

MINUTES OF MEETING Cabinet HELD ON Tuesday, 18th January, 2022, 6.30 - 8.50 pm

PRESENT:

Councillors: Peray Ahmet (Chair), Mike Hakata, John Bevan, Zena Brabazon, Lucia das Neves, Julie Davies, Isidoros Diakides, Erdal Dogan and Ruth Gordon

ALSO ATTENDING: Cllr Barnes attended virtually

693. FILMING AT MEETINGS

The Chair referred to the information as set out in the agenda and advised that the meeting was being filmed.

694. APOLOGIES

Apologies for absence were received from Councillor Seema Chandwani. Apologies for lateness were received from Councillor Isidoros Diakides.

695. URGENT BUSINESS

There were no items of urgent business.

696. DECLARATIONS OF INTEREST

In relation to item 9, to consider the Overview and Scrutiny Committee Review on High Road West, Councillor Ruth Gordon noted that she had been the Chair of the Housing and Regeneration Scrutiny Panel when the High Road West item had commenced. She clarified that she had not been involved in compiling the report or the recommendations for this item and that she would be taking part in the discussion and voting.

Councillor Isidoros Diakides declared a personal interest and non-pecuniary interest in relation to item 14, delivering a Wood Green Enterprise Hub, as he was a Council representative in relation to an organisation that was currently located in one of the buildings discussed. He clarified that he would not be taking part in the discussion, and voting in accordance with section 6.1b of the Member Code of Conduct and would leave the room for the duration of this item.

697. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

None received.

698. MINUTES

RESOLVED

That the minutes of the Cabinet meeting held on 7 December 2021 be approved as a correct record.

699. DEPUTATIONS/PETITIONS/QUESTIONS

The Cabinet considered a deputation put forward by Paul Burnham and Keith Dobie, supporting the recommendation outlined in the Overview and Scrutiny review at item 8 that there should be an independent review of the Love Lane demolition ballot. They contended that the ballot had not been run in a free and fair way and to the standard expected when these were agreed in 2018 by the GLA.

The deputation highlighted the following:

- Instances of door-to-door vote collection by officers which was not in keeping with the requirements of the ballot. Recorded evidence of this had been provided to Councillors.
- Residents on the estate being able to decide how to vote without landlord[Council] intervention which they believed had occurred.
- Cabinet responsible as policy makers for the ballot process and not officers.

The deputation continued to refer to a letter from Damian Tissier Independent Tenant and Leaseholder Adviser (ITLA) for the Love Lane Estate between 16 April 2013 and 8 October 2021 which had been sent to all Councillors. Mr Tissier had worked with residents at Love Lane Estate and supported the deputation's view that the ballot had not been run in a fair way. He outlined in his letter that residents on Love Lane estate had not been provided with accurate and unbiased information when they cast their vote. The deputation asked the Cabinet to consider why the guarantees in the landlord offer and the Chief Executive's letter to residents were shredded when Lendlease submitted its planning application in the time period after the ballot closed.

The deputation referred to the commitments made to and secure and temporary accommodation tenants of new homes on the regenerated estate. However, in their view, the recent planning application showed that new private homes would be built first, in the 10-to-15-year, programme and questioned the timing of the homes for Council tenants being built.

The deputation argued that Lendlease, the Council's development partner for the High Road West Regeneration, were already setting out that the scheme was not as profitable as indicated in original plans. The deputation warned that this reduced profitability margin would lead to viability issues with significant implications for the Council's housing plans. The deputation believed that ultimately Lendlease did not want to build Council homes and predicted that there will not be enough homes built and that the key commitments made to residents such as a single move would be broken and residents will be double moved to accommodate the phases of the scheme.

The deputation questioned whether the guarantees made to residents were taken forward in good faith and subsequently broken or whether the Council made these guarantees through negligence. In the deputation's view the Council knew that Lendlease could not be relied upon to deliver the scheme in accordance with the commitments made.

The deputation called for the Cabinet to consider the close percentage range between those residents in favour and those against the demolition of the Love Lane Estate and the factors highlighted affecting the outcome, and to agree taking forward an independent review.

The Cabinet Member for House Building, Place - Making and Development, responded to the deputation, underlining her support for the role of scrutiny. She also took her Councillor community role very seriously. She welcomed challenge as a way of ensuring the Council delivered its services to the highest possible standard and applied this expectation and challenge to engagement activities. Therefore, had taken the views and information provided seriously.

The Cabinet Member had considered the information provided on social media, correspondence and information provided by Paul Burnham, concerning vote collection and interference.

The Cabinet Member reiterated that the Council had to ensure that complaints about the ballot process were taken forward in a fair and consistent way and this was through the Council's complaints procedure and not with individual responses to social media comments.

The Cabinet Member emphasised that the ballot was taken forward under the auspices of Civica, an independent well-respected organisation who were used to conducting ballots. There had been assurance by Civica that there was nothing about the ballot that they would deem of concern. The Cabinet Member had seen the photographic information provided which did not provide any cause for concern.

The Cabinet Member hoped that where the ITLA or Defend Council were working and engaging on the estate and had seen issues, they would have written to the Council, at the time of the ballot, and advised on these issues. They could also have helped residents, that were not able to make a complaint do so. However, there was no evidence that these steps had been taken forward during the ballot process.

It was noted that a few sealed ballots were taken away by officers and this was not agreed as good practice. However, the Council did consult with Civica and this did not invalidate the ballot.

Consideration had been given to the 2 complaints received via the Council's complaints process. The first complaint indicating insufficient engagement with that particular person and another complaint indicating too much engagement, therefore no evidence could be pointed to, through the official procedure, to indicate that an independent review was required.

The Cabinet Member commented that Civica was viewed as an independent organisation. She felt even if a further organisation was commissioned, this would likely be challenged by the deputation as it would be a Council appointment.

The Cabinet Member felt that officers had provided a good explanation of the landlord offer to residents and there were lessons to learn on engagement in future ballots including:

- Ensuring the different ways to declare a vote is made available and taken forward.
- Officers wearing identity badges so residents know who they are talking to
- Increased Community engagement material in community languages

Responding to the issues raised on the resident moves and viability, the following was noted:

- The double moves would take place in the first phase and the decanting would be to nearby places so families with school age children faced as little interruption as possible. The assessment for this was currently taking place.
- There were regular reviews of the viability of the scheme by the Council and if found that the core requirements were not met then an issue for the Council as the GLA funding was contingent on this.

700. MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE

The Chair of Overview and Scrutiny Committee introduced the item which asked Cabinet to consider 'matters arising from Overview and Scrutiny Committee - Independent Review of the Love Lane Estate Ballot'.

It was noted that the Overview and Scrutiny Committee meeting on 29 November 2021 had heard evidence from a deputation which had questioned the validity of the estate ballot that had taken place for Love Lane Estate. The Overview and Scrutiny Committee was recommending a review into the conduct of the Love Lane Estate ballot. The Chair of Overview and Scrutiny commented that he had noted the reasons for the rejection of this recommendation that had been set out by the Cabinet Member for House Building, Place-Making, and Development but asked that this was reconsidered. He stated that this was a historic ballot as the first of its kind in Haringey and that he believed that an independent review would be appropriate to ensure that the ballot had been conducted properly.

The Chair of Overview and Scrutiny recommended that Cabinet considered taking forward an independent review of the conduct of Love Lane Estate ballot.

The Chair of Overview and Scrutiny responded to questions from the Cabinet:

- In relation to the evidence heard, it was noted that the Chair of Overview and Scrutiny had received submissions directly from some residents and that a

deputation from a resident's group had been presented to the Overview and Scrutiny Committee.

- The Leader stated that evidence and allegations relating to the ballot should be submitted to the Council through the normal channels, such as the complaints procedure, so that it could be formally considered. She added that the deputation to the Overview and Scrutiny Committee had not been from residents of the Love Lane Estate.

The Cabinet response to this Overview and Scrutiny recommendation was provided in Appendix 3 of the report at Item 9 and resolution included below.

701. TO CONSIDER THE OVERVIEW AND SCRUTINY COMMITTEE REVIEW ON HIGH ROAD WEST & CABINET RESPONSE TO THE REVIEW AND RECOMMENDATIONS

In introducing the Scrutiny Review on High Road West, The Chair of Overview and Scrutiny referred to the Cabinet response to the 15 recommendations set out at 121 to 13 of the agenda pack.

The Chair of Overview and Scrutiny welcomed the agreement of 10 of the 15 recommendations. He continued to raise the following issues in relation to the five recommendations that were partially agreed, calling for Cabinet to fully and unequivocally agree recommendations 1, 10, 11 and 12.

- The response to Recommendation 1 on rent levels for tenants transferring to a property in estate regeneration staying at the same level without diminution, the response indicated that there would be a 10% increase on the rent. The response did not further provide an indication of whether services charges would be increased and this could presumably be assumed.
- Recommendation 5 – noted the four strands to this recommendation concerning facilities and construction. The Chair of Overview and Scrutiny accepted the partial agreement to green spaces and car parking recommendations and reasons provided that these were protected programmes.
- Recommendation 10 concerned the businesses on the Peacock industrial estate and where the Committee had agreed that there was not adequate consultation with on the regeneration. The Chair of Overview and Scrutiny explained that when embarking on regeneration schemes, where it would be unviable for businesses to move out or where there was legitimate concerns about the loss of freehold, the Council should design regeneration/ place making schemes to ensure mixture of businesses, including light industrial business.
- Recommendation 11 concerned compensation to business so they did not suffer due to relocation. It was not clear why this was not agreed
- Recommendation 12 called for the same principles that underpin the GLA's resident Ballot to apply to businesses. This could be in the form of consultation and that regeneration plans are drawn up with their active input.

The Cabinet Member for House Building, Place - Making and Development responded, at this point in the meeting, to the separate Overview and Scrutiny recommendation put forward at item 8, concerning the independent review of the Love Lane Estate Ballot and also to the main Scrutiny review of High Road West, containing 15 recommendations at item 9.

With regards to the recorded evidence circulated to Councillors from residents concerning the ballot process, the Cabinet Member had listened to the transcript three times and did not hear evidence of untoward activity. There was also an overall caution given of not circulating resident's names and addresses as a data breach. There were allegations in the recordings regarding anti-social behaviour and its motivation which were not agreed with and considered an offensive campaign. The Cabinet Member emphasised that from the evidence she had seen there was nothing that would merit recommending an independent review.

With regards to rental increase, this was included in the Landlord offer and before the ballot was taken forward so Council obliged to follow this. Service charges were pooled across all estates and would be the same for all tenants.

In relation to the responses relating to businesses, The AD for Regeneration advised that the reason these were put forward for partial agreement reflected the way in which the recommendations were written. Considering the recommendations in a literal sense meant considering the actions that were needed. Therefore, agreeing this recommendation in full could expose the Council to an unknown financial commitment and a 'blank cheque' principle. There was also a legislation covering how businesses were compensated in regeneration schemes i.e. CPO of a freehold which needed consideration.

Following questions from Cllr Brabazon and Cllr Barnes the following comments/information was noted.

- The Chair of Overview and Scrutiny welcomed the acceptance of recommendation 2 and clarified that there was a distinction between the 'lessons learnt review' and call for independent review. The former would be completed internally.
- With regards to listening to the residents of Love Lane and taking forward the learning from the 'lessons learnt' review to also inform other forthcoming ballots, the Cabinet Member advised that this was an ongoing process and lessons learnt from Love Lane Ballot would be taken forward. The Cabinet Member expressed the need to be clear on the proposals being voted on in the forthcoming Broadwater Farm demolition ballot.
- The ongoing review process meant the Council were continually reviewing the scripts used by officers to communicate with residents, referring to the code of conduct, which advises that officers only let residents know what their options are and the facts.
- In response to Cllr Davies, the Cabinet Member agreed that if there was any evidence of tampering, falsifying, deliberately losing ballot papers, there would be a full investigation and, if necessary, the ballot re-run.

RESOLVED

- 1.1. To consider the recommendations of the Overview and Scrutiny Committee (OSC) following their review of the High Road West scheme, attached as Appendix 1 to the report;
- 1.2. To agree the response to the above recommendations attached as Appendix 2 to the report.
- 1.3. To consider the separate recommendation by the OSC in relation to the Love Lane ballot (see item number 8 of the agenda pack);
- 1.4. To agree the response to the above recommendation attached as Appendix 3 to the report.

Reasons for decision

On 29 November 2021, the OSC met to approve the recommendations of the scrutiny review of the High Road West scheme.

In development of the report, the Housing & Regeneration Scrutiny Panel (H&RSP) and then the OSC held a number of evidence gathering sessions, speaking to Council officers and key stakeholders including local businesses and the Love Lane Residents Association (RA). These were initially held in February and March 2020, with the remainder completed in August 2021 following a delay due to the covid-19 pandemic.

Alternative options considered

An alternative option would be to not consider nor respond to the recommendations of the OSC. This option was not considered as a viable option. The OSC is able to refer its findings and recommendations to full Council or other non-Executive Committees, as it considers appropriate. It is important that the Council fully considers the findings of the review and responds accordingly.

702. DEMOLITION OF TANGMERE BLOCK ON BROADWATER FARM - AWARD OF CONTRACT

The Cabinet Member for or House Building, Place-Making and Development introduced the report which sought approval to award a contract for the demolition of the Tangmere block on the Broadwater Farm Estate, following a compliant competitive tender process. The value of this contract was 2,043,115.00.

The Cabinet Member stated that, subject to a successful yes vote in the ballot of residents, the proposal would deliver 300 council homes and improvements to public areas of the estate. It was noted that all previous tenants had been rehoused and that the leasehold interests had been acquired. It was anticipated that the demolition would commence in March 2022 and that there would be some savings in terms of the security costs for the vacant building.

The Cabinet Member responded to questions from the Cabinet:

- It was enquired whether the demolition of Tangmere and Northolt blocks could take place at the same time and whether this could happen later than currently scheduled. It was explained that this may not be possible as there were ongoing negotiations with some leaseholders in the Northolt block, that the demolition would have to be coordinated with the contractor, and that there was a need to coordinate all works across the estate.
- In relation to the carbon impact of the demolition, it was explained that the contractor would be required to undertake an audit of the process to determine what could be reused or repurposed. It was noted that there would likely be additional planning considerations, such as an environmental impact assessment. It was added that there may be environmental requirements in relation to demolitions but that the details would need to be confirmed with the Planning Team.

The Cabinet Member responded to questions from Councillor Barnes:

- In relation to the ballot question for residents, it was noted that this would be designed to be a straightforward question. It was explained that the detailed wording had been delegated to the Director of Housing, Regeneration, and Planning and that details of the Cabinet report relating to this decision would be sent to Councillor Barnes. It was noted that the wording of the ballot question was still under development but that this would be published and shared once finalised.
- In relation to the qualitative score of the selected tenderer (Tenderer A), it was explained that this tenderer had also delivered similar projects to a high standard and there was confidence that they had the necessary experience and ability to deliver the project. It was added that there would also be performance monitoring throughout the contract.
- In relation to the strength of community engagement, it was commented that there had been significant engagement with residents and that there was demand for the project to commence.

Following consideration of the exempt information, it was

RESOLVED

1. Pursuant to Contract Standing Order (CSO) 9.07.1(d), to approve the award of a contract to Tenderer A for demolition services (as described in the report) for the sum of £2,043,115.00.
2. To agree an additional contingency budget, as detailed in the exempt report, along with provisional sums, as detailed in the exempt report, in addition to the agreed contract sum for any unforeseen costs arising from the demolition works.
3. To agree a sum, as set out in the exempt report, for professional fees in relation to Ridge and Partners LLP.

Reasons for decision

The demolition of Tangmere was, following consultation with residents, agreed by Cabinet in November 2018. Since then, officers have worked to re-house secure

tenants in the block and acquire leasehold interests. This was completed in December 2021 and the block is now vacant.

The building has 24-hour manned security which is costing the Council a significant amount every month, along with other costs associated with keeping an empty building. Timely award of contract and demolition will therefore reduce costs and liabilities for the Council.

Detailed and comprehensive surveys of the block have been undertaken, including asbestos and structural surveys, to ensure that an accurate price can be obtained from contractors and reduce the risk to the Council.

A compliant tender process has been undertaken via The London Construction Programme (LCP) DPS – Minor Works Framework. Five compliant bids have been received and quantitative and qualitative analysis has been undertaken by Officers and supported by Ridge & Partners LLP acting as Project Managers. The winning bid was fully compliant with requirements, scored highly on the quality submission and had the lowest price.

Alternative options considered

The option around the timing of these works could be considered – in as much as the demolition could be combined with the new homes programme.

It was agreed that the demolition contract will form a standalone project for the following reasons:

- All residents have been decanted and the cost of maintaining security and managing the health and safety risks proved prohibitive.
- The new homes programme was not at an advanced stage to enable the Council to meet its commitment to residents to demolish the block, therefore a standalone project was required to maintain programme.
- A standalone demolition programme will enable the Council to engage a specialist contractor to remove hazardous materials and disconnect utilities, which will ultimately de-risk the site when handing over the development contractor.

In view of the above, the recommended option is to award a separate contract for the demolition of Tangmere.

703. BROADWATER FARM ESTATE REGENERATION FUNDING AGREEMENT

At 7.36pm - Cllr Diakides entered the meeting and also declared a personal and non - pecuniary interest in item 14 as set out above.

The Cabinet Member for House Building, Place - Making and Development introduced the report which sought Cabinet approval to enter into an agreement with the Department for Levelling Up, Housing and Communities (DLUHC) to receive grant funding of £1,000,000 from the Estate Regeneration Fund to support the delivery of the Broadwater Farm Estate Improvement Programme.

It was noted that the Broadwater Estate Improvement Programme represented the largest investment in the estate's history and would deliver on resident priorities, including circa. 300 new high quality Council homes, a safe and welcoming neighbourhood and more opportunities and services for residents.

The following information was provided in response to questions from Cllr Hakata, and Cllr Barnes.

- Noted the aim of putting the local community at the heart of the design process for the new blocks replacing Tangmere and Northolt. The engagement process had started and would continue with translators supporting engagement in community languages to ensure all communities in the estate were involved. There was also a community design group already established and was seeking particular input from women and young people living on the estate. There were also community groups that enthusiastically wanted to be part of the plans for the design being engaged with.
- With regards to any risk to funding, should the timetable slip or not report against the required milestones, there was no risk as the grant was covering capital funding already spent on acquiring homes in Tangmere and Northolt.
- In response to the query about funding, if there was a 'no vote' outcome to the estate ballot, the Council would lose funding from the GLA which would mean no scheme and this would not be a good position for the Council or residents. The Council would be striving to ensure that residents were content with the scheme and the benefits offered.

RESOLVED

1. To approve the receipt (as provided for under Contract Standing Order (CSO) 17.1) from the Department for Levelling Up, Housing and Communities of £1,000,000 in capital funding through the Estate Regeneration Fund, to be used as a funding contribution towards the costs of leasehold acquisitions within the Tangmere and Northolt blocks.
2. To approve that the grant sum is added to the Housing Revenue Account (HRA) Budget.

Reasons for decision

The decision to accept the grant would support the delivery of the Broadwater Estate Improvement Programme which is expected to deliver circa. 300 new high quality Council homes, a safe and welcoming neighbourhood and more opportunities and services for residents.

Alternative Options Considered

The Council could decline the grant allocation. This option was rejected because the Broadwater programme is a demanding scheme in terms of viability and the level of funding required to fully implement the programme. The £1,000,000 of capital funding from DLUHC's Estate Regeneration Fund will assist the Council to proceed to deliver the programme.

704. CIVIC CENTRE PROJECT - AWARD OF ENABLING WORKS CONTRACT AND PROJECT UPDATE

The Cabinet Member for Finance and Transformation introduced the report which sought to award a construction contract for the delivery of the Civic Centre project enabling works, which included the removal of asbestos, redundant building services, and soft strip out of the building. The report also provided a general update on the project, the milestone programme, budget, and the project delivery plan.

The Cabinet Member explained that the Civic Centre was an important, Listed Building and that the proposals would both improve the building and provide accommodation for approximately 900 council staff. The Cabinet Member noted that the proposals would deliver good value for money, future savings in relation to energy and maintenance, and flexible work spaces.

The Cabinet Member responded to questions from the Cabinet:

- It was noted that it was important for the Civic Centre to be representative of the borough and its values. It was explained that the building would be designed to the highest environmental standards and would take into account new ways of working, including hybrid and locality working.
- It was commented that the council aimed to provide services in house and it was noted that the project would allow for spaces to be used flexibly in case of insourcing or other changes.
- In relation to the presence of a bunker on site, it was explained that the Civic Centre was a Listed Building and that all elements would be reflected in the Statement of Significance. It was added that surveys had informed the current designs and that solutions for the building were being considered, such as the location of plant equipment and heating. It was noted that there was also a steering group and that the designs were being co-designed to consider ways to utilise the space.
- The Cabinet Member for Health, Social Care, and Well-Being drew attention to the presence of locality working which was referenced in the report and would be an important part of service delivery in the future.

The Cabinet Member responded to questions from Councillor Barnes:

- In relation to the cost of different options, it was clarified that the earlier report which was presented to Cabinet in November 2021 considered refurbishment of Alexandra House in the short term before the Civic Centre was re-opened and Alexandra House was let. It was noted that the current options provided a like for like comparison as much as possible. It was explained that the business case looked at the same consistent lifespan for both options. It was highlighted that the higher costs for retrofitting an existing building presented additional challenges compared to a new building that could be specifically designed to meet need.
- It was noted that the car park option was £0 in one of the papers. It was clarified that there was an opportunity to let Alexandra House via option 2, through vacating for council back office use, meant that some income would come from this. It was explained that the options sought to compare like for like options rather than including other factors such as the disposal of a car park area for housing.

Following consideration of the exempt information, it was

RESOLVED

1. To approve the Business Case attached at Appendix A of the report and agree to proceed with Option 2, namely the restoring, refurbishing of the existing Civic Centre, and its expansion through the addition of an Annex building, through to the outcome of the planning application stage.
2. To note that an allocation in the draft Medium Term Financial Strategy (MTFS) capital programme of £30m for the inclusion of an annex building to the Civic Centre is subject to the approval of Full Council as part of the Council's budget setting process.
3. In relation to the project enabling works
 - (i) To approve an award of contract to Decontaminate UK Ltd for the sum of £780,891.18 in accordance with Contract Standing Order (CSO) 9.07.1(d).
 - (ii) To approve the issue of a letter of intent to Decontaminate UK Ltd, which will be limited to £100,000.

Reasons for decision

Cabinet took the decision in December 2020 to the repair and refurbishment of the Grade II Civic centre building. Re-establishing the iconic, Grade 2 listed building as the central building for Haringey's Civic operations. Officers were authorised to carry out further works to develop the design brief for this option, including the addition of an annex. This was progressed and reported to Cabinet in October 2021 where Cabinet approved the commencement of RIBA Stage 2 design work for the Civic Centre refurbishment and the annex extension.

The above design work has been completed in parallel with a Council review of its future accommodation needs in accordance with approval given in October 2021. A Business Case (BC) has been produced, in accordance with previous cabinet report approval, which has assessed two options to meet the Council's accommodation needs for a refurbished Civic Centre; with or without an Annex option.

This business case has been produced using the 'Five Case Model', which is the Office of Government Commerce's (OGC) recommended standard for the preparation of business cases and therefore includes the following:

- Strategic Case – setting out the context for the Council's office accommodation, current arrangements, and the case for change
- Economic Case – appraising the options for office accommodation for Haringey, and the preferred option
- Commercial Case – indicating the commercial implications of the option
- Financial Case – indicating how the preferred option could be funded
- Management Case – outlining the initial plans for delivery to manage the way forward

The BC established the need for highly flexible core office accommodation with capacity for up to 900 staff at any one time based on the Council's Hybrid working model, which will see staff split their working time between some combination of council accommodation, community location and home working.

To assess the options available, the BC set out the following Critical Success Factors (CSFs) based on the Council's key strategic drivers:

- Ensures that the Civic Centre is restored and brought back into use with enhanced community access
- Enables the Council's flexible working ambitions, providing office accommodation that is the right size, whilst increasing the flexibility of office accommodation and creating an environment that prioritises collaboration and staff wellbeing
- Maximises the quality and efficiency of existing Council office accommodation assets and the opportunities for Council buildings in Wood Green to be released for alternative uses
- Supports Haringey's Climate Crises Action Plan and commitment to work towards a zero-carbon estate
- Affordable to implement and offers public value for money

Two options were then assessed against these CSFs:

- 'Option 1' – Restoring and refurbishing the existing Civic Centre Building, carry out further improvements to Alex House, consolidating staff accommodation into these two buildings as the Council's core office locations. 48 Station Road would cease to be used for office accommodation.
- 'Option 2' – Restoring, refurbishing and expanding the existing Civic Centre through the addition of an Annex building, consolidating staff accommodation into this single site as the Council's core office location and ceasing to use Alex House and 48 Station Road for office accommodation purposes.

Based on both the qualitative and quantitative assessments of the two options, the recommendation is to proceed with Option 2, namely the refurbishing of the existing Civic Centre, and its expansion through the addition of an Annex building.

Having progressed the RIBA Stage 2 design work the project team have been able to confirm that the existing Civic Centre building and the annex extension would provide capacity for up to 900 staff at any one time.

The inclusion of the annex extension will allow the Civic Centre to become the primary office accommodation in the Haringey estate, incorporating collaborative and flexible working methods into the design and achieving the required occupancy based on a hybrid working model.

The Council is also committed to providing modern, sustainable, and inclusive accommodation to Council staff to ensure health and wellbeing at work is promoted. The two issues are directly correlated as Haringey Council staff will be able to provide far better services to Haringey residents if their working environment is modern, fit for

purpose and delivered in a way that will allow other departments and partners to collaborate and innovate to ensure services are always improving.

In March 2021 Cabinet formally adopted the Climate Change Action Plan, which targets being a net-zero Council by 2027. As part of Haringey's Climate Change Action Plan, the Council has a commitment to work towards a zero-carbon estate. This project forms a key part of achieving that commitment. The proposed Civic Centre refurbishment and the annex extension aims to include ambitious sustainability targets to provide an energy efficient building that helps work towards the Council's goal of being net-zero by 2027. With the Civic Centre building and annex extension being the primary office accommodation in the Haringey estate, the Council will be making positive strides to achieve the target set out in the Climate Change Action Plan by incorporating passive design measures and sustainable systems.

The financial case that supports the decision to proceed with the Civic Centre Annex is based on vacating River Park House (pending a decision on its future), and repurposing Alexandra House, 40 Cumberland Road, and 48 Station Road. In the short term they will be let commercially to cover costs pending a decision as to the long-term future of these sites.

Enabling Works Package (Civic Centre)

The enabling works package aims to de-risk the project by removing all the asbestos and redundant building services, thus relieving the pressure to complete the work during the main construction works which are currently programmed to commence in 2023. The works will need to be carried out regardless of the Civic Centre/Annex project to bring the building back to use. In its current state the building is not safe or compliant. Removing the asbestos and redundant building services at this early stage will expose most of the hidden issues to allow the consultant team to find resolution within the scheme design. Asbestos strip out works can often be a lengthy and challenging process and if left to the main construction works it could risk significant delays and cost increases should issues be found.

Following a competitive tender process utilising the London Construction Programme's asbestos lot, completed via the Council's Dynamic Purchasing System. Six compliant bids were received, evaluated, and moderated. Decontaminate UK Ltd have been identified as the most economically advantageous submission, which has been independently assessed by the project quantity surveyor – John Rowan and Partners Limited. Therefore, Decontaminate UK Ltd have been deemed to provide best value for money.

The construction market is currently in a volatile state due to the adverse impacts of Brexit and the Covid pandemic to the supply of labour and materials. The proposed contract with Decontaminate UK Ltd is a workable solution to project delivery, with the estimated construction programme aligning with the wider Civic Centre project delivery plan. Due to the current volatility of the construction industry, failing to approve the current proposal or re-procuring the works could risk increased costs and prolonged lead times, which consequentially could impact the delivery of the main works.

This report also recommends that Cabinet approve the immediate issue of a letter of intent to Decontaminate UK Ltd. Agreeing the issue of a letter of intent will allow the contractor to mobilise resources to ensure the targeted on-site commencement date is met. As noted above, the construction industry is currently experiencing delays and reduced supply of labour because of Brexit and the Covid pandemic. The letter of intent would help mitigate these issues.

Alternative options considered

Accommodation Review

The council have considered a range of alternative options, which culminated in the December 2020 decision to proceed with the refurbishment of the Civic Centre, these are in addition to the two options set out above and in the Accommodation Review Business Case, in Appendix A, which is the subject of this report.

Enabling Works Contract

Cabinet has the option to instruct the asbestos and redundant building services removal as part of the main construction works contract. However, it must be noted that if these works were included in the main construction works the project would be exposed to further risk. Completing the asbestos and redundant building services removal in the main construction works could risk a prolonged programme and cost increases if issues were to be exposed at this stage. Addressing these issues now will help expose many of the hidden issues within the building at an earlier stage, thus, providing sufficient time to address within the design of the refurbished Civic Centre building.

705. WOOD GREEN YOUTH HUB - FIT OUT - AWARD OF CONSTRUCTION CONTRACT

Cllr Diakides left the meeting at 19.55.

The Cabinet Member for Early Years, Children and Families introduced the report which sought authority to award a construction contract to Diamond Build Plc for the delivery of the Wood Green Youth Hub fit out works. The contract allowed the project to move closer to the operational opening of the facility.

The Cabinet Member outlined that the facility would create a focal point for young people in the community, allowing the young people to develop practical skillsets, promote creativity, provide a safe space for socialising and to obtain advice and support.

It was noted that Wood Green Young Voices (WGYV) had played a major role in design development, with a full Co-Design programme being completed in conjunction with the development of RIBA design stages 1 – 4 (feasibility to detailed design). The Cabinet Member advised that it had been incredibly important to ensure the users of the facility have had the ability to shape the project to ensure their needs are met.

The Cabinet Member commented that the project had progressed well and was ready to move into the next stage of project delivery to allow the physical works to commence on site. This would allow the operational opening of the facility to be completed ahead of the 2022 school summer holidays.

There was a question from Cllr Hakata on the risk of the Youth Hub not being ready for opening in July 2022. In response, it was noted that there could be issues with the current volatility in the building works market, and risk associated with delivery construction contracts. To mitigate this delay, the Capital Works team would be placing orders for materials as soon as possible. The team would also continue to monitor risks. There had already been some works to remove cross contamination at the premises and also fire safety issues addressed to contain some of the risks.

Following consideration of exempt information at item 26:

RESOLVED

1. To approve an award of contract to Diamond Build Plc for the sum of £1,069,792.00 in accordance with Contract Standing Order (CSO) 9.07.1(d).
2. To approve the issue of a letter of intent to Diamond Build Plc, which will be limited to £100,000.

Reasons for decision

Young people living or attending school in and around Wood Green are at risk. Noel Park is in the 10% of the most deprived areas nationally with young people disproportionately affected. They are at risk of gang and knife crime with impacts felt across families and communities. Some of the Local Authority's highest Early Help referring schools are in the west of the borough, with many pupils living in the Noel Park ward. Haringey has been working with a range of community partners and the police to embed measures to tackle issues early.

In addition to pre-existing challenges in Wood Green, young people have been disproportionately affected by the Covid 19 crisis through parental job losses and school closures. The project will deliver a youth hub as young people need a dedicated facility urgently to provide essential support services. The Council is also proposing a new employment and skills focus to the hub, which will help negate the impact of Covid 19 on progression into work for local young people.

In delivering this Youth Hub, the Council will significantly improve the range and quality of youth provision, with an offer that will appeal to young people in the Noel Park and Wood Green areas and beyond. The space will house services designed to support improved outcomes and will be overseen by skilled youth and community workers and will offer a broad range of provision that will support raised attainment and aspiration for young people in the borough.

Delivery of the Wood Green Youth Hub is an action from the Youth at Risk Strategy 2019 – 2023. The strategy was designed to reduce youth crime and support

attainment for young people in the borough. The lack of a youth space in the Wood Green and Noel Park areas has been a concern for many years and the youth hub seeks to resolve this problem. Its presence in Wood Green will offer young people the ability to congregate in a safe space designed to support their development and help them to aspire and achieve. The Bruce Grove Youth Hub in the east of the borough is well recognised as a centre of excellence for youth work, (Ofsted 2018), and has therefore been used as a template for the design of the new Wood Green Youth Hub.

The Wood Green Youth Hub project has worked well with local community groups and has founded the WGYV to develop the design of the facility. This contract award allows the design ambitions of the WGYV and the local community groups to become a reality.

The project team have completed RIBA stages 1-4 (feasibility to detailed design) and have developed the design as per the requirements of the Early Help team. The contract award allows the project to move into the next delivery stage by commencing the main construction works on site.

At present, the building is not in a useable state, and if the main fit out works are not completed the building will continue to sit vacant as the lease agreement is already in place. It is considered that this contract award will help the Council to realise best value for money by providing a high functioning attractive site.

The Council has completed a competitive tender process via the Council's London Construction Programme (LCP) Dynamic Purchasing System – Minor Works – Principal Contractor lot. The project quantity surveyor – Baker Mallett LLP – has interrogated the pricing submissions and has confirmed that Diamond Build Plc is the most economically advantageous bidder.

The construction market is currently in a volatile state due to the adverse impacts of Brexit and the Covid pandemic to the supply of labour and materials. The proposed contract with Diamond Build Plc is a workable solution to project delivery, with the estimated construction programme aligning with the Early Help team's ambitions for operational opening and the estimated value falling within the constraints of the project budget. Due to the current volatility of the construction industry, failing to approve the current proposal or re-procuring the works could risk increased costs and prolonged lead times for the supply of materials because of the uncertainty.

This report also recommends that Cabinet approve the immediate issue of a letter of intent to Diamond Build Plc. Agreeing the issue of a letter of intent will allow the contractor to place immediate orders for long lead items. As noted above, the construction industry is currently experiencing delays and reduced supplies of materials because of Brexit and the Covid pandemic. The letter of intent will help secure the supply of materials without delay to ensure the construction programme is protected.

When tenders were returned on 9th December 2021, several bids included qualifications. This required an extended period to clarify costs, which has resulted in a slightly increased programme. However, this contract award still works towards an operational opening before the 2022 school summer holidays.

Alternative options considered

There is the option to re-procure the construction works, however, it must be noted that there is no guarantee that re-procuring the works will secure a more competitive price. Baker Mallett LLP has completed a full review of Diamond Build Plc's submission, benchmarked the prices provided against comparable projects and have confirmed that this price provides good value for money. If re-procurement is to be considered there is a risk that the project programme would be adversely impacted and delay the operational opening of the facility which would put further risk to a much-needed service.

There is an option to decline Diamond Build Plc's appointment and close the project. However, the lease agreement has been completed and this option would mean the site would be left vacant. Additionally, this would mean that the young people of Wood Green would not be provided with a Youth Hub facility.

706. DELIVERING A WOOD GREEN ENTERPRISE HUB

Cllr Diakides remained out of the room for this item.

The Cabinet Member for House Building, Place-Making and Development introduced the report which sought approval to undertake a procurement process to deliver and operate a Wood Green Enterprise Hub at 40 Cumberland Road, London, N22 7SG.

The Cabinet Member stated that there was strong demand for workspaces to support local people, entrepreneurs, and creative industries. It was explained that three floors of the existing building were used for council purposes but that these could be conducted from alternative locations. It was suggested that the building would be leased to a workspace provider and that any desired social value requirements could be included in the lease tender. It was added that some external funding was available to refurbish the premises so that all five floors could be refurbished to accommodate different types of workspace.

The Cabinet Member responded to questions from the Cabinet:

- It was confirmed that social values would be embedded in the tender.
- It was also noted that space would be protected for small businesses who were existing tenants of the building. Hakata – mentioned orgs

RESOLVED

1. To agree to undertake a procurement process to secure a workspace operator for 40 Cumberland Road who will deliver the Enterprise Hub.
2. Following the conclusion of the procurement process, to delegate authority to the Director of Housing, Regeneration and Planning, after consultation with the Lead Member for House Building, Place-Making and Development to:
 - (i) Enter into a contract with the preferred operator following the completion of the procurement process

- (ii) Enter into an agreement for lease with the preferred operator as a result of the above contract award
- (iii) Allocate £0.780m of grant funding, in accordance with the grant terms and conditions, which will be reflected in the above contractual agreements for the redesign, refurbishment and fitout of 40 Cumberland Road

Reasons for decision

As 40 Cumberland Road is no longer needed for operational purposes, an opportunity has arisen to support the Wood Green economy by developing a new Enterprise Hub on the site. The approach set out in this report provides more space for more local businesses and protects the position of existing businesses / tenants on site.

The decision to lease 40 Cumberland Road for the purpose of an Enterprise Hub will deliver a range of tangible Community Wealth Building and social value benefits to Wood Green which will prioritise local business growth and job opportunities, promote diversity and inclusion, and support a placemaking approach to Wood Green by supporting the wider business ecosystem.

The approach also allows the council to meet its delivery obligations to the GLA with regard to external funding, and will result in a financial return to the council, alongside reduced operating costs.

Alternative options considered

Regarding the building

Do nothing: the existing situation is not tenable. The building has been identified as surplus, is in need of investment, and existing tenants have no security. This option has been discounted.

Disposal: the council has yet to establish its long-term approach to Station Road where the council has a significant landholding. This work will be progressing in the coming years. It is therefore premature to consider a disposal.

Regarding the procurement approach

Let direct to a single operator: this option has been discounted as it would not be compliant with the public procurement regulations and the Council's contract standing orders.

Undertake a procurement competition to secure an operator to undertake the works, manage the premises and secure social value outcomes. This option is preferred as it is transparent and represents the best overall value for money to the council.

Regarding timing options for the proposed procurement approach

Procurement to conclude in June, Cabinet to approve contract award of operator in June / July This option would not leave enough time for the £780,000 grant funding to be spent before the April 2023 deadline and risks the loss of the funding. Once appointed, the operator will need to undertake a design process and then deliver capital refurbishment works. Appointment of the operator in July leaves only 9 months for this process which has been confirmed via soft market testing with operators as insufficient.

Reduce tender period to increase time for governance processes A tender period of less than 4 weeks is unlikely to elicit the quality of responses that the Council requires and leaves no time for any potential delays caused by tender clarifications during tender evaluation phase.

Cllr Diakides did not take part in the discussion or voting and re-entered the room at the end of the item.

707. WELBOURNE HEALTH CENTRE - APPROVAL TO SIGN SIDE AGREEMENTS WITH THE HARINGEY CLINICAL COMMISSIONING GROUP AND HEALTHLINK

Cllr Diakides entered the meeting at 20.07

The Cabinet Member for Health, Social Care and Well-Being introduced the report which sought approval to enter into a number of lease agreements which were outlined in the report to enable the NHS to provide a modern primary care service including a GP surgery at the new Welbourne Health Centre to open in 2023.

In response to questions from Cllr Hakata and Cllr Barnes, the following was noted:

- With regards to potential complications, the report and decision, in essence allowed the NHS to draw down funding in order to open the Health Centre. However, in order to complete the fit out, there was a need to have a lease with that entity, before the building was handed back to the Council by the developer. In these circumstances the Council had put in some guarantees to make sure that, if the building was not returned to the Council, in a sensible time frame, there would be financial penalties. The report set out a long-time frame for this handover until 2024 but there were no particular issues to warrant concern.
- The two tables at 1.1 and 1.2 were referred to and it was noted that the building was very close to completion and had some strong legal agreements in place for securing NHS funding. Once the building was fitted out and ready, these agreements would give way to the standard lease agreements with the usual caveats are in place. There were also some added protections to the agreements to ensure protected as a health provision before the Council by default came back to holding the facility. Also the time frame allowed for the fit out, would help ensure this was completed to meet health centre requirements.
- Responding to the need to have a backstop agreement for potential delays, this was negotiated in the spirit of partnership. This was as long as possible to minimise any risk that the Council could be incurring with the end date set as 2024 but the fit out expected by the end of 2022.

- Regarding the risks with the construction market and Covid, the action of NHS partners, and contract with experienced fit out partner, would provide mitigation and there were the usual contingencies in place of budget and timeframe.
- It was likely that the Health Centre would open in 2023, and the Hale village Primary Care contract provision was in place until such time the Welbourne centre was ready.

RESOLVED

1. To take a long lease for a term of 999 years of the Health Centre area (in shell and core) from Argent Related prior to practical completion of the Welbourne site development; this lease will fall away after practical completion of the Welbourne Centre building as per table 1.1 paragraph 6.11
2. To grant a lease of the Health Centre to HealthLink for a term of 125 years, prior to practical completion of the Welbourne site development and subject to Argent Related granting the Council a lease of the Health Centre unit as set out in 3.1 above.
3. To approve the payments of the rent as set out in table 1.3 of paragraph 6.17 and the premium and fit out costs (in the event that the back stop date of December 2024 is not achieved) also as set out in table 1.3 of paragraph 6.17 and subject to the Council entering into such agreements with the CCG and HealthLink Investments Limited as required.
4. To give delegated authority to the Director of Housing, Regeneration and Planning after consultation with the Cabinet Member for health, social care and wellbeing and the Cabinet member for finance & Property to agree the terms of each side letters/agreement and the final terms for the lease from Argent Related.

Reasons for decision

During the Council's public consultation on both the Tottenham Hale District Centre Framework and the Tottenham Area Action Plan (AAP), the provision of a new primary health care emerged as a clear priority for local residents. The Council identified the AAP-designated site, TH10 Welbourne Centre and Monument Way, as the preferred site for this new health facility. Therefore, this decision will enable the Council and CCG to meet that identified requirement and provide a high-quality primary health care facility for local residents.

On 21 March 2017, the Council entered into a Strategic Development Partnership (SDP) agreement with TH Ferry Island Limited Partnership (an Argent Related entity). The agreement contains an obligation for TH Ferry Island Limited Partnership to deliver a health care facility to shell and core standard. Subsequently the Haringey CCG has been awarded capital from capital funding from the NHS in order to support

the development of the facility. The funding must be committed within the period ending in March 2022.

Planning consent was subsequently obtained for the development on the Welbourne site which includes 131 Council homes and a shell and core provision for a health centre. This is part of a wider consent for a number of other sites to be developed by Argent Related in the area. It will need to be delivered and occupied first which then allows Argent Related to occupy and dispose of the rest of their developments in Tottenham Hale covered by their planning consent. On 9 May 2019 the Council entered into an Agreement with Argent Related to acquire the 131 Council homes with practical completion due on 31st March 2022 although this is now likely to be September 2022.

Alternative options considered

The alternative is not to sign the side letters with the CCG and Healthlink. This would potentially result in the loss of the NHS funding and the Council holding a shell and core building with no health centre.

708. FINANCIAL ARRANGEMENTS FOR THE NEXT STAGE OF THE COUNCIL'S HOUSING DELIVERY PROGRAMME

The Cabinet Member for House Building, Place-Making and Development introduced the report which made recommendations towards the next stage of the housing delivery programme, including accepting the Greater London Authority (GLA) grant from the 2021-26 Affordable Housing Programme and delegating additional authority to vary construction contracts. It was also requested that three sites were removed from the programme.

The Cabinet Member stated that the housebuilding programme was central to this administration. It was noted that the homes would have high quality design and would be energy efficient, including elements such as solar panels, green roofs, energy efficient products, and air source heat pumps which should reduce heating costs for residents..

The Cabinet Member explained that there were some changes in relation to Right to Buy receipts to include the delivery of new homes in order to reflect new government guidelines. It was noted that additional contingency sums were requested to recognise the significant increase in the costs of construction materials and these were detailed in the exempt part of the report. It was added that the report also sought approval to remove three sites from the list of acquired sites.

The Cabinet Member responded to questions from the Cabinet:

- It was noted that funding was only available for units that replaced homes that had been or would be demolished in exceptional circumstances. It was clarified that this referred to the new programme and did not apply to Broadwater Farm or High Road West.

- The Cabinet Member for Environment, Transport, and the Climate Emergency and Deputy Leader noted that there was limited available land for housing and that schemes should increase biodiversity and greenery as much as possible.

The Cabinet Member responded to questions from Councillor Barnes:

- It was confirmed that four schemes would be zero carbon and that all others would achieve over 50% reductions in carbon, with most achieving over 70%. It was explained that it was aimed to achieve as close to zero carbon as possible for all schemes but that this was not always possible due to the particulars of sites.
- It was noted that it would not be possible to include the site on Moselle Road as part of the housing delivery programme but that officers could provide an update to Councillor Barnes about the future of the site.
- It was confirmed that there was a target to deliver 3,000 homes and that the first completions had been delivered in 2021.

Following consideration of the exempt information, it was

RESOLVED

1. In accordance with Contract Standing Order 17.1, approve the acceptance of capital grant under the Mayor of London's 2021-26 Affordable Homes Programme, the terms of which are summarised below at 6.14 – 6.15 and available in full at the GLA web site.
2. Delegate authority to agree the final 2021-26 Affordable Homes Programme grant documentation and contract to the Director of Housing, Planning and Regeneration, after consultation with the Director of Finance and the Head of Legal and Corporate Governance (Monitoring Officer).
3. Agree from April 2022 to extend the use of retained Right to Buy receipts in the housing delivery programme in accordance with Government guidance of July 2021 and the Retention Agreement pursuant to section 11(6) of the Local Government Act 2003 dated 7 October 2021 and attached as Appendix 1.
4. Approve additional contingency sums as specified in in the exempt report Appendix 2 and delegate authority to the Director of Housing, Regeneration and Planning, after consultation with the Cabinet Member for House Building, Place-Making and Development, and Director of Finance, to approve additional spending in connection with the contracts specified in Appendix 2, including through variations or cumulative variations of those contracts, to the value of those additional contingency sums.
5. Remove three sites listed below at 6.31 to 6.33 from the Housing Delivery Programme.

Reasons for decision

The Council is committed to a new era of Council house building in Haringey. These decisions are an essential step in achieving that aim.

Accepting grant through the Mayor of London's Affordable Homes Programme 2021-26: It is not possible to fund the building of Council homes at scale only through borrowing against future rental income. Capital grant has always formed a vital part of the funding mix. The terms of the Affordable Homes Programme 2021-26 are in a standard form and not subject to negotiation.

The use of Retained Right to Buy receipts: In July 2021, new Government guidance constrained the ability of Local Authorities to use Retained Right to Buy receipts on the acquisition of existing homes. These new terms are included in the Retention Agreement agreed with the Government on 7 October 2021. It is therefore necessary that from April 2022 the Council extends its use of Retained Right to Buy receipts to include the delivery of new homes.

Delegating authority to vary the housing delivery contracts up to the value of the contingency sums specified in Appendix 2: In the last six months, the cost of construction materials and labour has risen and continues to rise very substantially. As a result, it is likely that additional costs will arise in connection with the contracts specified in Appendix 2. Providing additional contingency sums for those specified schemes will ensure that negotiations can be concluded as efficiently as possible, preventing further cost increases caused by contractual delays, saving the Council money, and ensuring that construction of new Council homes is not put at risk. Any decision made under this delegation would be reported back to Cabinet and taken within a robust governance and scrutiny structure.

Removing sites from the Housing Delivery Programme: The sites listed have been found to be unsuitable for housing development by the Council at this stage.

Alternative options considered

Not to accept the offer of grant from the Affordable Housing Programme 2021-2026. This option was rejected because it would prevent the Council from delivering new Council homes.

To continue spending all retained Right to Buy receipts on acquiring existing properties. This option was rejected because it would be in breach of the Retention Agreement and Government guidance and would therefore lead to the Council having to pay Right to Buy receipts to central Government.

To redirect all retained Right to Buy receipts to support the Council's housing delivery programme. This option was rejected because the acquisition of homes to use for homelessness prevention purposes meets key strategic and financial priorities by helping to ensure that the Council can provide high quality housing solutions for households that are homeless.

Not to approve the contingency sums and not to delegate authority to vary contracts up to the values of the contingency sums specified at Appendix 2. This option was rejected because it would lead to delays in contract negotiations for which the Council would be subject to extension of time claims at further cost, and further delays to programme delivery putting at risk achievement of the Council's core objectives.

Not to remove the sites listed from the housing delivery programme. This option was rejected because these sites are not suitable for housing development at this stage.

709. VARIATION AND EXTENSION OF HOUSING RELATED SUPPORT CONTRACT - DOMESTIC ABUSE SERVICE - FLOATING SUPPORT AND REFUGE PROVISION

The Cabinet Member for Health, Social Care and Well-Being introduced the report which sought agreement to implement Contract Standing Order 10.02.1b, to vary and extend the current contract for the Domestic Abuse Refuge and Floating Support Services, provided on the Council's behalf by Solace Women's Aid.

The Cabinet Member highlighted that preventing violence against women and girls was a key priority the new statutory duties contained in the Domestic Abuse Act (2021) required a refreshed and expanded response to the supported housing and specialist floating support services available to victim-survivors of domestic abuse. The contract provided the opportunity to meet these requirements.

In response to a question from Cllr Barnes,

- There was increasing funding in the budget to increase support for women to ensure the Council had the right services in the right places as part of the review and service delivery. In the context of the new requirement of the Act, the Council would make use of the physical spaces and available capital to ensure women do access services in the borough.
- The Director for Adults and Health added that the Council were very committed to the new duties and increasing provision. The service was also developing provision and working in tandem with victims themselves to make sure that the developed provisions were person centred and identify and meet individuals required support.

RESOLVED

1. To approve the variation and extension of the current contracts for domestic abuse services, held by Solace Women's Aid, as allowed under Contract Standing Order 10.02.1b as follows:

- Floating Support - from 1 April 2022 to 31 January 2023 at cost of £109,269.04.
- Refuge Provision - from 1 April 2022 to 31 January 2024 at cost of £157,860.31

2.To approve that the aggregated value of the full contract period is as follows:

- Floating Support - from 1 August 2020 to 31 January 2023 (2 years 6 months) will be £351,642.
- Refuge Provision – from 1 August 2020 to 31 January 2024 (3 years 6 months) will be £308,206.
- Total value £659,847

3. To agree that the funding for this extension will be from the Council's Housing Related Support general fund budget, in Adults and Health.
4. To note that a 5% contract value uplift has been negotiated with Solace Women's Aid for the duration of the variation and extension period. This has been agreed in acknowledgement of increased staff costs since contract commencement.

Reasons for decision

The current contract with Solace Women's Aid has 2 services:

- 1) A 60-unit floating support service which is ending on 31 March 2022 and there is currently no option to extend.
- 2) A 15-unit refuge provision which ends on 31 March 2022. There is an option to extend for one year until 31 March 2023.

It is in residents and the Council's overall interest to continue to provide these much-needed domestic abuse services in Haringey. An estimated 3 in 10 women will experience domestic abuse at some time in their lives; in Haringey over 3,000 women are currently experiencing domestic violence and over 20,000 women are living with the legacy of past abuse.

The Domestic Abuse Act (2021) places new duties on local authorities to provide 'safe accommodation' and support to victims of domestic abuse. The Council is currently developing new 'safe accommodation' in the borough to fulfil these duties. As such, an extension of the current contracts will allow the Council's Housing-Related Support Team adequate time to fulfil these duties and then to review and refresh all contracts and services needed to address domestic abuse going forward.

A contract variation and extension will give sufficient time to explore sourcing models, service delivery pathways and then, if required, to carry out a tender process for new services.

Alternative options considered

Do nothing. This option was discounted as the Council has a statutory duty to provide safe accommodation and support to survivors of domestic abuse; refuge provision is one of the key services that fulfil this duty and floating support is a key preventative response.

In-house delivery of the provision was considered and was found not to be feasible at this time; there is not currently an established approach or delivery model for this type of specialist service within the Council. This will be explored again during the contract extension period, as part of refreshing the sourcing and delivery model for domestic abuse services.

Consideration was given to the completion of a procurement exercise via an open tender process. However, this option was discounted because the Council is currently developing new services which will impact on strategy, commissioning, and delivery

approaches from 2024. It is therefore not considered an effective use of available resources to procure a new service for such a short period of time.

710. WATER, WASTE WATER, AND ANCILLARY SERVICES CONTRACT

The Cabinet Member for Employment, Skills, and Corporate Services introduced the report which sought a decision on the award of a new contract for the Council's non-domestic water, waste water, and ancillary services that would commence in May 2022.

It was noted that there was already a contract with the existing provider, Wave, but that it had taken longer than anticipated to complete the onboarding process from the previous supplier. It was considered that the contract provided good value for money and that there would be significant costs associated with moving to a different supplier.

The Cabinet Member for Early Years, Children, and Families noted that 15 schools had opted in to the contract. She welcomed that further schools were anticipated to join and she hoped that as many schools as possible would opt in to the contract.

RESOLVED

To award under framework YPO001008 of the Water, Wastewater and Ancillary Services contract to Anglian Water Business (National) Ltd (trading as "Wave") from 1 May 2022 until 30 September 2024. The total value of the contract over this period will be up to £1.5m.

Reasons for decision

The current supplier is performing well. Wave is providing regular and accurate billing files and resolving queries promptly. The contract is realising savings particularly through consolidated billing, where one electronic billing file is generated each month containing the billing data for all sites, rather than a paper bill being generated for each site.

It is taking significantly longer than originally anticipated to transfer all of the Council's non-domestic water supplies from the incumbent supplier, Castle Water to Wave. It has taken a significant level of officer resource to resolve debt balances and supplier issues meaning that not all of the Council's existing water supplies have transferred to the existing contract.

The price increase from the current contract to the new contract is c0.5%, representing good value for money. The Water retail market costs went up by an average of 2% (2019) and will next be reviewed by OFWAT in 2024. We were not impacted by the 2019 increase (as we were in contract). We feel that a 0.5% increase for this contract (2022 – 2024) therefore reflects the water market.

Based on the existing buildings currently on contract, indicative annual costs would be as in the below table. Additional corporate sites, including the recently in-sourced New River Sports Centre will join the contract and further schools are also expected to join.

If other corporate buildings or schools join the Council's contract, the Council does not expect that these costs will go above the threshold of £1.5m before 30th September 2024.

	Current Contract		New YPO Contract	
	Corporate	Schools	Corporate	Schools
Annual water spend	£270,926	£125,116	£272,272	£125,737
+/- (against current contract)	N/A	N/A	£1,346	£621

The Council may also utilise the ancillary services available through the contract, so the overall contract value will be higher.

The price margins in the non-domestic water markets are heavily regulated by Ofwat so the price difference between suppliers is minimal. YPO weighted the framework towards quality over price 80:20, so the new contract should continue to provide an equivalent level of quality service as experienced under the current contract.

Awarding a contract ending in 2024, will allow the Council and schools that wish to join to transfer all supplies over to the contract and gain a couple of years of full consumption data. This will help inform any future procurements for water. By this time, the non-domestic water market, which only deregulated in 2017, will have had more time to mature and suppliers should have more innovative services and products to offer customers. Wave are currently the predominant water supplier to local authorities in London.

The process that the Council has followed in reaching this recommendation has been inputted by officers from the Energy, Procurement, and Legal Services.

Alternative options considered

Do nothing

If the contract is not extended, the Council may default onto more expensive out of contract rates that would not provide value for money.

For the Council to run a full tender process

This would not be a cost-effective use of the Council's resources when the portfolio is not yet fully onboarded onto the existing contract. The price increase from the current contract is outweighed by the resource cost to run a full tender. Following a full tender, there may be a supplier change and resource cost involved in changing supplier at this point would be significantly higher than the price increase from the current to the new contract with the existing supplier. Furthermore, value for money would have been part of the framework award process and economies of scale would be obtained with aggregated spend, being part of the framework.

711. BRUCE GROVE PUBLIC CONVENIENCE - CONSTRUCTION WORKS VARIATION

The Cabinet Member for Cabinet Member for House Building, Place - Making and Development introduced the report, which sought a variation of contract award by the

sum of £128,518.16 in accordance with Contract Standing Order 10.02.1 (b). This would result in a revised total contract value of £1,027,414.08 to allow the continued refurbishment and restoration of the Bruce Grove Toilets into a new café and community hub. This decision would further allow the Grade II listed former public conveniences building to be removed from Historic England's 'Heritage at Risk' Register

The Cabinet Member commented that this would be a good new asset for the borough and the delays in the project had been for relating to: Covid, a boundary issue with Network Rail and increase in construction costs.

In response to questions from Cllr Hakata and Cllr Barnes, the following was noted.

- Regarding, designing in and including public conveniences in the borough, especially when encouraging more walking, the issue would be the ongoing maintenance and ensuring public toilets were not used for anti-social behaviour. The Director for Housing, Planning and Regeneration added that for this new café and community hub, the end operator would need to make the toilets publicly available.
- There was a further comment from Cllr Davies about considering schemes in European cities, which allow access to public conveniences through existing high street provisions.
- With regards to market pressures continuing to increase costs as already the case in this restoration project and the impact this could have, there were precautionary measures factored and contingency available. The Assistant Director for Capital Projects & Property added that this scheme was tendered retrospectively and the report already took into account the market factors outlined.

Following consideration of exempt information at item 28,

RESOLVED

To approve a variation to the original Cabinet Award to Lilstone Limited from £898,892.64 to a revised total contract value of £1,027,414.08.

Reasons for decision

On the 1st of April 2021, Cabinet approved a Contract Award to appointment Lilstone Limited to deliver the refurbishment and extension works at the disused Bruce Grove Public Convenience (BGPC) pavilion building for the total contract cost of £817,175.13 plus a 10% contingency of £81,717.51.

A letter of intent was issued to the Contractor in June 2021, with construction works due to commence on site on the 16th of July 2021. However, as part of the easement negotiations with Network Rail (Neighbouring Landowner), it became known, prior to construction works commencing on site, that there was a discrepancy between the title boundary line and the line used for the design of the new extension to BGPC.

On review of the Council's and Network Rail's Title Plans it is believed that the position of the proposed extension exceeds the Council's boundary, which has led to the construction phase being put on hold on the 30th of June 2021, and the rear extension being redesigned, (as detailed in section 4.5 of Part B).

The time required to complete the revised design and delays associated with the same has created a substantial uplift in construction costs. This is primarily because of the effects of the Covid Pandemic across the construction industry and general increase in the cost of materials.

This variation report requests that a variation of £128,518.16 (detailed in section 6.4) over the original Contract Award granted by Cabinet is agreed. This would result in a revised total Contract Award of £1,027,414.08 as detailed in section 3.1 above.

Alternative Options Considered

Do nothing option - a decision not to support the variation to the Contract Award would result in the construction contract being terminated as the Contractor would not be able to deliver the works due to cost increases reported. This may also result in the Council having to pay the Contractor for loss and expense.

A scope of value engineering - to reduce the overall cost uplift has been considered. The designs for the new extension at BGPC have been prepared in consultation with the Heritage Officer so they are sympathetic to the pavilion building due to its grade II listed status. Therefore, any changes in designs and specification would be subject to a new Listed Building Consent application. This would have further impact on project programme and fees due to additional time needed to complete the redesigns and obtaining the required approvals.

Re-tender the works – this option was discounted as the time needed to complete the tender would delay the construction works further putting funding at risk. Project costs would also increase as abortive costs for Lilstone Limited would need to be paid, and due to current market conditions, tender returns could also be higher than the uplifted construction costs reported.

712. MINUTES OF OTHER BODIES

RESOLVED

To note the minutes of the following:

Cabinet Member Signing

7 December 2021

7 December 2021

10 December 2021

17 December 2021

23 December 2021

Urgent Decisions

20 December 2021

713. SIGNIFICANT AND DELEGATED ACTIONS

Noted.

714. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

715. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting for the consideration of agenda items 24-30 as they contained exempt information as defined in Section 100a of the Local Government Act 1972; Paragraph 3 – information relating to the financial or business affairs of any particular person (including the authority holding that information; Paragraph 5 – information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

716. EXEMPT - DEMOLITION OF TANGMERE BLOCK ON BROADWATER FARM - AWARD OF CONTRACT

The Cabinet noted the exempt information and resolutions were agreed as per minutes 702.

717. EXEMPT - CIVIC CENTRE PROJECT - AWARD OF ENABLING WORKS CONTRACT AND PROJECT UPDATE

The Cabinet noted the exempt information and resolutions were agreed as per minutes 704.

718. EXEMPT - WOOD GREEN YOUTH HUB - FIT OUT - AWARD OF CONSTRUCTION CONTRACT

The Cabinet noted the exempt information and resolutions were agreed as per minutes 705.

719. EXEMPT - FINANCIAL ARRANGEMENTS FOR THE NEXT STAGE OF THE COUNCIL'S HOUSING DELIVERY PROGRAMME

The Cabinet noted the exempt information and resolutions were agreed as per minutes 708.

720. EXEMPT - BRUCE GROVE PUBLIC CONVENIENCE - CONSTRUCTION WORKS VARIATION

The Cabinet noted the exempt information and resolutions were agreed as per minutes 711.

721. EXEMPT - MINUTES

RESOLVED

That the exempt minutes of the Cabinet meeting held on 7 December 2021 be approved as a correct record.

722. NEW ITEMS OF EXEMPT URGENT BUSINESS

There were no new items of exempt urgent business.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date