

Dan Hawthorn

Director of Housing, Regeneration and Planning

Homes for Haringey
48 Station Road
Wood Green
London
N22 7 TY



Date: 31st March 2020

To: Homes for Haringey (You, Your)

Dear Sirs

Repairs and maintenance of General Fund estate

I write to confirm the basis of Your appointment, pursuant to Regulation 12(1) of the Public Contracts Regulations 2015 (*Award of contracts to controlled persons*) to manage certain commercial and other premises and which are accounted for in the Council's general fund on and from 1 April 2020 (the **Commencement Date**) for a term of 12 months (the **Term**) and where such services are currently being provided to Us by Amey (the **Amey Services**)

These premises are more particularly listed at Schedule 1 to this letter (the **Premises**) and include

- Corporate buildings, including offices and civic buildings
- Operational estates, including depots, mortuary, coroners court,
- Schools and children's centres and other educational/youth provision
- Adult services buildings such as day centres and care homes
- Commercial property, including industrial estates, shops and offices.

We have agreed that the it is the intention that the terms of the Agreement for the delivery of housing management and other services dated 16th July 2018 (the **Management Agreement**) shall apply in due course to the provision of the Amey Services, covering statutory testing, planned maintenance and reactive repairs but that the Services, Management Fee and the Specification for the repair and maintenance of the Premises shall be agreed between us before 31 March 2021 and that once agreed the Services, Management Fee and Specification (as such terms are defined in the Management Agreement) will be incorporated into the Management Agreement by way of a deed of variation (it being agreed that the terms of such variation will not require the consent of the Secretary of State pursuant to s27 of the Housing Act 1985).

We have agreed that the following terms will apply to the delivery by You of the Amey Services and between Us in the agreement of the Services, Management Fee and the Specification for the repair and maintenance of the Premises

- 1.1 The negotiations shall be undertaken in good faith and in a timely manner and each party shall use their best endeavours to ensure the Management Agreement is varied before 31 March 2021

- 1.2 A full-service specification will be produced by the Councils Corporate Landlord Team and a Delivery Plan will be produced by You along with other baselining and review of the Amey Services
- 1.3 That the Management Fee shall be revised to enable You to fully recover Your costs in delivering the Services and Specification as agreed between Us
- 1.4 That the Parties are both committed to the principles of equality of opportunity, fairness and quality of life for all, both in terms of how we work with the community and in our role as an employer.
- 2 For the period prior to the variation of the Management Agreement it is agreed as follows:
 - 2.1 We agree that You will not be responsible for, nor liable for, any disrepair of any of the Premises prior to this appointment.
 - 2.2 Within twelve months of You accepting this appointment, You will prepare a schedule of condition for each of the Premises and within 28 days agree with the Council (acting reasonably) a provisional works programme (and capital funding for) for the making good of any disrepair identified in that schedule.
 - 2.3 You agree to provide the Amey Services to a good industry standard (and in a manner (broadly similar to the contracted service that was required to be provided by Amey prior to Your appointment)
 - 2.4 We agree to pay You Your direct costs (labour and material) in providing the Amey Services within the context of an overall budget of £1,650,000 during the financial year 2020/21 and subject to the agreement of the works programme described in paragraph 2.2 above

I would be grateful if you could sign and return a copy of this letter to me to confirm Your appointment on the terms set out in this letter.


Yours faithfully

Dan Hawthorn

Dan Hawthorn
Director of Housing, Regeneration and Planning

River Park House
225 High Road
Wood Green
London N22 8HQ

I accept the terms set out in this letter for and on behalf of **Homes for Haringey Limited**

Signed: 

Signed: 

Name: Sean McLaughlin

Name: Puneet Rajput

Position: Managing Director

Position: Director of Corporate Affairs

Date: 1 April 2020

Date: 1 April 2020

Schedule 1

The Premises

List all properties that HfH will be responsible for managing

The following list is subject to review and change

ADDRESS1	ADDRESS2	POSTCODE
Earlsmead Primary School	Broad Lane	N15 4PW
Woodside Day Centre	57 White Hart Lane	N22 5SJ
1, 2 & 3 Clarendon Road	Clarendon Road Off Coburg Road	N22 6UL
101 Playgroup	Partridge Way	N22 8DW
102 Meridian Walk	102 Meridian Walk	N17 8EH
103 Meridian Walk	103 Meridian Walk	N17 8EH
108 Gloucester Road	108 Gloucester Road	N17 6JP
11, 13 & 15 Clarendon Road	Clarendon Road off Hornsey Park Road	N8 0DJ
118A West Green Road	West Green Road	N15 AA
Lealand Road 1-3 (Land Formerly)	Lealand Road	N15 6JS
132 Lordship Lane	132 Lordship Lane	N15 6JS
138 Lordship Lane	138 Lordship Lane	N17 7QR
14 Turnpike Lane	14 Turnpike Lane	N8 0PT
157 Gloucester Rd	157 Gloucester Road	N17 6JW
162 St. Anns Road	162 St Anns Road	N15 3JH
18 Gisburn Road	Church Lane	N8 7NS
199-201 Philip Lane	199 Philip Lane	N15 4HL
209 Langham Road	209 Langham Road	N15 3LH
2-152 Birkbeck Road	2 Birkbeck Lodge, Birkbeck Road	N8 9PF
2-22 Victoria Road	2 Victoria Road	N15 4PS
23-31 Great Cambridge Rd	Great Cambridge Road	N17 7LH

27 Alexandra Gardens	27 Alexandra Gardens	N1 3RN
2A Coleraine Road	Coleraine Road	N8 0QL
30 Hornsey Park Road	30 Hornsey Park Road	N8 0JP
342 - 386 Lordship Lane (Shops)	Lordship Lane	N17 7QX
355 Seven Sisters Road	355 Seven Sisters Road	N15 6RD
357-357a Seven Sisters Road	357 Seven Sisters Road	N15 6RD
37 Markfield Road	Markfield Road	N15 4QA
375-379 Green Lanes	375-377 Green Lanes	N4 1ES
38 - 46 Station Road	Station Road	N22 6UX
4-6 Poynton Road	4 Poynton Road	N17 9SL
40 Bromley Road	40 Bromley Road	N17 0AW
41-47 Grovelands Road	Grovelands Road	N15 6BT
43 Finsbury Road	43 Finsbury Road	N22 8PA
464-472 High Road	464 466 High Road	N17 9JD
5 River Park Road	5 River Park Road	N22 7TB
5 Tetherdown	5 Tetherdown	N10 1ND
5 Wordsworth Parade	Wandsworth Parade	N8 0SJ
505 & 511 Depot Archway Road	505 511 Archway Road	N6 4HX
590 Seven Sisters Road	590 Seven Sisters Road	N15 6HR
676 High Road	676 High Road	N17 0AE
71 Lordship Lane	71 Lordship Lane	N17 6RS
713 Seven Sisters Road	713 Seven Sisters Road	N15 5JT
71-81 Western Road	79 81 Western Road	N22 6US
731 High Road	731 High Road	N17 8AG
7a Tetherdown	7A Tetherdown	
80 Coburg Road	Coburg Road	N22 6UJ

83-85 Crouch Hill	Broadway Court, Court End Hill	N8 8AD
83-89 Western Road	83 89 Western Road	N22 6UG
Acacia House	Douglas Road	N22 5RS
Age UK Haringey	20E Waltheof Gardens	N17 7DN
Albert Road Recreation Ground	Albert Road	
Albert Road stores (in Rec. Ground)		
Alexandra House	10 Station Road	N22 7TR
Alexandra Park Library	Alexandra Park Road	N22 7UJ
All Ways Community Centre	Community Centre, Lawson Court, Ring Way	N11 2NA
Anastasia House	Tavistock Road	N4 1UP
Ashley Road Depot	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot CCTV Room	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot Coach Shed (C)	Council Depot, Ashley Road, London	N17 9DP
Ashley Road Depot Contract House (A)	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot Enterprise House (E)	Council Depot, Ashley Road, London	N17 9DP
Ashley Road Depot Garage (F)	Council Depot, Ashley Road, London	N17 9DP
Ashley Road Depot Gatehouse	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot Salt Compound	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot Store HH&S stores	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot Utility Building (S)	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot Vehicle Workshops (L)	Council Depot, Ashley Road	N17 9DP
Ashley Road Depot Workshop store (D)	Council Depot, Ashley Road	N17 9DP
1, 3 & 5 Avenue Road	Avenue Road	N6 5DN
2A Beaconsfield Road	Office A, 2 Beaconsfield Road, London	N15 4SJ
Bedford Club	8 11 Bedford Road	N22 7AU

Bernard Road	Bernard Road, London	N15 4NX
Bernard Road 23-31	23-31 Bernard Road	N15 4NE
Bounds Green Road	55 Bounds Green Road	N22 8HB
Broadwater Farm Community Centre	Freedom Road	N17 6HG
Broadwater Farm Enterprise Works	1A Willan Road	N17 6NG
Broadwater Lodge Residential Home	Higham Road	N17 6NN
Broadway Annexe	The Broadway	
Bruce Castle Museum	Bruce Castle Museum, Bruce castle Park, Lordship Lane	N17 8NS
Bruce Castle Park	Lordship Lane	N17 8NS
Bruce Grove Public Convenience	Bruce Grove	N17 6UR
Brunswick Road Park	Brunswick Road	
Burghley Road Play Centre	Burghley Road	N8 0QE
Bury Road Carpark	Bury Road	N22 6HS
Canning Crescent	276 Health Centre, 276 High Road, London	N22 8JT
6-10 Caxton Road	Caxton Road	N22 6TB
Chapman's Green	Perth Road	
Chapmans Road Public Convenience		
Charter Court	Stroud Green Road	N4 3SG
Chestnuts Park Public Convenience	162 St Anns Road	N15 3JH
Chestnuts Recreation Ground	St Anns Road	
Church Road 28-44 Shops only	Church Road	N17 8AQ
Citizen Advice Bureau	551B High Road	N17 6SB
Civic Centre	High Road	N22 8LE
Clarendon Centre	Clarendon Road off Hornsey Park Road	N8 0DJ
Clock Tower	The Broadway	

57-77 Coburg Road	Coburg Road	N22 6UB
Coldfall Woods	Lodge, Coldfall Wood, Creighton Avenue	N10 1NT
Commerce Road 04-26 - shops only	Commerce Road	N22 8ED
Commerce Road Community Centre	52 Commerce Road	N22 8ED
Coombes Croft Library	High Road	N17 8AG
Coombes Croft Public Convenience	High Road	N17 0EY
Coroners Court		
Cranwood Residential Home	100 Woodside Avenue	N10 3JA
Crouch End Public Convenience		
40 Cumberland Road	40 Cumberland Road	N22 7SG
Cypriot Community Centre	Earlham Grove	N22 5HJ
Devon Close Play Shelter	Devon Close	N17 9HR
Down Lane Recreation Ground	Park View Road	
Down Lane Recreation Ground pavilion		
Downhills Professional Development Ctr	Downhills Park Road	
Downhills Park	Downhills Park Road	
Downhills Recreation Park		
Ducketts Common	Green Lanes	
Enterprise Row	Rangemoor Road	N15 4LU
Ermine Road	2 Ermine Road	N15 6DB
Fairfax Hall	11 Portland Gardens	
Falkland Fairfax Open Space	Falkland Road	N8 0NU
Family Resource Centre (Pulford Road)	2 4 Pulford Road	N15 6SP
Finbury Park Nursery	Wolves Lane	
Finsbury Park offices Endymion Road		

05-47 Fladbury Road	Fladbury Road	N15 6SB
Former Effingham Depot	Wightman Road	N8 0BA
Former Park Lane Community Centre	46 Park Lane	N17 0JS
Former Tiverton Comm Centre	Tiverton Road	N15 6RT
Former Tower Gardens Playgroup Building		
Fredrick Morphil House	Bounds Green Road	N22 8DG
Frontier Works	33 Queen Street	N17 8JA
Garman Road Industrial Area	Garman Road	N17 0HQH
George Meehan House (Formally Woodside House)	High Road	N22 8JZ
Gourley Depot	Gourley Street	N15 5NG
2-6 Gourley Place	2-Jun Gourley Place	N15 5NF
Grange Day Centre	32-34 The Grange, White Hart Lane	N178DP
18-56 Great Cambridge Road	Great Cambridge Road	N17 7BU
Enterprise Building (Former HALS Building)		
Haringey Grove Community Centre	Denmark Road	N8 0DZ
Haringey Mortuary	Church Lane	N17 7AA
Haringey Tuition Service/Simmons House	10 Bruce Grove	N17 6RA
Hartington Park	Burlington Road	
Harvey House	Pembroke Road	N8 7PU
Haven Day Centre	20A Waltheof Gardens	N17 7DN
Hearthstone Centre	10 Commerce Road	N22 8ED
High Cross Road 109-127 - shops only	High Cross Road	N17 9NR
High Cross Road 129-163- shops only	129-133 High Cross Road	N17 9NU
247 High Road	247 High Road	N22 8HF

355 High Road	355 High Road	N22 8JA
High Road 37	High Road	N22 6BH
High Road 39	High Road	N22 6BH
594 High Road	594 High Road	N17 9TA
684 High Road	684 High Road	
832-838a High Road	High Road	N17 0EY
High Street 07	7 High Street	
11-13 High Street	Nov-13 High Street	N8 7PS
16 High Street	16 High Street	N8 7PB
32 High Street	32 High Street	N8 7NX
Highgate Library	1 Shepherds Hill	N6 5QJ
7 Holcombe Road	7 Holcombe Road	N17 9AE
Hornsey Library	Haringey Park	N8 9JA
Hornsey Town Hall	The Broadway	
Hornsey Town Hall- Western park	The Broadway	
Hornsey Vale Community Centre	60 Mayfield Road	N8 9LP
Iceland Store	59 Mayes Road	N22 6TN
Jacksons Lane Community Centre	269A Archway Road	N6 5AA
Jamboree Hut (Finsbury Park)		
Land adjacent to St. Cuthberts Church		
Land Ashley Rd Site 05		
Langham Road	260 Langham Road	N15 3NP
63 Lawrence Road	Lawrence Road	N15 4EF
Leeside Industrial Estate	Garman Road	N17 0QH
Linden House	10 Linden Road	N15 3QB
Lord Morrison Hall	Scales Road	N17 9EZ

Lordship Lane Information Centre		
Lordship Recreation Ground	Lordship Lane	
Lymington Avenue 02-08		
30-32 Lymington Avenue	30-32 Lymington Avenue	N22 6JA
Lymington Road 10	Lymington Avenue	N22 6JA
Marcus Garvey Library	1 Philip Lane	N15 4JA
Markfield Project	Crowland Road	N15 4QF
Markfield Recreation Ground	Crowland Road	
Markfield Recreation Ground pavilion	Crowland Road	N15 4QF
Marsh Lane Site	Bus Garage And Depot, Marsh Lane	N17 0UX
216 Middle Lane	216 Middle Lane	N8 7LA
Milton Road Community Centre	Milton Road	N15 3DS
Mitalee Community Centre	Stanley Road	N15 3HB
Morris House Surgery	Waltheof Gardens	N17 7EB
Morrison Yard	551A Morrison Yard, High Road	N17 6SB
Munro Works	Munro Drive	N11 2LZ
Muswell Hill Library	Queens Avenue	N10 3PE
Muswell Hill Public Convenience		
Muswell Hill Sports Ground	Coppetts Road	N10 1JP
N17 Studio	451 High Road	N17 6QH
Neighbourhood Resource Centre	177-183 Park Lane	N17 0HJ
New Maya Angelou Centre 39 Winkfield Rd	39 Winkfield Road	N22 5RP
New River/White Hart Lane Sports Centre	White Hart Lane Community Sports centre, White Hart Lane	N22 5QW
Noel Park Recreation Ground	Darwin Road	
Office	69B Bounds Green Road	N22 8DF

Osborne Grove	16 20 Upper Tollington Park	N4 3EL
Paignton Park	Richmond Road	
Park Lane shops 161 - 195b	Park Lane	N17 0HJ
12 Park Road	12 Park Road	N8 8TD
42-44 Park Road	Park Road	N8 8TD
68 Park Road	68 Park Road	N8 8SX
Park Road Leisure Centre	Park Road	N8 7JN
Parkland Walk		
Partridge Way Play Cabin	Partridge Way	N22 8DW
Priory Park	Priory Road	
Railway Arches	Railway Arches, St James's Lane	N10 3QX
Railway Fields Nature Park	381 Green Lanes	N4 1ES
Rainbow Works	21 Markfield Road	N15 4RG
Recycling Centre Western Road	20 Western Road	N22 6UG
Red House Residential Home	423 West Green Road	N15 3PJ
Respite Care Centre	4 Haslemere Road	N8 9QX
River Park House	225 High Road	N22 8HQ
Rosebery Estate (Phase 2)	Rosebery Avenue	N17 9SR
Rosebery Industrial Park (Phase 1)	Rosebery Avenue	N17 9SR
Roundway Day Centre	20B Waltheof Gardens	N17 7HS
01 - 25 Salisbury Road		
Scales Road 02-24 - shops only	22 24 Scales Road	N17 9HA
Selby Centre	Selby Road	N17 8JL
Sheltered Workshop	251 Lordship Lane	N17 6AA
Ellenborough Court Shops	Lordship Lane	N22 5BY
17 South Grove	17 South Grove	N15 5QG

23 South Grove	23 South Grove	N15 5QC
St Ann's Library & Hall	Cissbury Road	N15 5PU
St. Anns Road 02-26 shops only	6 St Anns Road	N15 6DT
80-82 St. James's Lane	80 82 St James's Lane	
Station House	73C Stapleton Hall Road	
13-27 Station Road	13-27 Station Road	N22 7TY
Station Road 141	Station Road	N22 7ST
139-145 Station Road	145 Station Road	N22 7ST
48 Station Road	48 Station Road	N22 7TY
Stationers Park	Denton Road	
Stonebridge Centre	51 Rangemoor Road	N15 4LP
Stroud Green Library	Stapleton Hall Road	N4 4QR
178 Stroud Green Road	178 Stroud Green Road	N4 3RS
Talbot Road Hostel	8 Talbot Road	N15 4DH
Templeton Hall	Templeton Road	N15 6RU
Tewesbury Road 46-48	46-54 Tewkesbury Road	N15 6SE
Tewkesbury Road Unit rear of no.14		
The Hub Building		
The Irish Centre	Pretoria Road	N17 8EB
Queens Wood	Queens Wood	N10
The Moselle School	Adams Road	N17 6HW
The Old School House	Tottenham Lane	N8 7EL
The Shell Theatre	Lordship Lane	
The Swiss Chalet	Muswell Hill Broadway	N10 3RU
Tiverton Hut	Tewkesbury Road	N15 6SE
266 Tiverton Road	266 Tiverton Road	N15 6RT

Tottenham Green Leisure Centre	1 Philip Lane	N15 4JA
Tottenham Green Workshops	2 Somerset Road	N17 9EJ
Tottenham Sports Centre	701-703 High Road	N17 8AD
Tower Gardens Road 100	100 Tower Gardens Road	N17 7QA
Turkish Community Centre	628 630 Green Lanes	N8 0SD
Constable Crescent Units	1 Constable Crescent	N15 4QZ
Veryan Court	Park Road	N8 8JR
Vincent Road 01 - 05	Vincent Road	N15 3QJ
Walton Road 02-24 - shops only	2 Walton Road	N15 4PP
West Indian Cultural Centre	Clarendon Road off Hornsey Park Road	N8 0DJ
61-69 Western Road	61 69 Western Road	N22 6UG
White Hart Lane Recreation Ground	White Hart Lane	
Whitehall & Tenterden Community Centre	Whitehall Street	N17 8BP
Whitehall Residential Unit	100 Whitehall Street	N17 8BP
22 Wightman Road	Wightman Road	N4 1SQ
200 Willoughby Lane		
Winkfield Road Community Centre	33 Winkfield Road	N22 5RP
Wolves Lane Nursery/Faith Plant Centre		
Womens & Childrens Centre	Somerford Grove	N17 0PT
Wood Green Central Library	High Road	N22 6XD
Wood Green Common	Station Road	
Woodside Park	High Road	
Apex House	820 Seven Sisters Road	N15
Former Greenfields School	Coppetts Road	N10 1JP