



NOTICE OF MEETING

Cabinet Procurement Committee

TUESDAY, 3RD MARCH, 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 11 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 meeting of the Procurement Committee held on 3 February 2009.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Standing Orders.

6. UPDATE ON PROGRAMME MANAGEMENT CONSULTANT TO BSF PROGRAMME

(Report of the Director of Children and Young People's Service): To report the continued use of Tribal Group/Qedis as Programme Managers for the BSF Programme until 31 March 2009; to notify the requirement for a further procurement for programme management services; and to update on the progress in transitioning activities to Haringey direct employees from a consultancy led staff base.

7. NORTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 PHASE NT 10

(Report of the Director of Urban Environment): To seek approval to a detailed programme of works relating to various properties known as NT10 at addresses in Topham Square, Deynecourt Road, Alington Avenue, Selby Road, Trafalgar Avenue, Cheviot House, Corbridge House, Whittingham House Northumberland Park, White Hart Lane, Bennetts Close, Brantwood Road, Ingleton Road Woodmead Grange Road N.17.

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 item allows for consideration of exempt information in relation to item 7 which appears earlier on this agenda.

10. NORTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 - PHASE NT 10

(Report of the Director of Urban Environment): To seek approval to a detailed programme of works relating to various properties known as NT10 at addresses in Topham Square, Deynecourt Road, Alington Avenue, Selby Road, Trafalgar Avenue, Cheviot House, Corbridge House, Whittingham House Northumberland Park, White Hart Lane, Bennetts Close, Brantwood Road, Ingleton Road Woodmead Grange Road N.17.

11. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at 2 above.

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23 February 2009

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**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 3 FEBRUARY 2009**

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

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC88.	<p>APOLOGIES FOR ABSENCE (Agenda Item 1)</p> <p>Apologies for absence were received from Councillors Kober and Reith.</p>	
PROC89.	<p>MINUTES (Agenda Item 4)</p> <p>RESOLVED:</p> <p>That the minutes of the meetings held on 25 November and 18 December 2008 and 19 January 2009 be approved and signed.</p>	HLDMS
PROC90.	<p>SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 - PHASE ST10 (Report of the Director of Urban Environment - Agenda Item 6)</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>Members commented favourably on the content and layout of the report and suggested that it be used as a model for all future Decent Homes Programme contract award reports.</p> <p>It was reported that there had been only one response received as a result of the formal consultation with leaseholders. We noted that this had concerned the need for certain of the roof replacement works and that a response had been provided.</p> <p>We also noted that the seventh bullet point in paragraph 7.34 of the report referred to indirect savings to the Council due to the potential for reduced Housing Benefit by calculating the relative U-Values of each design and component and we asked that officers supply us with a briefing note on these calculations together with a quantification of the savings which would accrue.</p> <p>RESOLVED</p> <p>1. That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the contract for a detailed programme of works to 323 properties in N15 known as Phase ST10 of the Decent Homes Programme at addresses detailed in the interleaved report to Apollo Group Ltd.</p>	<p>DUE</p> <p>DUE</p>


**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 3 FEBRUARY 2009**

	2. That the Agreed Maximum Price and the Compliance Team fees as set out in the exempt Appendix be endorsed.	DUE
PROC91.	<p>AWARD OF FRAMEWORK AGREEMENT FOR CATERING SERVICES (Report of the Director of Corporate Resources - Agenda Item 7)</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>Having noted that four of the six providers were Borough based, we asked officers to supply us with details of the number of people each of them employed and the proportion of them who lived locally.</p> <p>RESOLVED</p> <p>That, in accordance with Contract Standing Order 11.03, approval be granted to the award of a Framework Agreement for catering services for a period of 4 years to the following six providers –</p> <ul style="list-style-type: none"> • Newmans • Cuisine on Cue • Anchor Catering • Parties 4 U • Dunns • Break Bar 	<p>HPr</p> <p>HPr</p>

CHARLES ADJE
Chair

[No.]

Agenda item

PROCUREMENT COMMITTEE		On 3rd March 2009
Report Title. Update on Programme Management Consultant to BSF Programme		
Report authorised by  Director of The Children and Young People's Service		
Contact Officer : David Bray 020 8489 1824 david.bray@haringey.gov.uk		
Wards(s) affected: N/A	Report for: Information	
1. Purpose of the report 1.1 To report that the Lead Member for Children & Young People's Service (CYPS), the Chief Executive and the Director of Corporate Resources, acting under authority given to them by the Procurement Committee on 30 th September 2008 have authorised the continued use of Tribal Group/Qedis as Programme Managers for the BSF Programme until 31 st March 2009. 1.2 To notify the requirement for a further procurement for Programme Management services to serve the integrated Primary Capital Programme and BSF Programme development and delivery from 1 st April 2009. 1.3 To report on progress in transitioning activities to Haringey direct employees from a consultancy led staff base.		
2. Introduction by Cabinet Member 2.1 Although this report is for noting I would draw member's attention to the progress made in moving from consultancy based staff to permanent posts. 27 out of 36 posts are now held by permanent Haringey staff. Obviously there are still plans to reduce the number of consultants further but I am pleased that significant progress has been made in meeting the concerns of the Procurement Committee.		

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

3.1 Council Priorities

This section is not applicable to this information report. The BSF Programme clearly outlines alignment of its work with Council Priorities and strategies when letting construction contracts for projects at Haringey Secondary Schools.

3.2 Resources

3.2.1 Value for Money

3.2.1.1. Overall Value for Money is demonstrated through the procurement process at the time when selection takes place – this information reports seeks to update the Committee on decisions taken by the Chief Executive and Director of Corporate Resources to engage Qedis / Tribal Group as Programme Support to the BSF Programme until 31st March 2009.

3.2.1.2. A new procurement process is currently in development to secure Programme Management and related support services. A report will be presented to a future Procurement Committee.

3.2.2 Engagement of the Community

3.2.2.1. Not applicable.

3.2.3 Risk Management

3.2.3.1. Not applicable to this information report.

4. Recommendations

4.1 To note that the Lead Member for CYPS, the Chief Executive and the Director of Corporate Resources, acting under authority given to them by the Procurement Committee on the 30th September 2008, have authorised the continued use of Tribal Group/Qedis as Programme Managers until the 31st March 2009.

4.2 To note the process for procuring ongoing Programme Management services to serve the integrated Primary Capital and BSF Programme development and delivery from April 2009.

4.3 To note progress in transitioning activities to Haringey direct employees from a consultancy led staff base.

5. Reason for recommendation(s)

5.1 The Tribal Group were appointed for the provision of Programme Management

Services for the BSF Programme in a report approved by Procurement Committee on 17th May 2007. The Tribal Group is a supplier on the Office of Government Commerce Buying Solutions framework agreement for consultancy services ("OGCBS framework"). The contract with the Tribal Group was subsequently extended in a report approved on 30th September 2008. The total approval for BSF is:

Approval Date	Value	Purpose
17/05/2007	£1,319,625	Programme Management
30/09/2008	£328,200	Programme Management to 31/12/2008
30/09/2008	£171,000	Programme Management to 31/03/2009
Total	£1,818,825	

NB. The total Procurement Committee approval on 30th September was £499,200

5.2 The approval to spend for the period January 2009 to March 2009 (£171,000) was agreed subject to approval by the Chief Executive and Director of Corporate Resources if the sum should be required. This approval has now been executed allowing the extended sum to be drawn down.

5.3 The 30th September 2008 Procurement Committee report was based on delivery of Programme Management support solely for the BSF Programme. The table below shows that BSF Programme management activity will be maintained within the £499,200.

5.4 Previous reports seeking approval to consultancy spending have prompted requests that the level of directly employed Haringey staff should be increased, reducing the dependency on consultancy resources. Integration of the PCP and BSF teams and subsequent recruitment activity has resulted in 27 out of 36 posts been held by permanent Haringey staff, with plans to reduce consultants further in future years. This represents a significant step in meeting the request of the Procurement Committee.

5.5 Notwithstanding the progress outlined in section 5.4 of this report in creating a directly employed staff structure, there is an ongoing requirement for consultancy based Programme Management services to be procured. The proposed route for this procurement is under consideration and will be the subject of a further report to Procurement Committee to secure Programme Management services from April 2009.

5.6 Health and Safety Implications

Not Applicable

6. Other options considered

6.1 Not Applicable

7. Summary

7.1 This report confirms:

- Delegated approval by the Chief Executive and Director of Corporate Resources for the BSF Programme Management activity for January to March 2009 as agreed in September 2008.

7.2 This report identifies that a further procurement process and approval will be required to secure Programme Management services from April 2009 – this will be the subject of a further report to this Committee.

7.3 This report confirms the ratio of direct of Haringey employees to consultants has now improved.

8. Chief Financial Officer Comments

8.1 The CFO has been consulted and has no further comments to make.

9. Head of Legal Services Comments

9.1 The Procurement Committee agreed at the meeting held on 30 September 2008 that the Council's Chief Executive and/or the Director of Corporate Resources in consultation with the Cabinet Member for Children and Young People be authorised to approve the further sum of £171,000 to Tribal Group for period 1 January to 31 March 2009.

9.2 CSO 6.05 of the Council's Contract Standing Orders provides that contracts with a value of more than £25,000 must be let by following a competitive tendering process.

9.3 The value of the contract to which this report relates is above the threshold set out in CSO 6.05. However under CSO 7.02 and subject to the requirement to comply with EU legislation the Cabinet can waive the requirement to undertake a competitive tendering process where it is in the Council's overall interest.

9.4 The Tribal Group are on the OGCS framework which has been established in compliance with EU legislation. Local Authorities can procure services under the OGCS framework.

9.5 The Head of Legal Services notes the contents of this report which is supplied to the Procurement Committee for information.

10. Head of Procurement Comments

10.1 The OGCS Framework Agreement contains a number of consultancy firms that can be "called off" on pre-agreed terms and conditions. The Tribal Group were originally selected from this list because they most closely matched the Council's requirements at the time.

10.2 The anticipated total value of work to be "called off" was £1.8m - the remainder of

which is being reported in this paper to committee.

10.3 There is a need to secure additional services to continue to take forward the BSF programme and other workstreams. The agreed procurement strategy is to discuss these requirements, as allowed under the OGCbs Framework, with Tribal to ensure adequate resources are available to support the ongoing programme streams and that costs are acceptable to the Council.

10.4 In the unlikely event that Tribal are unable to resource the ongoing programme, the 1st April 2009 contract start date would be at risk.

11. Equalities and Community Cohesion Comments

11.1 OGCbs places a strong emphasis on ensuring equalities as part of the assessment of suppliers onto its frameworks. This includes compliance with the OGCbs Equalities Scheme and Social Issues in Purchasing policy. Additionally, the BSF programme has used the Council's agreed procurement processes to in appointing contractors to each part of the programme – including how equalities issues are managed in their respective businesses.

12. Consultation

12.1.1 Not Applicable

13. Service Financial Comments

13.1 Approval by the Chief Executive and Director of Corporate Resources to extending the use Qedis / Tribal Group to the end of March 2009 at a cost of £171,000 was undertaken within the budget sum outlined in the September 30th report.

13.2 Further procurement for Programme Management services from April 2009 will be subject to available budget provision for the integrated BSF and PCP delivery organisation.

14. Use of appendices /Tables and photographs

14.1 Not Applicable

15. Local Government (Access to Information) Act 1985

15.1 The following documents were used in the compilation of this report:


- The Council's Standing Orders

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Agenda item:

Procurement Committee Meeting

On 3rd March 2009

Report Title. North Tottenham Decent Homes Programme 2009/10. NT10	
Report authorised by: Niall Bolger, Director of Urban Environmental 	
Contact Officer : Pauline Hinds, Strategic Client Representative Tel: 020 8489 1151 Email: pauline.hinds@homesforharingey.org	
Wards(s) affected: White Hart Lane, Northumberland Park	Report for: Key Decision
1. Purpose of the report (That is, the decision required) 1.1 This report sets out a detailed programme of works which relates to various properties in the North Tottenham Area, known as NT10. The properties are at Topham Square, Deynecourt Road, Alington Avenue, Selby Road, Trafalgar Avenue, Cheviot House, Corbridge House, Whittingham House Northumberland Park, White Hart Lane, Bennetts Close, Brantwood Road, Ingleton Road, Woodmead Grange Road N17 within the delivery of the Decent Homes Programme. The works outline in this report is schedule to commence on 31 st March 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 programmes and have been incorporated into the programme for years 2 – 5. 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.	

3. Links 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.

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)	para 2.2 Appendix A
Anticipated Contract start on site	31 March 2009
Anticipated Contract completion	4 December 2009
Contract duration	36 weeks
Contractor	para 2.1 Appendix A

7.7. Property address location

This report details the specific works required to the 228 properties in the North 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.

1-12, 13-24, 25-36,37-48, 49-60 Topham Square N17
 1, 3, 7, 9, Deynecourt Road N17
 1- 15, 17-47, 49-63 (flats)Allington Avenue N17
 8, 10, 14, 18, 20, 26, 30, 32 (houses) Allington Avenue N17
 2-12, 14-24, 26-36, 38-48 Selby Road N17
 1, 7 Selby Road N17
 14-24, 26-36, 38-48 Trafalgar Avenue N17

1-11, 2-12, 13-35, 37-47 Trafalgar Avenue N17
 1-16 Cheviot House, Northumberland Park
 1-16 Corbridge House, Northumberland Park
 1-16 Whittingham, Northumberland Park
 1,6 Gillham Terrace, Northumberland Park
 118a White Hart Lane N17
 1-11,13-23, 25-39, 2-16 18-20, 22-32, Bennetts Close
 31, 69 Brantwood Road N17
 56 Ingleton Road N17
 1-24 Woodmead, Grange Road N17

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
1-60 Topham Square	60	Medium rise	3	23	Pitch	No
1,3, 7, 9 Deynecourt	4	House	2	0	Pitch	No
1-63 Allington Avenue	32	Medium rise	2	9	Pitch	No
8 – 32 Allington Avenue	8	Houses	2	0	Pitch	No
2-48 Selby Road	26	Medium rise	3	11	Pitch	No
1, 7 Selby Road	2	Houses	2	0	Pitch	No
1-48 Trafalgar Avenue	48	Medium rise	3	23	Pitch	No
1-16 Cheviot House	16	Medium rise	5	8	Flat	No
1-16 Corbridge House	16	Medium rise	5	8	Flat	No
1-16 Whittingham House	16	Medium rise	5	7	Flat	No
1, 6 Gillham Terrace	2	Houses	2	0	Pitch	No
118 a White Hart Lane	1	House	4	0	Pitch	No
1-39 Bennetts Close	36	Low rise	4	7	Pitch	No
31,69 Brantwood Road	2	Houses	2	0	Pitch	No
56 Ingleton Road	1	House	2	0	Pitch	No
1-24 Woodmead Road	24	Medium rise	6	6	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, roof repairs, kitchen and bathroom refurbishment, extractor fans, boiler replacement, central heating system replacement, asbestos removal and installation of digital IRS system and external decorations. 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 7.21)

7.11 Proposed Roof works

7.12 The blocks listed below have pitched roofs and are in good condition. The remaining life of the existing pitched roofs is noted.

Address of Pitched Roofs	Remaining Life
1-63 Allington Avenue	16 years
2-48 Selby Road	10 years
1-48 Trafalgar Avenue	21 years
1-60 Topham Square	20 years
1-39 Bennetts Close	10 years

7.13 The existing flat roofs at Woodmead, Cheviot House, Corbridge House, Whittingham House are in poor condition. It is proposed to replace these roofs with pitched roofs. (see life cycle cost analysis Para 7.16).

Planning Approval

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

7.15 Life Cycle Costing Analysis

The total Life Cycle Cost is calculated by adding the total cost of the roof renewal and the Energy Costs.

1-24 Woodmead,

Flat Roof Renewal Option			Flat to Pitch Conversion		

	3	£59,165.13	£0.00	£59,165.13		3	£136,127.74	£0.00	£136,127.74
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Flat Roof Renewal Option

	3	£300.00	£615.00	£174,730.10
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Flat to Pitch Conversion

	3	£1,300.00	£2,665.00	£179,588.74
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Energy Costs for Woodmead

6 floors - Roof area 604m²= £8,799.00(Flat Roof), £5,283.25(Pitched)

Total Life Cycle Costs (35 yr): £183,529.10 (Flat Roof), £184,871.99 (Pitched Roof)

1-16 Cheviot House N17

Flat Roof Renewal Option

	3	£24,103.30	£0.00	£24,103.30
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Flat to Pitch Conversion

	3	£107,453.98	£0.00	£107,453.98
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Flat Roof Renewal Option

	3	£300.00	£615.00	£130,390.43
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Flat to Pitch Conversion

	3	£1,300.00	£2,665.00	£150,914.98
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Energy Costs for Cheviot House N17

5 floors - Roof area 480m²= £6993.00(Flat Roof), £4,198.63(Pitched)

Total Life Cycle Costs (35 yr): £137,383.43 (Flat Roof), £155,113.61 (Pitched Roof)

1-16 Corbridge House N17

Flat Roof Renewal Option

	3	£24,103.30	£0.00	£24,103.30
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Flat to Pitch Conversion

	3	£107,453.98	£0.00	£107,453.98
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Flat Roof Renewal Option

[Redacted]			
3	£300.00	£615.00	£130,390.43

Flat to Pitch Conversion

[Redacted]			
3	£1,300.00	£2,665.00	£150,914.98

Energy Costs for Corbridge House N17

5 floors - Roof area 480m² = £6,993.00 (Flat Roof), £4,198.63 (Pitched)

Total Life Cycle Costs (35 yr): £137,383.43 (Flat Roof), £155,113.61 (Pitched Roof)

Whittingham House N17

Flat Roof Renewal Option

[Redacted]			
3	£24,103.30	£0.00	£24,103.30

Flat to Pitch Conversion

[Redacted]			
3	£107,453.98	£0.00	£107,453.98

Flat Roof Renewal Option

[Redacted]			
3	£300.00	£615.00	£130,390.43

Flat to Pitch Conversion

[Redacted]			
3	£1,300.00	£2,665.00	£150,914.98

Energy Costs for Whittingham House N17

5 floors - Roof area 480m² = £6,993.00 (Flat Roof), £4,198.63 (Pitched)

Total Life Cycle Costs (35 yr): £137,383.43 (Flat Roof), £155,113.61 (Pitched Roof)

7.17 The lifecycle costing's for the above show that the replacement of the flat roof with a pitch roof at Woodmead, costs more by an minor amount of £4,858.74, over a 35 year period. The replacement of the flat roof with a pitch roof at Corbridge, Whittingham, and Cheviot House, which are identical blocks, also costs more than the option to replace with a flat roof by a larger margin of £20,524.55 per block. Despite this cost variation and taking into consideration the long term benefit of pitch roofs, it is proposed that all of the above blocks are replaced with pitch roofs. Roofs of this type of construction have longer life expectancy, produces better thermal performance and requires less maintenance than flat roofs.

7.18 Whole Life Costings

7.19 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.

7.20 Heat will escape through all building surfaces, but heat will escape more readily through flat roofs than pitched roofs. The energy saving to residents by choosing pitched is the cumulative energy cost of all flat roofs, less the energy costs of pitched roofs.

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 build. Combined saving of £11,899 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, Symphony 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 lightweight steel roof and will include for 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:

- Less maintenance costs
 - Higher thermal resistance, owing to greater capacity to insulate, (HfH presently install 300mm insulation to loft areas, 50mm above the requirement).
 - 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. 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 in various properties in the North Tottenham Area, 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 £30m has been approved for 2009-10. This scheme is included in the schedule for 2009-10.

8.3 It should be noted that so far (excluding the reports on this agenda) 2 contracts have been approved by this committee as indicated in Appendix B; totalling some £7m.

9. 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 228 properties in the north Tottenham area of the borough 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 Paragraph 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the north Tottenham area.
- 9.5 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.
- 9.6 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.
- 9.7 The report states that the statutory leaseholder consultation is currently being undertaken and that no comments have been received from leaseholders to date. The consultation period is however yet to expire as at the date of provision of these comments.
- 9.8 The Head of Legal Services confirms that, provided the Council has considered any comments from leaseholders made between the date of provision of these comments (9 February 2009) and the expiry date of the statutory leaseholder consultation period (28 February, 2009), there are no legal reasons preventing Members from approving the recommendation in Paragraph 4 of this report to award the contract to the Contractor named in Paragraph 2.1 of Appendix A. Members should also note that the Council is required to respond in writing to any observations received from leaseholders before the 28th of February. Those written responses must be sent out to the leaseholder within 21 days of receipt.

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 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.

10.3 Whole Life Costs have been considered in this proposal beyond capital and maintenance cost, ensuring impacts to residents are fully appreciated in the design of the proposed roofing works.

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 Council's 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. Residents' meeting was held on the 10th December and 38 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 37 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 7 while the number outside the period is 30. 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 30th January 2009 to expire on 28th February 2009.
- 12.9 The notice gave a description of the proposed works and provided details for the costs of the works. The statutory consultation commenced 30th January 2009.
- 12.10 The total amount estimated to be recovered from the 37 leaseholders is £535,225.87 This is broken down as follows:
1. Leaseholders within the 5 year Section 125 period total estimated recoverable charges £17,695.13.
 2. Leaseholders outside of the 5 year Section 125 period total estimated recoverable charges £517,530.74.
- 12.11 The charges to all 37 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 Pauline Hinds – Strategic Client Representative on 020 8489 1151.

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):

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	25/11/2808	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		

Document is exempt

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