

NOTICE OF MEETING

CABINET MEMBER SIGNING

Tuesday, 30th March, 2021, 5.45 pm

Members: Councillors Emine Ibrahim

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

3. REPAIR AND VOID WORK COSTS FOR PROPERTIES TO BE LEASED TO THE HARINGEY COMMUNITY BENEFIT SOCIETY (PAGES 1 - 6)

4. FIRS HOUSE - FIRE REINSTATEMENT WORKS (PAGES 7 - 14)

5. EXCLUSION OF PRESS AND PUBLIC

Item 6 is likely to be subject to a motion to exclude the press and public from the meeting as it contains 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 (PAGES 15 - 18)

Felicity Foley
Committees Manager
Tel – 020 8489 2919
Fax – 020 8881 5218
Email: felicity.foley@haringey.gov.uk

John Jones
Monitoring Officer (Interim)
River Park House, 225 High Road, Wood Green, N22 8HQ

Monday, 22 March 2021

Report for: **Cabinet Member Signing**

Title: **Repair and void work costs for properties to be leased to the Haringey Community Benefit Society**

Report
Authorised by: **David Joyce, Director of Housing, Regeneration and Planning**

Lead Officer: **Robbie Erbmman, Assistant Director Housing**

Ward(s) affected: **All**

Report for Key/
Non-Key Decision: **Non-Key Decision**

1. Describe the issue under consideration

- 1.1. On 17 July 2018 Cabinet agreed to the creation of the Haringey Community Benefit Society (CBS) with the aim of providing housing for homeless households nominated to it by Haringey Council. The CBS's properties currently consist of recently bought homes which have been leased from the Council.
- 1.2. Following the purchase of these homes, Homes for Haringey undertake void works in preparation for them being leased to the CBS. This report seeks approval for the payment of these works.

2. Cabinet Member Introduction DRAFT

- 2.1. This administration was elected on a manifesto that made it clear that we 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. We 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.
- 2.2. In July 2018, Cabinet approved the establishment of the Haringey Community Benefit Society, with arrangements finalised by Cabinet in November 2019. Haringey Community Benefit Society's sole aim is to improve the housing available to Haringey's homeless households and the works set out in this report represent the investment in this stock to bring them up to a high-quality standard.

3. Recommendations

It is recommended that Cabinet

- 3.1. Approves 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.

- 3.2. Approves 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.
- 3.3. Approves 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.

4. Reasons for decision

- 4.1. 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.

5. Alternative options considered

Not making these payments

- 5.1. 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.

6. Background information

- 6.1. On 17 July 2018 Cabinet agreed to the creation of the Haringey Community Benefit Society (CBS) with the aim of providing housing for homeless households nominated to it by Haringey Council.
- 6.2. The approval of acquisition of properties under £500k for temporary accommodation was delegated to the director of Housing Regeneration and Planning in consultation with the Director of Finance.
- 6.3. Each approved acquisition report contains the cost of bringing the property up to standard (where applicable) as part of the total acquisition cost.
- 6.4. The cost of void works would usually be paid through the Council's Management Agreement with Homes for Haringey. However, the agreement only applies to void works to properties where Homes for Haringey will subsequently manage a Council tenancy.
- 6.5. The CBS has entered a Put Option with the Council committing the CBS to accepting all properties the Council offers subject to a minimum standard. This report requests authority to pay the costs of bringing these properties up to the CBS standard and ensuring they are secured while these works are being undertaken.
- 6.6. As of 17 February 2021, Housing Repairs Service (HRS) had completed works on a total of 119 properties which remains outstanding, which comprises 92 properties in the Barnet Portfolio and 27 other properties. This report therefore seeks approval for the costs of these void works which total £981,732.

Works completed	Value	Properties
Barnet Portfolio	£338,528	92
Other CBS properties	£643,732	27
Total	£981,732	119

- 6.7. The HRS is also currently undertaking work on a further 42 properties with cost estimated to be £982,590 which will be invoiced for 2020/21.

Future & ongoing works	Value	Properties
Works in progress (2020/21)	£982,590	42
Total		

- 6.8. The Council is also continuing to purchase properties on the open market with an additional 65 properties expected in 2021/22. Using the average void costs of £23,400, this is expected to be a total of £1,521,000. These properties will require security and the cost of these Sitex doors is estimated to reach £60,000 in total. This report is therefore also seeking approval to pay these costs up to a total of £1,581,000.

Future & ongoing works	Value	Properties
Estimated future works to (2021/22)	£1,521,000	65
Future Sitex costs (2021/22)	£60,000	-
Total	1,581,000	65

7. Contribution to strategic outcomes

- 7.1. The CBS assists in the delivery of the second outcome for the Housing Priority in the Borough Plan, i.e. that “We will work together to prevent people from becoming homeless, and to reduce existing homelessness”.
- 7.2. The CBS also assists in the delivery of the Council’s statutory Homelessness Strategy 2018, by increasing the suitability, affordability and location of both temporary accommodation and private tenancies.

8. Statutory Officers comments

Finance

- 8.1. These works are improvement works prior to occupation of the properties. The total value of works undertaken to date is £1.96m. £1.58m represent estimated cost for 2021/22.
- 8.2. The £1.96m sum is made up of individual cost of improvement works already contained in the individual acquisition’s business case.
- 8.3. The estimated £1.58m is based on the estimated number of future acquisitions as contained in the HRA plan and an estimated cost of improvement of £0.023m per property.

- 8.4. These costs will be capitalised against each property acquired as they represent improvement costs.
- 8.5. There is provision in the 2020/21 Temporary Acquisitions budget and the 2021/22 Temporary Acquisitions budget within the Housing Revenue Account (HRA) capital budget for these costs.

Legal

- 8.6. The Head of Legal and Governance has been consulted in the preparation of the report.
- 8.7. The Head of Legal and Governance sees no procurement issues arising from the recommendations in the report.

Procurement

- 8.8. Strategic Procurement support the decisions in the paper to use funds to deliver the Authorities housing aspirations.
- 8.9. The Strategic Procurement Partner sees no procurement issues arising from the recommendations in the report

Equalities

- 8.10. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share those protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 8.11. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.12. Approval of these formal agreements will allow the CBS to provide better quality accommodation for homeless applicants and to ensure a regular supply of high quality, well-managed, sub-market homes. The decision will therefore primarily affect individuals and households living in temporary accommodation and those who are most at risk of homelessness, amongst whom there a disproportionate number of residents with protected characteristics. A full Equalities Impact Assessment on the CBS was attached as an Appendix to the original Cabinet report. There are no expected negative impacts of the proposals in this report and it is anticipated that these works will overall have a positive equalities impact by raising the quality of housing in the borough.

- 8.13. All contractors will be required to carry out their work in line with public health guidance, including with regard to access to residential units where residents are shielding or vulnerable, in which categories those with protected characteristics, such as disability and age, feature disproportionately.

9. Use of Appendices

There are no appendices attached to this report.

10. Local Government (Access to Information) Act 1985

Minutes of Cabinet meeting of 17 July 2018 approving the creation of the CBS
<http://www.minutes.haringey.gov.uk/documents/g8824/Printed%20minutes%2017th-Jul-2018%2018.30%20Cabinet.pdf?T=1>

Minutes of Cabinet meeting of 12 November 2019 with amendments to the CBS structure

<https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=9154&Ver=4>

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Report for: Cabinet Member signing 30 March 2021

Title: Firs House – Fire Reinstatement Works

Report authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Lee Whitby, Capital Works Delivery Manager, Homes for Haringey

Ward(s) affected: Wood Green

Report for Key/

Non Key Decision: Key decision

1 Describe the issue under consideration

- 1.1 The works proposed to Firs House for the sum of £999,623 will 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 will allow the residents who were decanted at the time of the fire to return to their homes. The works will ensure that the flats are compliant with current fire and building regulations.
- 1.2 The report also requests the Cabinet Member's approval for the issue of a letter of intent to the preferred contractor. This will be for an amount up to, but not exceeding, £99,623. This represents 10% of the contract sum.
- 1.3 It is further recommended that the Cabinet Member approves the professional fees of £85,880 which represents 8.6% of the contract sum.
- 1.4 For the Cabinet Member to note that the costs of these works will be recharged under insurance policies.

2 Cabinet Member introduction

- 2.1 Not applicable.

3 Recommendations

- 3.1 Pursuant to the Council's Contract Standing Order (CSO) 16.02, for the Cabinet Member for Housing and Estate Renewal 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.

- 3.2 For the Cabinet Member for Housing and Estate Renewal 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.
- 3.3 For the Cabinet Member for Housing and Estate Renewal to approve the total professional fees of £85,880 which represents 8.6% of the contract sum.
- 3.4 For the Cabinet Member for Housing and Estate Renewal to note the total project costs of £1,085,503.
- 3.5 It is recommended that the costs to leaseholders for the compartmentation works are waived due to the nature and urgency of the works.
- 3.6 For the Cabinet Member for Housing and Estate Renewal 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.
- 3.7 For the Cabinet Member to note that the internal works to Leaseholder's flats will be funded by Ocaso under their Buildings Insurance Policy.

4 Reasons for decision

- 4.1 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.

5 Alternative options considered

- 5.1 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.
- 5.2 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.

6 Background information

- 6.1 This block was refurbished in 2002, part of this refurbishment included the conversion of the flat roof into a pitch roof. The roof was designed and built to comply with the building regulations at that time.
- 6.2 Since the installation, the Building Regulations have changed to include roof compartmentation. Homes for Haringey are currently undertaking surveys of high rise and timber frame buildings to identify any fire actions that are required to comply with the current Building Regulations. Works identified from these surveys will be included in a separate Fire Safety programme.
- 6.3 A fire incident in April 2020 within number 16 Firs House caused considerable damage to the flat and spread to the roof structure on the west wing of the building. An additional thirteen properties located in this wing were water damaged while London Fire Brigade extinguished the fire.
- 6.4 Firs House comprises of flats 1-25 (15 tenanted and 10 leasehold dwellings). Fourteen families were decanted from the west wing of the building (eight tenanted and six leasehold owned dwellings). Three households from Council owned properties have been permanently rehoused (one to supported housing and two to general needs). The leaseholders and tenants from the remaining properties are currently located in temporary accommodation.
- 6.5 In consultation with the Council's Insurance section and Loss Adjusters, Haringey Repairs Services' property surveying team made an initial assessment of the damage and scaffolding was erected to protect the building and to facilitate the removal of the fire damaged roof structure.
- 6.6 The Loss Adjusters requested that a specialist drying company be appointed to survey the flats so that stripping out, drying works and a 'certificate of dryness' can be obtained prior to any reinstatement works to avoid disrepair claims for remedial works in the future. The company completed a schedule which detailed various works including the removal of wall and ceiling finishes before the concrete structure of the building can be thoroughly dried.
- 6.7 Haringey Repairs Service obtained quotations from their term maintenance contractors for the stripping out works detailed by specialist drying company and these were approved and authorised by the Leaseholder and Council's Loss Adjusters in January 2021. The stripping out and drying out works are being managed separately by the Haringey Repairs Service.
- 6.8 Homes for Haringey commissioned consultants Ridge and Partners LLP, to carry out condition surveys of the damage to the roof, communal areas and flats and drafted a specification for the reinstatement works. The specification was circulated to Ocaso, the Loss Adjuster acting for the Leaseholders and Sedgewick International UK, the Loss Adjuster for the Council. A Project Team meeting was held in October 2020 to review the scope of works and a final specification was agreed.
- 6.9 The project details are as follows:-
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Number of dwellings in project	Flats 1-25 (14 units in the west wing were affected by fire/water damage)
Anticipated start on site	June 2021
Anticipated completion	January 2022
Contract period	26 weeks
Contractor	Details in Appendix A (exempt report)

6.10 The project under consideration will be managed, designed and cost managed by Ridge and Partners and Homes for Haringey.

6.11 Tenders were invited in December 2020.

6.12 The pre-tender estimate for these works was £703,852. The difference of 42% is likely explained by the economic situation brought about by the COVID-19 pandemic and Brexit. Contractors will have priced in higher levels of risk as a result of these items and in delivering the project in the second half of 2021.

6.13 The total cost of this scheme, including professional fees, is estimated at £1,085,503 and projected to be spent as shown below: -

Financial year	Works	Fees	Total
Up to 31/03/2021		£23,860	£23,860
2021/2022	£974,632	£57,726	£1,032,358
2022/2023	£24,991	£4,294	£29,285
Total	£999,623	£85,880	£1,085,503

7 Consultation

7.1 The Communication & Customer Relations Team has facilitated alternative accommodation, provided updates, advice and assisting residents with any charitable funding streams.

7.2 Residents and key stakeholders, including Ward Members, have been consulted about these works. Letters, including frequently asked questions (FAQs) were sent to all the affected residents in February 2021.

7.3 Further letters will be sent to all residents at Firs House to provide updates on the programme and approvals as the project progresses.

7.4 The next residents' newsletter, which is due to be issued in April 2021, will update residents about progress and inform them about the appointment of the contractor.

8 Leasehold implications

8.1 There are ten leaseholders in 1-25 Firs House who are affected by the works described in this report.

8.2 The damage caused to the west wing of the building was due to a fire incident and the cost of the reinstatement works to the external and communal areas of the building will be covered by the Council's and the Leaseholder's Buildings Insurances. The east wing of Firs House was not affected by the fire, but compartmentation works will be carried out to protect the integrity of the roof and building.

9 Conservation areas

9.1 None of the properties in this project are within conservation areas.

10 Contribution to strategic outcomes

10.1 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to delivering the following objectives: -

- Improve the quality of Haringey's Council housing, including by ensuring that 100% of homes meet the Decent Homes Standard by 2025.
- Improve residents' satisfaction with the service they receive from Homes for Haringey to be in the top quartile for London (78%) by 2022.
- Ensure safety in housing of all tenures across the borough, responding to any new regulations as they emerge.

11. Statutory Officers comments

11.1 Finance

11.1.1 The total cost of this contract including professional fees is £1.086m. The expenditure profile is as shown in the table below:-

Financial year	Works	Fees	Total
Up to 31/03/2021		£0.024m	£0.024m
2021/2022	£0.975m	£0.058m	£1.033m
2022/2023	£0.025m	£0.004m	£0.029m
Total	£1.000m	£0.086m	£1.086m

11.1.2 The projected expenditures will be charged to the Capital Programme and then reimbursed via the Building Insurances contracts.

11.1.3 The Firs House Fire Reinstatement Works scheme for the main structure, communal areas and tenanted flats will be fully funded by the Council's Building Insurance.

11.1.4 The internal works to Leaseholder's flats will be funded by Ocaso under their Buildings Insurance Policy.

11.1.5 There is however, provision in the current budget/MTFS to cover the costs of these works in the interim and this arrangement has been agreed with the insurance companies.

11.1.6 The named contractor was selected following a tender and evaluation process based on price (90%) and quality (10%).

11.1.7 No contribution to the cost of the project is expected from leaseholders as leaseholders' building insurance will compensate for the cost of their contribution to these works.

11.2 Procurement

11.2.1 The procurement was conducted in line with the Authority's Corporate Standing Orders and the Public Contract Regulations.

11.2.2 The procurement was price orientated with 90% of the weighting on price and 10% against quality. To ensure that there was a good quality submission given the low weighting, a quality threshold was introduced to the procurement process. If a bidder did not achieve 80% of the points available in the quality section, then they failed the procurement.

11.2.3 The outcome of the process has delivered the most economically advantageous tender and delivers value for money for the Authority.

11.3 Legal

11.3.1 The Head of Legal and Governance has been consulted in the drafting of this report.

11.3.2 The standard right to buy lease under which the flats within the building are let contains a covenant on the Council's part to insure the building against loss or damage by fire and to lay out insurance monies received in rebuilding and reinstatement.

11.3.3 In the circumstances it is appropriate for the Council not to seek to recover any of the cost of the repairs from the leaseholders.

11.3.4 It is open to the Council in the circumstances not to seek to recover the cost of compartmentation works from the leaseholders involved.

11.3.5 The contract which this report relates to has been procured under the Council's DPS for Minor Works. This is a compliant route to market.

11.3.6 The Head of Legal and Governance sees no legal reasons preventing the Cabinet Member from approving the recommendations in the report.

11.4 Equality

11.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: -

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- Advance equality of opportunity between people who share protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

11.4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. The first part of the duty applies to marriage and civil partnership status only.

11.4.3 The decision is to approve the award of a contract to undertake works to Firs House following a fire in April 2020. This work will enable the residents who were decanted at the time of the fire to return to their homes and will ensure that the flats are compliant with current fire and building regulations. The decision will primarily impact residents living in properties managed by Homes for Haringey. It is notable that women, BAME communities and individuals with disabilities and/or long-term health conditions are overrepresented among Council housing tenants in Haringey. There is no indication that this decision will result in any foreseeable negative impacts on any individual or group that shares the protected characteristics. It is noted that consultation has taken place with residents.

11.4.4 All contractors will be required to carry out their work in line with public health guidance, including with regard to access to residential units where appropriate and where residents are shielding or vulnerable, in which categories those with protected characteristics, such as disability and age, feature disproportionately.

11.4.5 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonably possible measures are taken to address any issues that may occur that may have a disproportionate negative impact on any groups who share the protected characteristics.

12 Use of Appendices

Appendix A: Part A Exempt information.

16. Local Government (Access to Information) Act 1985

16.1 In February 2018 Cabinet agreed to appoint Ridge and Partners LLP as multi-disciplinary professional consultants.

Award of contract for multi-disciplinary professional services

<http://www.minutes.haringey.gov.uk/documents/s99594/>

16.2 This report contains exempt and non-exempt information. Exempt information is under the following categories (identified in amended Schedule 12A of the Local Government Act 1972);

Paragraph 3 - Information relating to financial or business affairs of any particular person (including the statutory holding that information).

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

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