

**MINUTES OF THE CABINET MEMBER SIGNING  
TUESDAY, 30 JULY 2013**

**Present:** Councillor Claire Kober, Leader of the Council.

**In Attendance:** Councillor John Bevan, Councillor Gideon Bull, Xanthe Barker Principal Committee Officer, Phil Harris Assistant Director Strategic Housing, Councillor Stuart McNamara, Paul Munday Estate Regeneration Consultant, Mustafa Ibrahim Head of Commissioned Services, Stuart Young Assistant Chief Executive.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>HSP03.</b>	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>	
<b>HSP04.</b>	<p><b>ARCHITECTURAL TENDERS FOR INFILL/SMALL SITES</b></p> <p>The Leader considered a report, previously circulated, which sought approval to allow tendering to commence for architectural services for twelve infill and small housing sites and the appointment of the successful organisations. It was noted that a review of the Housing Revenue Account (HRA) land ownership had identified a substantial list of small and infill sites that had the potential for new build Council homes. Consequently approval was being sought to allow capacity studies and financial appraisals to be undertaken.</p> <p><b>RESOLVED:</b></p> <p>That approval be given for tendering to commence for architectural services for twelve infill/small housing sites and the appointment of successful organisations.</p> <p><b>Alternative options considered</b></p> <p>To submit the request for approval at the September Cabinet meeting; however; this would delay architect appointments and ultimately therefore the commencement of the programme of construction of the new homes.</p> <p><b>Reasons for decision</b></p> <p>To allow the timely delivery of new build Council housing.</p>	
<b>HSP05.</b>	<p><b>PROCUREMENT OF A STRATEGIC PARTNER TO SUPPORT THE CUSTOMER SERVICES TRANSFORMATION PROGRAMME</b></p> <p>The Leader considered a report, previously circulated, which provided an update with respect to the procurement process followed to identify, evaluate and select a strategic partner to support the Council in delivery of the CST Programme. The report also sought approval to appoint the recommended supplier.</p>	

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**RESOLVED:**

- i. That approval be given to award the contract for provision of Strategic Partner consultancy services to Agilisys from November 2013 to support delivery of Stage 2 of the Customer Services Transformation Programme for a period of up to twelve months from commencement (with an option to extend this by up to a further twelve months for the commencement of Stage 3).
- ii. That it be noted that the total indicative contractual spend for the initial Stage 2 support would not exceed £812k (and should a decision be taken to exercise the extension option for Stage 3 then the total indicative contractual spend would be £1.6m).

**Alternative options considered**

A number of suppliers were identified and assessed as part of this procurement process and the information contained within the report set out details of how these were considered in order to reach the recommendation proposed. An option for Haringey to 'go it alone' was identified as an alternative, however, this was not taken forward for the following reasons:

- Programmes such as this need flexible resourcing that does not 'hard wire' additional capacity into the organisation.
- Haringey needs to learn from others experiences in implementing such a large and far reaching programme.
- An arrangement like this reduces the requirement to individually manage and source specialist resources that may be required

**Reasons for decision**

The Council has initiated the Customer Services Transformation Programme and has decided to seek the services of specialist consultancy to support the delivery of this (in line with the reasons set out in Section 4 of the report).

**HSP06. SOUTH TOTTENHAM DECENT HOMES PROGRAMMES 2013/14 PHASE ST29**

The Leader considered a report, previously circulated, which sought approval to an award of contract, to the successful tenderer, for external improvement works for the sum of £3,955,561.27.

**RESOLVED:**

- i. That the waiver of Contract Standing Order 9.01 (need to advertise) be approved.
- ii. That the award of contract for Decent Homes Phase ST29 (Ferry Lane) to Apollo Property Services Group LTD T/A Keepmoat for the tender

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sum of £3,955,561.27 (and a client side provisional sum set out in paragraph 6.3 of the exempt part of the report) be approved.

- iii. That professional fees for the contract for the sum of £288,000 be approved.

**Alternative options considered**

It is recommended that the contract is awarded to the successful tenderer in accordance with the procurement regulations and the Council's procurement process and Contract Standing Orders.

Other procurement options were considered; however, this option is considered the most appropriate for the reasons set out below.

**Reasons for decision**

A decision is required to enable the approval of the contract for external improvements works to two hundred and thirty homes at Ferry Lane (Armadale Close and Kessock Close) to proceed in this financial year as this will contribute towards achieving the GLA targets for the number of homes made decent and the projected spend of the GLA grant by 31 March 2014.

This contract was not advertised in accordance with CSO 9.01 in this instance as it was in the Council's overall interest not to do so because the ten contractors that had successfully completed the pre qualification questionnaire for the abandoned Decent Homes Contractor Framework Agreement were considered to be the market leaders for this type of housing projects and there would be no advantage in going back out to the market.

The proposal is to award this project to the highest scoring most economically advantageous tenderer that is available to deliver this project as set out in Appendix A (the tender evaluation) in the exempt part of the report.

**HSP07. NORTH TOTTENHAM DECENT HOMES PROGRAMMES 2013/14 PHASE NT25**

The Leader considered a report, previously circulated, which sought approval of an award of contract, to the successful tenderer for external improvement works in Lordship Lane for the sum of £2,502,940.06.

Councillor Bull contended that he had not received the newsletter sent by Homes for Haringey to residents, Council officers and Ward Members in June 2013, as set out in paragraph 5.1.2 of the report and requested that the importance of consultation with Members and residents was reiterated to Homes for Haringey. He noted that this would be particularly important given the significant charges that were proposed to be imposed on leaseholders.

**RESOLVED:**

- i. That the waiver of Contract Standing Order 9.01 (the need to advertise) be approved.

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	<ul style="list-style-type: none"> <li>ii. That the award of contract for Decent Homes Phase NT25 (132-458 Lordship Lane) to Wates Construction Ltd for the tender sum of £2,502,940.06 (and client side provision sum as set out in paragraph 6.3 of the exempt part of the report be approved.</li> <li>iii. That professional fees for the contract of the sum of £182,119 be approved.</li> </ul> <p><b>Alternative options considered</b> It is recommended that the contract is awarded to the successful tenderer in accordance with the procurement regulations and the Council’s procurement process and Contract Standing Orders.</p> <p>Other procurement options were considered. However, this option was considered the most appropriate for the reasons set out below.</p> <p><b>Reasons for decision</b> A decision is required to enable the approval of the contract for external improvements works to one hundred and forty-two homes in Lordship Lane to proceed in this financial year as this will contribute towards achieving the GLA targets for the number of homes made decent and the projected spend of the GLA grant by 31 March 2014.</p> <p>This contract was not advertised in accordance with CS09.01 in this instance as it was in the Council’s overall interest not to do so because the 10 contractors that had successfully completed the pre qualification questionnaire for the abandoned Decent Homes Contractor Framework Agreement were considered to be the market leaders for this type of housing projects and there would no advantage going back out to the market.</p> <p>The proposal is to award this project to the highest scoring most economically advantageous tenderer that is available to deliver this project as set out in Appendix A (the tender evaluation) in the exempt part of the report.</p>	
<p><b>HSP08.</b></p>	<p><b>NORTH TOTTENHAM DECENT HOMES PROGRAMMES 2013/14 PHASE NT 24</b></p> <p>The Leader considered a report, previously circulated, which sought approval of an award of contract to the successful tenderer for external improvement works in Headcorn and Tenterden for the sum of £2,584,089.67.</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. That the waiver of Contract Standing Order 9.01 (need to advertise) be approved.</li> <li>ii. That the award of the contract for Decent Homes Phase NT24 (Headcorn and Tenterden) to Mears Limited for the tender sum of £2,584,089.67 (and a client side provisional sum as set out in paragraph 6.3 of the exempt part of the report) be approved.</li> <li>iii. That professional fees for the contract for the sum of £187,953 be approved.</li> </ul> <p><b>Alternative options considered</b></p>	

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It is recommended that the contract is awarded to the successful tenderer in accordance with the procurement regulations and the Council's procurement process and Contract Standing Orders.

Other procurement options were considered. However, this option is considered the most appropriate for the reasons set out below.

**Reasons for decision**

A decision is required to enable the approval of the contract for external improvements works to one hundred and sixty-one homes (in Beaufoy Road, Grettan Road, Headcorn Road, Penshurst Road and Tenterden Road) to proceed in this financial year as this will contribute towards achieving the GLA targets for the number of homes made decent and the projected spend of the GLA grant by 31 March 2014.

This contract was not advertised in accordance with CSO9.01 in this instance as it was in the Council's overall interest not to do so because the ten contractor that had successfully completed the pre qualification questionnaire for the abandoned Decent Homes Contractor Framework Agreement were considered to be the market leaders for this type of housing projects and there would no advantage going back out to the market.

The proposal is to award this project to the highest scoring most economically advantageous tenderer that is available to deliver this project as set out in Appendix A (the tender evaluation) in the exempt part of the report.

**HSP09. DECENT HOMES PROGRAMME 2013/14 KITCHEN AND BATHROOM IMPROVEMENTS**

The Leader considered a report, previously circulated, which sought approval of an award of contract, to the successful tenderer, for kitchen and bathroom replacement works for the sum of £2,941,623.85.

**RESOLVED:**

- i. That the waiver of Contract Standing Order 9.01 (need to advertise) be approved.
- ii. That the award of the contract for Decent Homes Phase KB1 (Kitchen and Bathroom Improvements) to Mullaley & Company Ltd for the tender sum of £2,941,623.85 (and a client side provisional sum as set out in paragraph 6.3 of the exempt part of the report) be approved.
- iii. That professional fees for the contract for the sum of £214,019 be approved.

**Alternative options considered**

It is recommended that the contract is awarded to the successful tenderer in accordance with the procurement regulations and the Council's procurement process and Contract Standing Orders.

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	<p><b>Reasons for decision</b> A decision is required to enable the approval of the contract for Kitchen and Bathroom improvement works to five hundred and sixteen tenanted homes to proceed in this financial year as this will contribute towards achieving the GLA targets for the number of homes made decent and the projected spend of the GLA grant by 31 March 2014.</p> <p>This contract was not advertised in accordance with CSO 9.01 in this instance as it was in the Council's overall interest not to do so because the ten contractors that had successfully completed the pre qualification questionnaire for the abandoned Decent Homes Contractor Framework Agreement were considered to be the market leaders for this type of housing projects and there would no advantage going back out to the market.</p> <p>The proposal is to award this project to the highest scoring most economically advantageous tenderer that is available to deliver this project as set out in Appendix A (the tender evaluation) in the exempt part of the report.</p>	
<p><b>HSP10.</b></p>	<p><b>LIFT MODERNISATION PROGRAMME 2013/14</b></p> <p>The Leader considered a report, previously circulated, which sought approval of the annual lift replacements works (which would take place in eight Wards) for the sum of £1,795,932. The replacement of the lifts forms part of Homes for Haringey's long term programme of planned works to ensure that they comply with current accessibility standards.</p> <p><b>RESOLVED:</b></p> <p>That the award of the contract for lift replacement works to Otis Ltd (in the wards of Hornsey, St Ann's. Tottenham Hale, Bounds Green, Northumberland Park, Bruce Grove, Stroud Green and Tottenham Green) for the tender sum of £1,795,932 in accordance with Contract Standing Order (CSO) 9.07.1 be approved.</p> <p>That professional fees for the contract for the sum of £179,593 be approved.</p> <p>That the issuing of a Letter of Intent to enable pre-construction processes to take place be approved.</p> <p><b>Alternative options considered</b> The alternative option to full replacement is to refurbish the lifts. However, this option has been rejected on the grounds that it could lead to increasing maintenance costs, increased risk of breakdowns, and health and safety concerns in relation to the lifts being out of service for long periods.</p> <p><b>Reasons for decision</b> A decision is required to enable the approval of the contract for the replacement of twenty lifts, serving six hundred and five homes in the wards of Hornsey, St Ann's. Tottenham Hale, Bounds Green, Northumberland Park,</p>	

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	<p>Bruce Grove, Stroud Green and Tottenham Green.</p> <p>The lifts that are due to be replaced as part of the 2013/14 Lift Modernisation Programme have exceeded their expected life and it is now becoming increasingly difficult to obtain replacement parts. The modernisation works will improve the reliability and efficiency of the lifts.</p> <p>The proposal is to award this project to the highest scoring most economically advantageous tenderer that is available to deliver this project as set out in Appendix A (the tender evaluation) in the exempt part of the report.</p>	
<p><b>HSP11.</b></p>	<p><b>HOUSING CAPITAL AND DECENT HOMES PROGRAMME 2014/15</b></p> <p>The Leader considered a report, previously circulated, which sought approval of the Housing Capital and Decent Homes Programme 2014-2016.</p> <p>The Cabinet Member for Housing noted that provision had been made to vary the programme in order to address any technical issues that might be identified as part of the surveying process and to respond to any changes in the level of funding available, in order to maximise the amount of grant funding received and to ensure that improvements could be carried out in an efficient and cost effective way.</p> <p><b>RESOLVED:</b></p> <ul style="list-style-type: none"> <li>i. That the objective of achieving decency for all of the Council's rented housing stock in 2015/16, by extending the Decent Homes programme to include an eighth year, in accordance with the approach described in Paragraphs 5.19 – 5.33 of the report, be agreed.</li> <li>ii. That the 2014/15 (Year 7) Decent Homes programme, as set out in Appendix A of the report, be approved.</li> <li>iii. That the 2015/16 (Year 8) Decent Homes programme, as set out in Appendix B of the report, be approved.</li> <li>iv. That it be agreed that the properties listed in Appendix C of the report are not included in the Decent Homes programme at this stage.</li> <li>v. That it be agreed that where it became necessary to make adjustments to the approved programme (due to the availability of funding, wider stock investment priorities and/or unforeseen issues that affect delivery), the authority to make such decisions is delegated to the Director of Adult and Housing Services, in consultation with the Cabinet Members for Housing and Finance and Carbon Reduction.</li> <li>vi. That it be noted that the Housing Investment and Estate Renewal</li> </ul>	

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Strategy, the HRA 30-Year Business Plan and further proposals on stock investment are being prepared for consideration by Cabinet later in 2013/14 and will be aligned with the proposals set out in this report.

**Alternative options considered**

In the course of developing the proposed programme, Officers considered the merits and feasibility of a number of approaches, including:

- a) Applying the “elemental” approach (undertaking only external and health and safety works) for as many homes as possible;
- b) Applying the “whole house” approach (undertaking all works required to achieve the decency standard) and prioritising homes that have the greatest investment need;
- c) Applying the “whole house” approach (undertaking all works required to achieve the decency standard) and prioritising homes that are easiest to complete and offer best value for money; and
- d) A selective approach combining elements of (b) and (c) above.

For the reasons outlined in this report, option (c) is the approach recommended for the Decent Homes programme in 2014/15 and 2015/16.

Option (a) was rejected on the grounds that, as this approach will not bring enough homes up to decency, Haringey will lose some or all of its Decent Homes funding for 2014/15 because it will fail to meet the 2014/15 decency target of 1,915 homes set by the Greater London Authority (GLA).

Option (b) was rejected on the grounds that a “whole house” approach that is targeted at those homes in the worst repair will not bring enough homes up to decency (so will result in the loss of GLA funding) because too few homes will be made decent within the available budget.

Option (d) was rejected on the grounds that, although it would bring enough homes up to decency, it would result in some internal works that have been outstanding from previous years being carried out instead of external works.

**Reasons for Decision**

A decision is required to enable the detailed planning of what will be a large Decent Homes programme in 2014/15 and 2015/16, in accordance with the available resources.

<b>HSP12.</b>	<b>NEW ITEMS OF URGENT BUSINESS</b>  There were no new items of urgent business.	
<b>HSP13.</b>	<b>EXCLUSION OF THE PRESS AND PUBLIC</b>	

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	<p><b>RESOLVED:</b></p> <p>That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraphs 1, 2 and 3, Part 1, schedule 12A of the Local Government Act 1972.</p>	
<b>HSP14.</b>	<p><b>PROCUREMENT OF A STRATEGIC PARTNER TO SUPPORT THE CUSTOMER SERVICES TRANSFORMATION PROGRAMME</b></p> <p>Exempt information pertaining to Item 3 was considered.</p>	
<b>HSP15.</b>	<p><b>SOUTH TOTTENHAM DECENT HOMES PROGRAMMES 2013/14 PHASE ST29</b></p> <p>Exempt information pertaining to Item 4 was considered.</p>	
<b>HSP16.</b>	<p><b>NORTH TOTTENHAM DECENT HOMES PROGRAMMES 2013/14 PHASE NT25</b></p> <p>Exempt information pertaining to Item 5 was considered.</p>	
<b>HSP17.</b>	<p><b>NORTH TOTTENHAM DECENT HOMES PROGRAMMES 2013/14 PHASE NT 24</b></p> <p>Exempt information pertaining to Item 6 was considered.</p>	
<b>HSP18.</b>	<p><b>DECENT HOMES PROGRAMME 2013/14 KITCHEN AND BATHROOM IMPROVEMENTS</b></p> <p>Exempt information pertaining to Item 7 was considered.</p>	
<b>HSP19.</b>	<p><b>LIFT MODERNISATION PROGRAMME 2013/14</b></p> <p>Exempt information pertaining to Item 8 was considered.</p>	
<b>HSP20.</b>	<p><b>NEW ITEMS OF EXEMPT URGENT BUSINESS</b></p> <p>There were no new items of exempt urgent business.</p>	