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Agenda item

[No.]

**Procurement Committee Meeting**

**On 3<sup>rd</sup> February 2008**

Report Title. South Tottenham Decent Homes Programme 2009/10. Phase ST10.

Report authorised by: Niall Bolger, Director of Urban Environment

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Wards(s) affected:

Tottenham Green and Seven Sisters

Report for: Key Decision

### 1. Purpose of the report.

1.1 This report sets out a detailed programme of works as it relates to various properties known as ST10 at addresses in Tiverton Road, Remington Road, Templeton Road, Hale Gardens, High Cross Road and Warren Court N15 within the delivery of the Decent Homes Programme. The works outlined in this report is scheduled to commence on the 16<sup>th</sup> February 2009. As such, this report is seeking Procurement Committee approval to award the contract and proceed with the works in this phase.

### 2. Introduction by Cabinet Member

2.1 It gives me pleasure to present this report, a report that shows the improvements and benefits that we are providing to an increasing number of our tenants and leaseholders. You will observe that many lessons have been learnt from the first year of the programme and have been incorporated into this phase.

2.2 We are now using to assess the roof works required, Life Cycle Cost Analysis, which will ensure that best long term value is achieved for all our stakeholders and is in line with the Councils sustainability procurement policy.

2.3 Integrated Satellite systems are now being installed at the same time as the decent homes works reducing disruption to residents and also the installation costs. All existing satellite dishes will be removed and also any subsequently fitted.

2.4 All window and door metal grills will also be removed as the replacement fittings meet the highest security standards, any subsequently fitted will be removed. These extra fittings are unsightly and project a negative image of the location and are ineffective and not now needed to provide additional security.

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

3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As its strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.

3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

### **4. Recommendations**

4.1 To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to agree:

4.2 To award the contract for the above Project to the contractor named in Appendix A as allowed under Contract Standing Order (CSO) 11.03 and that the AMP (Agreed Maximum Price) excluding fees as detailed in Para 2.2 of Appendix A be noted.

### **5. Reason for recommendation(s)**

5.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and

Local Government (DCLG) in February 2003.

- 5.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.
- 5.3 In February 2007, following a robust and extensive partner selection process, administered by Homes for Haringey, four constructor partners were appointed in accordance with the Council's procurement procedures.
- 5.4 In January 2008, the Department of Communities and Local Government (DCLG) confirmed the Council's overall indicative decent homes funding allocation in the sum of £198.58m. This includes £11.4m earmarked for environmental projects.
- 5.5 Managing and delivering the Decent Homes Programme to cost, time and to the expectation of the tenants and residents of Haringey is paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other local Authorities/ ALMO's.

## 6. Other options considered

6.1 None applicable.

## 7. Summary

- 7.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the decent homes programme for the residents of Haringey. As its strategic delivery partner Homes for Haringey is committed to ensuring that the decent homes programmes meets the aspirations of residents and Members. The package of works set out in this report forms part of the overall delivery of the Decent Homes Programme.
- 7.2 Agreed Maximum Price
- 7.3 The Agreed Maximum Price is based on the schedule of rates contained within the contractors tender returned 30<sup>th</sup> November 2006.
- 7.4 The Agreed Maximum Price is the procedure for determining the cost of a project under the PPC2000 (Project Partnering Contract) form of contract. The PPC2000 form of contract was formed from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.
- 7.5 The Project Partnering Contract (PPC2000) is designed to allow for a multi party approach by the client, constructor, consultants and specialists in order to provide a consistent approach to working within a partnering ethos. The Project Partnering Contract (PPC2000) also provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

7.6 Detailed below is a summary of contractor details:

Total estimated construction cost (excluding fees)  
Anticipated Contract start on site  
Anticipated Contract completion  
Contract duration  
Contractor

para 2.1 Appendix A  
9<sup>th</sup> February 2009  
21<sup>st</sup> September 2009  
32 weeks  
para 2.2 Appendix A

7.7. Property address location

7.8 This report details the specific works required to the 323 properties in the South Tottenham area and are priced in accordance with the framework agreement. Listed below are the property addresses that will benefit from the raft of decent homes work under this particular phase of the programme:

2 – 240 (evens) Tiverton Road N15 (120 no )

1 – 67 Remington Road N15 ( 67 no )

1- 29 (odd) Templeton Road N15 (15 no )

18 – 86 (even) Hale Gardens N15 (34 no )

107 – 195 High Cross Road N15 (47 no )

1 – 40 Warren Court N15 (40 no)

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
Tiverton Rd	120	low rise	4	34	Flat	No
Remington Rd	67	medium rise	6	29	Flat	No
Templeton Rd	15	low rise	2		Pitch	No
Hale Gardens	34	low rise	4	47	Flat	No
High Cross Rd	47	low rise	4		Flat	No
Warren Court	40	low rise	4		Flat	No

7.9 Schedule of works

7.10 The scope of improvements works included under this phase of the programme will include internal rewires, window and front door renewal, roof renewal, kitchen and bathroom refurbishment, asbestos removal and installation of digital IRS system. Additional details relating to specific works under the programme are set out below:  
(reference to the installation of the IRS system is included in Para 7.20)

7.11 Proposed Roof works

7.12 The block 1 - 29 Templeton Road has a pitched roof. This pitched roof is in good condition and has a remaining life of 20 years.

7.13 The existing flat roofs to 1 – 240 Tiverton Road and the four blocks in High Cross Road, 107 – 109, 141 – 163, 165 – 195 and 130 - 160 are in poor condition and it is proposed to replace these roofs with pitched roofs. (see life cycle cost analysis Para 7.19).

7.14 The existing flat roof to Warren Court requires renewal. However, there is a mobile phone reception mast situated on the roof under licence and therefore it is proposed to replace this roof with a new flat roof. (see life cycle cost analysis Para 7.19).

7.15 The existing flat roof to 28 – 86 Hale Gardens requires renewal. However the block is crescent shaped and therefore would not prove contusive in receiving a pitched roof. This is supported by the life cycle costings. Therefore, it is proposed to replace the existing flat roof with a new flat roof. (see life cycle cost analysis Para 7.19).

7.16 The existing flat roof to 1 – 67 Remington Road is in poor condition and requires renewal. Alternative costs and life cycle costing's have been provided (see life cycle cost analysis Para 7.19) however, due to the structure and design of the block, the differential in cost between a new flat or pitched roof is extreme. Therefore it is proposed to replace this roof with a new flat roof.

7.17 Planning Approval

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

7.19 Life Cycle Costing Analysis

2-240 Tiverton Road

Flat Roof Renewal Option					Flat to Pitch Conversion				
	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs		Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£454,276	£0.00	£454,276		5	£582,446	£0.00	£582,446

Flat Roof Renewal Option					Flat to Pitch Conversion				
	Inflation	Original /	Inflation Cost	Total Costs		Inflation	Original/ Maintenance	Inflation Cost/Yr	Total Costs

	% Increase	Maintenance Cost		
	5	£454,276	£464,409	£918,685

	% Increase	Maintenance Cost		
	5	£582,446	£175,286	£757,732

Energy Savings for 2-240 Tiverton Road N15

4 floors - Roof area 2,280m<sup>2</sup> = £33,214 (Flat Roof), £19,943 (Pitched)

107-109, 141-163, 165-195 and 130-160 High Cross Road

**Flat Roof Renewal Option**

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£212,951	£0.00	£212,951

**Flat to Pitch Conversion**

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£296,161	£0.00	£296,161

**Flat Roof Renewal Option**

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£212,951	£259,078	£472,029

**Flat to Pitch Conversion**

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£296,161	£89,129	£385,290

Energy savings for

107-119 High Cross Road N15

Ground floor is shops followed by 2 floors, Roof area 148m<sup>2</sup> = £2,156 (Flat Roof), £1,295 (Pitched)

141-163 High Cross Road N15

Ground floor is shops followed by 4 floors, Roof area 276m<sup>2</sup> = £4,021 (Flat Roof), £2,401 (Pitched)

130-160 High Cross Road N15

4 floors - Roof area 287m<sup>2</sup> = £4,181 (Flat Roof), £2,507 (Pitched)

165-195 High Cross Road N15

4 floors - Roof area 318m<sup>2</sup> = £4,633 (Flat Roof), £2,780 (Pitched)

The lifecycle costing's for the above show that the pitch roofs proposed are more economical over a 35 year period and make reasonable assumptions regarding future maintenance and inflation. It is proposed that the following blocks are replaced with flat roofs as detailed in 7.11.

**28 – 86 Hale Gardens**

**Flat Roof Renewal Option**

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£119,203	£0.00	£119,203

**Flat to Pitch Conversion**

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£307,533	£0.00	£307,533

**Flat Roof Renewal Option**

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs
	5	£119,203	£140,483	£259,686

**Flat to Pitch Conversion**

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
	5	£307,533	£92,5514	£400,084

**Energy Savings for Hale Gardens N15**

4 floors - Roof area 637m<sup>2</sup> = £9,280 (Flat Roof), £5,568 (Pitched)

**1 – 67 Remington Road N17**

**Flat Roof Renewal Option**

	Inflation % Increase	Original / Maintenance Cost	Inflation Cost	Total Costs

**Flat to Pitch Conversion**

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs

	5	£181,66 6	£0.00	£181,66 6
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	5	£331,34 1	£0.00	£331,34 1
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**Flat Roof Renewal Option**

	Inflati on % Incre ase	Original / Mainten ance Cost	Inflation Cost	Total Costs
	5	£181,66 6	£215,08 3	£396,74 9

**Flat to Pitch Conversion**

	Inflati on % Incre ase	Original/ Mainten ance Cost	Inflation Cost/Yr	Total Costs
	5	£331,34 1	£175,28 5	£506,62 6

**Energy Savings for 1-67 Remington Road N15 (split height block)**

6 floors – roof area 692m<sup>2</sup> = £10,081 (Flat Roof), £6,053 (Pitched)

5 floors – roof area 310m<sup>2</sup> = £4,516 (Flat Roof), £2,712 (Pitched)

**Warren Court**

**Flat Roof Renewal Option**

	Inflati on % Incre ase	Original / Mainten ance Cost	Inflation Cost	Total Costs
	5	£74,900	£0.00	£74,900

**Flat to Pitch Conversion**

	Inflati on % Incre ase	Original/ Mainten ance Cost	Inflation Cost/Yr	Total Costs
	5	£192,65 7	£0.00	£192,65 7

**Flat Roof Renewal Option**

	Inflati on % Incre ase	Original / Mainten ance Cost	Inflation Cost	Total Costs
	5	£74,900	£88,957	£163,85 7

**Flat to Pitch Conversion**

	Inflati on % Incre ase	Original/ Mainten ance Cost	Inflation Cost/Yr	Total Costs
	5	£192,65 7	£57,980	£250,63 7

**Energy Savings for Warren Court**

8 floors - Roof area 215m<sup>2</sup> = £3,132 (Flat Roof), £1,879 (Pitched).

**1-29 Templeton Road N15**

Existing pitched roof, so N/A.

**7.20 Whole Life Costings**



7.21 An assessment has been made on the energy loss where a pitched roof or flat roof is being considered. The indicative figures above represent the potential savings over a 35 year period.

7.22 Assuming pitched roofs use a 300mm cellulose insulation with a 0.13 U-value;  
Average annual temperature lift of 19.08°F;  
No skylights;  
Gas central heating in all builds.

Combined saving of £30,616 to residents over the 35 year period.

**7.21 Digital Satellite Provision**

7.22 The provision of an integrated satellite reception system will remove the need for satellite dishes and reduce damage to the building fabric. It is proposed to install IRS (integrated reception system) Sky, Hotbird, Turksat DAB (digital audio broadcasting) radio community channels for residents.

7.23 Satellite dishes will be removed as part of the programme to install the IRS system. The relevant tenancy officer will be provided with the details in order to pursue enforcement action should the dishes be erected after completion of the works.

**7.24 Window/Door Grills**

All window and door grills will be removed as part of this programme. The relevant tenancy officer will be provided with the details in order to pursue enforcement action should the grills be refitted after completion of the works.

**7.25 Environmental Improvements**

7.26 There are no proposed environmental works during this phase of decent homes works.

**7.27 Sustainability**

7.28 The procurement of materials and components to be used during the decent homes programme will involve the selection of products that have a positive impact on the environment. The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

7.29 The new wiring contains an element of copper; a material that can be recycled at the end of its useful life and will reduce the need for maintenance as testing of the electrical system is carried out after ten years for dwellings and five years for the landlord's services.

7.29 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings. The selected kitchen, Premier, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.

- 7.30 The scheme has been carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.
- 7.31 The contractor is registered and complies with the Considerate Constructors Scheme.
- 7.32 The new flat roofs will be a Langley High Performance warm roof system incorporating 100mm/140mm Paraform Ultra insulation to achieve a minimum U-value of 0.25 W/m<sup>2</sup>K to improve the thermal qualities of the roof.
- 7.33 The pitched roofs will be a Britmet lightweight steel roof and will include for loft insulation to 300mm and allow for additional insulation where required.
- 7.34 The provision of pitched roofs where proposed will also provide additional qualities as identified by Sustainability Procurement as follows:

- The incline of the roof will make them more water resistant.
- The nature of the proposed materials tends to make them more fire resistant.
- The cavity in pitched roofs allows for greater potential to further increase insulation.

This leads to:

- Greater installation costs, owing to the complex nature and increased amount of material used in construction.
- Less maintenance costs
- Higher thermal resistance, owing to greater capacity to insulate, (HfH presently install 300mm insulation to loft areas, 50mm above the requirement).
- Indirect savings to the Council due to the potential for reduced Housing Benefit. This is done by calculating the relative U –Values of each design and component and multiplying by the projected energy consumption/costs for the 35 year period.  
In all cases, the minimum U-Value should correspond with those set out I Part L of the Environmental Performance of Buildings Directive.
- Lower Insurance premiums as a result of reduced potential for water and fire damage.

### 7.35 Conservation Areas

- 7.36 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.
- 7.37 For the purposes of this programme, the Planning department has confirmed that there are no conservations consents required in this phase.

## 8.0 Chief Financial Officer Comments

- 8.1 It should be noted that on 13<sup>th</sup> Feb 2007, this committee approved framework agreements with Decent Homes contractors and compliance teams, to cover 4 areas. This report details the specific works needed to Tiverton Road, Remington Road, Templeton Road, Hale Gardens, High Cross Road and Warren Court, priced in accordance with the framework agreement.

8.2 Members will be aware that DCLG has approved the funding for Decent Homes, totalling £198.5m phased over six years of which £30.0m has been approved for 2009/10. This scheme is included in the funding schedule for 2009/10 as indicated in Appendix B. Any additional expenditure in respect of leaseholder properties will be funded from leaseholder charges for major works.

8.3 It should be noted that this scheme is starting in January to ensure a continuation of the works by the contractor for the South Tottenham Area. The works will commence on 9<sup>th</sup> February 2009 and the value of works completed up to 21<sup>st</sup> September 2009 will need to be accounted for in the current financial year, but however, will be funded from the Decent Homes allocation for 2009/10, which is confirmed at £30m as indicated above.

8.4 The proposals include renewing flat roofs with pitched roofs in some cases at an additional cost of £211k. The current Decent Homes allocations do not include provision for this additional cost. However, the report indicates that over the 35 year expected life of the roofs, savings in replacement/maintenance costs of £248k could be achieved.

## 9.0 Head of Legal Services Comments

9.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at 323 properties in the South Tottenham area of the borough (details of which are set out in Paragraph 7.8), to the contractor named in Paragraph 2.1 of Appendix A to this report.

9.2 Cabinet Procurement Committee had on 13<sup>th</sup> February 2007 granted approval to the award of four Decent Homes Constructor Partner Framework Agreements in respect of four areas within the Borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.

9.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.

9.4 The contractor named in 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the South Tottenham area.

9.5 The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee, in accordance with CSO 11.3

9.6 As the value of the contract is above the Council's Key Decision threshold of £500,000, the Council's Arms Length Management Organisation, Homes for Haringey, who undertook the procurement of the contract on behalf of the Council have confirmed that, in accordance with CSO 11.04, details of this contract have been included on the Forward Plan.

9.7 The report states that the statutory leaseholder consultation process is currently being undertaken and the 30-day consultation period is due to expire on 29<sup>th</sup> January 2009 (after the deadline for submission of these comments).

9.8 The Head of Legal Services confirms that, provided there are no issues arising from the

leaseholder consultation referred to in paragraph 9.7, there are no legal reasons preventing Members from approving the recommendation as to the award, as set out in Paragraph 4 of this report.

## 10. Head of Procurement Comments –

- 10.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.
- 10.2 The Client needs ensure that a risk register is in place for the works and that it is reviewed on a regular basis.
- 10.3 An Agreed Maximum Price has been agreed by the parties prior to start on site, in accordance with the process allowed under the form of contract.
- 10.4 The Head of Procurement therefore states that the recommendations in this report offer best value for the Council.

## 11. Equalities and Community Cohesion Comments

- 11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Councils housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

## 12. Consultation

### Internal

- 12.1 Homes for Haringey have consulted council officers in the preparation of the proposed year 2-5 programme, which was approved by the Board in July 2008. The Leader of the Council and the Cabinet Member for Housing have been consulted in the formulation of the proposed programme. Ward member comments have also been considered. Residents have been consulted through the Homes for Haringey Asset Management Panel and Leasehold Panel. Leasehold consultation forms part of the overall consultation process and is a statutory requirement. Homes for Haringey have a dedicated team in place to manage resident consultation and involvement throughout programme delivery. They work closely with the constructor partners' Resident Liaison Officers.

### External

- 12.2 Homes for Haringey has carried out detailed consultation with the residents that will be effected by the works set out in this report. Resident's meeting's were held on the 4<sup>th</sup> and 17<sup>th</sup> December

and 21 residents attended in total. The Ward Members were invited to attend. This was followed by a newsletter to residents within 10 days of the meetings.

12.3 Leasehold consultation forms part of the overall consultation process and is a statutory requirement. Details of this are set out below.

12.4 The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations') require Homes for Haringey to conduct formal consultation with every leaseholder in the Borough. A Notice of Intention to appoint Constructor Partners was sent to leaseholders on the 21 July 2006. The form and content of the Notice was approved by Mr Jonathan Brock, a leading property law Queen's Counsel, before it was issued. In March last year the LVT awarded the dispensation in respect of the appointment of the Constructor Partners.

### 12.5 Leasehold Implications

12.6 As a result of applications made under the Right to Buy legislation, there are 102 leaseholders living in the properties affected by the works described in this report. The number of leaseholder dwellings where the Section 125 Notice is within the 5 year period is 24 while the number outside the period is 78. This report provides a breakdown of the costs for each group in paragraph 12.10

12.7 Under the terms of their lease the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are recovered by the freeholder through the lessees service charge account.

12.8 In accordance with The Service Charges Regulations 2003, under schedule 3, notice was issued on 31st December 2008 to expire on 29th January 2009.

12.9 The notice will give a description of the proposed works and provided details for the costs of the works. The statutory consultation commenced 31st December 2008.

12.10 The total amount estimated to be recovered from the 102 leaseholders is £732,805.51 This is broken down as follows:

1. Leaseholders within the 5 year Section 125 period total estimated recoverable charges £20,186.02.

2. Leaseholders outside of the 5 year Section 125 period total estimated recoverable charges £712,619.48.

12.11 The charges to all 102 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works will be included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.

12.12 No works will commence on site until completion of the notice period or if there is an outstanding leasehold enquiry as a result of the notice.

12.13 No observations have been received for this project to date.

### 13. Service Financial Comments

13.1 Please note comments of the Chief Financial Officer's comments in paragraph 8 of this report.

### 14. Use of appendices /Tables and photographs

14.1 Appendix A separate attachment

14.2 Appendix B, see end of this report

### 15. Local Government (Access to Information) Act 1985

15.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Larry Ainsworth – Strategic Client Representative on 020 8489 1134.

15.2 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category ( identified in the amended Schedule 12A of the Local Government Act 1972):

15.3 Information relating to the financial or business affairs of any particular person (including the authority holding that information).

APPENDIX B

Decent Homes Expenditure to date

2008/09

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
Hornsey	HOPH1	£ 1,562,501.00	08/09/2008	05/12/2008
Hornsey	HOPH2	£ 2,864,346.00	13/10/2008	06/03/2009
Hornsey	HOPH3	£ 598,967.13	02/06/2008	22/08/2008
Hornsey	HOPH4	£ 252,333.26	16/06/2008	04/08/2008
Hornsey	HOPH5	£ 242,652.04	18/08/2008	12/09/2008
North Tottenham	NT1	£ 1,063,712.39	19/05/2008	22/08/2008
North Tottenham	NT2	£ 369,121.73	23/06/2008	15/08/2008
North Tottenham	NT3	£ 1,237,224.22	07/07/2008	07/11/2008
North Tottenham	NT4	£ 941,314.91	09/06/2008	05/09/2008
North Tottenham	NT5	£ 1,203,761.28	21/07/2008	21/11/2008
North Tottenham	NT6	£ 834,402.46	15/09/2008	19/12/2008
North Tottenham	NT7	£ 1,015,186.57	20/10/2008	20/02/2009
North Tottenham	NT8	£ 1,752,295.00	20/10/2008	22/05/2009

North Tottenham	NT9	£ 1,540,921.00	20/10/2008	29/05/2009
South Tottenham	ST1	£ 648,274.23	31/03/2008	18/07/2008
South Tottenham	ST2	£ 1,220,885.05	02/06/2008	14/11/2008
South Tottenham	ST3	£ 830,501.14	02/06/2008	19/09/2008
South Tottenham	ST4	£ 2,402,166.68	16/06/2008	06/03/2009
South Tottenham	ST5	£ 1,380,645.06	30/06/2008	23/01/2009
South Tottenham	ST6	£ 627,875.90	30/06/2008	17/10/2008
South Tottenham	ST7	£ 2,048,608.79	04/08/2008	06/03/2009
South Tottenham	ST8	£ 1,382,707.77	06/10/2008	06/03/2009
Wood Green	WG1	£ 2,517,554.10	19/05/2008	12/01/2009
Wood Green	WG2	£ 220,959.70	27/05/2008	14/07/2008
Wood Green	WG3	£ 466,558.48	04/08/2008	03/11/2008
Wood Green	WG4	£ 359,973.69	04/08/2008	06/10/2008
Wood Green	WG5	£ 322,255.86	08/09/2008	03/11/2008
Wood Green	WG8	£ 750,112.61	11/12/2008	04/03/2009
Wood Green	WG9	£ 164,312.64	25/11/2008	26/02/2009
Wood Green	WG10	£ 116,805.21	25/11/2008	16/02/2009
Wood Green	WG11	£ 577,140.67	17/11/2008	12/01/2009
Wood Green	WG12	£ 448,427.89	01/12/2008	27/03/2009
Wood Green	WG13	£ 484,068.87	17/11/2008	25/02/2009
Wood Green	WG14	£ 1,086,971.10	08/12/2008	27/02/2009
		£ 33,535,544.43		

2009/10

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
South Tottenham	ST12	£ 448,288.00	26/01/09	01/05/09
South Tottenham	ST10	£ 6,441,547.80	09/02/09	21/09/09
		£ 6,889,835.80		