

MINUTES OF CABINET MEMBER SIGNING MEETING HELD ON TUESDAY, 30TH MARCH, 2021, 5.45 - 5.55 PM

PRESENT: Councillor Joseph Ejiofor, Leader of the Council.

In attendance: Robbie Erbmann, Assistant Director for Housing, and Fiona Rae, Principal Committee Co-ordinator.

1. APOLOGIES FOR ABSENCE

It was noted that, due to unforeseen circumstances, Councillor Emine Ibrahim, Cabinet Member for Housing and Estate Renewal, had provided apologies for the meeting and the decisions were required to be re-allocated to the Leader of the Council to avoid any delays in awarding payments and contracts. This change was approved by the Chair of Overview and Scrutiny Committee and notice to this effect was published shortly in advance of the meeting.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REPAIR AND VOID WORK COSTS FOR PROPERTIES TO BE LEASED TO THE HARINGEY COMMUNITY BENEFIT SOCIETY

The Leader considered the report which sought for repair and void work costs for properties to be leased to the Haringey Community Benefit Society (CBS). It was noted that, on 17 July 2018, Cabinet agreed to the creation of the CBS with the aim of providing housing for homeless households nominated to it by Haringey Council. The CBS's properties currently consisted of recently bought homes which had been leased from the Council. Following the purchase of these homes, Homes for Haringey undertook void works in preparation for them being leased to the CBS. This report sought approval for the payment of these works.

It was noted in the Cabinet Member introduction that the current administration was elected on a manifesto that made it clear that it would act decisively to reduce homelessness and take action to improve the too often poor quality and precarious temporary accommodation in which nearly 3,000 homeless households in Haringey live. It argued: *"Poor housing has knock-on effects everywhere; from education to health to crime. And the regular churn of families and children moving from one temporary tenancy to another makes it difficult to build strong local communities."* We promised that we would do housing differently. In July 2018, Cabinet approved the establishment of the CBS, with arrangements finalised by Cabinet in November 2019. CBS's sole aim was to improve the housing available to Haringey's homeless households and the works set out in this report represented the investment in this stock to bring them up to a high-quality standard.

Following consideration of the exempt information,

The Leader RESOLVED

1. To approve a total payment of £981,732 to the Homes for Haringey – Haringey Repairs Services (HRS) for void and repair costs for 119 properties to be paid by the Housing Revenue Account.
2. To approve further payments to the Homes for Haringey – Haringey Repairs Services (HRS) for further void repair works to be undertaken in 2020/21 up to the maximum of £982,590.
3. To approve further payments to the Homes for Haringey – Haringey Repairs Services (HRS) for further void repair works to be undertaken in 2021/22, up to the maximum of £1,581,000.

Reasons for decision

These works will be undertaken to bring these properties up to the CBS standard. Approval by Cabinet is being sought as recent legal advice is that these works are technically outside the management agreement which only covers properties Homes for Haringey will be managing as a council tenancy.

Alternative options considered

Not making these payments

This option was rejected as failure to undertake these works will mean the CBS can reject the properties, losing the financial savings they would generate to the General Fund and Housing Revenue Account.

4. FIRS HOUSE - FIRE REINSTATEMENT WORKS

The Leader considered the report which sought approval for fire re-instatement works. It was noted that the works proposed to Firs House for the sum of £999,623 would bring the roof structure, communal areas and fourteen flats in the west wing of the building, that were damaged following a fire incident in April 2020, to a habitable standard and would allow the residents who were decanted at the time of the fire to return to their homes. The works would ensure that the flats were compliant with current fire and building regulations.

It was also noted that the report requested approval for the issue of a letter of intent to the preferred contractor for an amount up to, but not exceeding, £99,623 which represented 10% of the contract sum. The report further recommended the approval of the professional fees of £85,880 which represented 8.6% of the contract sum. It was also noted that the costs of these works would be recharged under insurance policies.

Following consideration of the exempt information,

The Leader RESOLVED

1. Pursuant to the Council's Contract Standing Order (CSO) 16.02, to approve the award of a contract to the preferred contractor identified in exempt Appendix A for the replacement of the main roof structure. The works include new flat roof covering to the communal staircase area, rainwater good, fascia boards and soffits, external brickwork and concrete repairs, external decoration and replacement of fire damaged windows. The work to fourteen flats includes the replacement of FD30S flat entrance doors, plastering, rewiring, new internal doors and joinery, kitchens, bathrooms, boilers and plumbing works, internal decorations and floor coverings. The roof structure to the east wing of the block was not damaged by the fire. However compartmentation works will be carried out to protect the integrity of the roof and will ensure that it meets current building regulations. This will be for the sum of £999,623.
2. To approve the issue of a letter of intent for an amount of up to, but not exceeding £99,962, which represents 10% of the contract sum.
3. To approve the total professional fees of £85,880 which represents 8.6% of the contract sum.
4. To note the total project costs of £1,085,503.
5. To waive the costs to leaseholders for the compartmentation works due to the nature and urgency of the works.
6. To note that the fire reinstatement works scheme for the main structure, communal areas and tenanted flats will be fully funded by the Council's Building Insurance.
7. To note that the internal works to Leaseholder's flats will be funded by Ocaso under their Buildings Insurance Policy.

Reasons for decision

Homes for Haringey requires the Cabinet Member's approval to award the contract for the rebuild of the main roof structure including fire compartmentation works to the entire roof, new flat roof covering to the communal staircase area, rainwater goods, fascia boards and soffits, external brickwork and concrete repairs, external decoration and replacement of windows damaged by the fire. Replacement of FD30's flat entrance doors, plastering works, rewiring, new internal doors and joinery, kitchens, bathrooms, boilers and plumbing works, internal decoration and floor coverings. The contract which the report relates to has been procured through the Council's Dynamic Purchasing System.

Alternative options considered

An alternative option was sought for Homes for Haringey to use the London Construction Programme Framework (LCP Framework) to deliver the fire

reinstatement works for Firs House. Homes for Haringey sought support and advice from Haringey Strategic Procurement who determined that the LCP Framework was not appropriate as the lots within the framework did not have a suitable band for the estimated value of these works.

A do-nothing option would mean that the Council would not be able to carry out the reinstatement works and the residents who have been decanted would be unable to return to their homes. Considerations for the residents' wellbeing have also been highlighted due to being in temporary accommodation during the current global pandemic.

5. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting for consideration of item 6 as it contained exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paragraph 3, information relating to the financial or business affairs of any particular person (including the authority holding that information), and paragraph 5, information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

6. EXEMPT - FIRS HOUSE - FIRE REINSTATEMENT WORKS

The Leader considered the exempt information.

LEADER: Cllr Joseph Ejiofor

Signed by Leader

Date ...30 March 2021.....