 6 suppliers (please see Appendix A for details).

8. Chief Financial Officer Comments

8.1. The proposed framework should ensure continued value for money for the Council both in terms of cost and quality although Members' attention is drawn to paragraph 7.2 of Appendix A and the need for a clear guidance on the use of catering for any internal council meetings.

9. Head of Legal Services Comments

9.1. The Director of Corporate Resources is seeking Procurement Committee approval of award of the contract for the provision of catering services for Haringey Council.

9.2. The contract for the provision of catering services to the Council is categorised as service under Part A of the Public Contracts Regulations 2006 and as such there is a legal requirement to publish the tender in the Journal of the European Union (OJEU), and for the Council to follow a competitive tendering process.

9.3. The tender process for the supply of catering services commenced when the Council published a notice in the OJEU on 12 February 2008. The restricted procedure was followed.

- 9.4. It has been recommended that Members approve the award of a Framework Agreement for 4 years for catering services. It is also recommended that the Framework Agreement would have 6 providers for the provision of catering services. Members have power under CSO 11.03 to award contracts values over £250,000. The anticipated spend under the Framework Agreement will fall within this category.
- 9.5. The Head of Legal Services confirms that, subject to funding, there are no legal reasons preventing Members from approving the recommendation as to the proposed contract award set out in paragraph 5 of this report.

10. Head of Procurement Comments

- 10.1. This procurement process has been carried out by the Corporate Procurement Unit in line with the Procurement Code of Practice.
- 10.2. The recommendation represents value for money to the Council, through aggregating the demand for catering services across the Council to achieve efficiencies
- 10.3. Ongoing Contract management will be undertaken by Corporate Property Services and Contract monitoring is programmed to ensure contract compliance

11. Equalities &Community Cohesion Comments

- 11.1. A "Meet the Buyer" event was held which attracted local suppliers. Surveys were carried out with internal customers for feed back on cultural requirements. Equalities were assessed throughout the tendering process.

12. Consultation

- 12.1. Consultation was carried out throughout the process with internal stakeholders. Meetings with facilities management were held to identify the need for the specification. Surveys were also sent out to internal customers to gain feed back on types of food and services required.

13. Service Financial Comments

- 13.1. N/A

14. Use of appendices /Tables and photographs

14.1. Appendix A

15. Local Government (Access to Information) Act 1985

15.1 This report contains exempt and non-exempt information. Exempt information is contained in Appendix A of this report and 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)

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