

Report for: Cabinet 13 October 2020

Title: Internal Improvement (North) – Internal Major Works

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

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

Ward(s) affected: Woodside, Stroud Green, Noel Park, Bounds Green

Report for Key/

Non Key Decision: Key decision

1 Describe the issue under consideration

- 1.1 This report requests Cabinet approval for the award of a contract to contractor A (identified in the exempt part of the report) to carry out internal improvement works to 300 dwellings in the Woodside, Stroud Green, Noel Park and Bounds Green area. This will be for the sum of £2,354,041.
- 1.2 The report requests Cabinet approval for the issue of a letter of intent to the preferred contractor. This will be for an amount up to, but not exceeding, £235,404. This represents 10% of the contract sum.
- 1.3 The report also requests Cabinet approval for the contingency sum as set out in the exempt part of the report.
- 1.4 It is further recommended that Cabinet approves the professional fees of £230,719 which represents 9.801% of the contract sum.

2 Cabinet Member introduction

- 2.1 The proposed works to the dwellings in Woodside, Stroud Green, Noel Park and Bounds Green areas, will bring all homes up to the full Decent Homes Standard. The overall project will contribute towards achieving Haringey Council's objectives to increase the number of homes achieving the Decent Homes Standard across the borough. This will ensure all homes are safe and improve resident satisfaction.
- 2.2 The overall population of these wards mirrors that seen in Haringey more widely. Households in areas like Bounds Green are more likely to be rented by social housing tenants than the average within the borough. However, areas such as Stroud Green have a smaller proportion of social housing tenants and a slightly larger proportion of owner/occupiers. The wards in this area have a mixture of high rise blocks and non-traditional dwellings.

3 Recommendations

- 3.1 Pursuant to the Council's Contract Standing Order (CSO) 9.07.1(d), for Cabinet to approve the award of a contract to the preferred contractor identified in exempt Appendix A for the renewal of kitchen, bathroom and internal electrics in the Woodside, Stroud Green, Noel Park and Bounds Green areas. This will be for the sum of £2,354,041.
- 3.2 For Cabinet to approve the issue of a letter of intent for an amount up to, but not exceeding £235,404 that represents 10% of the contract sum.
- 3.3 For Cabinet to approve the professional fees of £230,719 that represents 9.801% of the contract sum.
- 3.4 For Cabinet to approve the contingency sum set out in the exempt part of the report.
- 3.5 For Cabinet to note the total project costs set out in the exempt part of the report.

4 Reasons for decision

- 4.1 Homes for Haringey requires Cabinet approval to award the contract for internal works to 300 dwellings in the Woodside, Stroud Green, Noel Park and Bounds Green areas. This will enable the essential internal works such as the renewal of kitchens, bathrooms and internal electrics to progress. This is following a direct award in conjunction with Haringey Council's Procurement team via the London Construction Programme (LCP) framework and processes.
- 4.2 The award process was carried out in accordance with the framework requirements that was based on price. LCP carried out quality evaluation when they tendered the framework. The successful contractor satisfied the requirements in relation to these criteria.

5 Alternative options considered

- 5.1 An alternative option would be for Homes for Haringey to either use third party industry frameworks or a standalone OJEU compliant tender process to deliver the works. Homes for Haringey sought support and advice from Haringey Strategic Procurement and determined the LCP framework as being the optimum route to the market. This was due to the speed of access to quality-checked contractors and focus on companies that concentrate their resources in the local area.
- 5.2 The option of not undertaking this work would leave Haringey Council open to residents' disrepair challenges and complaints, because the properties need to be improved to meet the Decent Homes Standard.

6 Background information

- 6.1 As the Landlord, the Council has a statutory and legislative duty to maintain the housing stock to a good state of repair. During the programme, the properties will be surveyed and all works required to ensure the properties meet the Decent Homes Standard will be undertaken. The scope of works to these properties will be carried out where required as follows: Internal refurbishment of kitchens, bathrooms (and where required adaptations), electrical upgrade works, asbestos survey and removal.
- 6.2 Homes for Haringey commissioned consultants Ridge and Partners LLP, as the multidisciplinary construction related consultant. The scheme under consideration will be designed, costed and project managed by Ridge in partnership with Homes for Haringey.
- 6.3 The project details are as follows: -

Number of dwellings in the project	300 units
Anticipated start on site	November 2020
Anticipated completion	August 2021
Contractor	Details in Appendix A (exempt report)

7 Consultation

- 7.1 Consultation with residents will take place to establish residents' choices and to identify any specific needs. A frequently asked questions (FAQ) sheet will be provided to answer some of the questions that may arise about the works.
- 7.2 The follow up residents' newsletter will update residents about progress and inform them about the appointment and details of the contractor.

8 Leasehold implications

- 8.1 There are no leaseholders' properties included in this project.

9 Conservation areas

- 9.1 Some of the properties in this project are within conservation areas. However, because the works will be carried out within the internal areas of the dwellings, no conservation area conditions are applicable.

10 Contribution to strategic outcomes

- 10.1 To ensure the Council fulfils its obligation as landlord, to maintain its housing stock.
- 10.2 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to delivering the following objectives: -

- Improve the quality of Haringey’s Council housing, including by ensuring that a minimum of 95% of homes meet the Decent Homes Standard by 2022.
 - Improve residents’ satisfaction with the service they receive from Homes for Haringey to be in the top quartile for London (78%) by 2022.
 - Ensure safety in housing of all tenures across the borough, responding to any new regulations as they emerge.
- 10.3 Outcome 3 which comes under the Borough Plan’s Housing priority, for which the vision is for safe, stable and affordable home for everyone, whatever their circumstances.

Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

11 Finance

- 11.1 This project is included in internal works programme scheduled for 2020/21. The internal works programme budget is in the existing stock budget approved by full council in February 2020.
- 11.2 The cost of this project, including professional fees, is estimated at £2.58m and projected to be spent as shown below

Financial year	Works	Fees	Total
Up to 31/03/2021	£0.43m	£0.04m	£0.47m
2021/2022	£1.92m	£0.19m	£2.11m
Total	£2.35m	£0.23m	£2.58m

- 11.3 The projected expenditures of £0.47m in 2020/21 will be met from the existing stock capital works programme 2020/21 budget.
- 11.4 The remaining projected expenditure of £2.11m is covered in the existing stock capital programme 2020/21-25 MTFS.
- 11.5 The project was tendered based on the framework pricing, commitment to meet project timescales and carry out the works. The named contractor was selected following an assessment of a submission deemed satisfactory and to have met the requirements.
- 11.6 No contribution to the cost of the project is expected from leaseholders as no leasehold property is affected.

12 Procurement

- 12.1 Strategic Procurement agree with this direct award through the new LCP (London Construction Programme) Major Works framework, permitted under the Contract Standing Order 7.01 (b) and compliant with PCRs 2015.

13 Legal

- 13.1 The Assistant Director of Corporate Governance has been consulted in the preparation of this report.
- 13.2 The contract which this report relates to has been procured under the London Major Works Framework (LCP Framework).
- 13.3 The rules of the LCP Framework permit direct awards of contracts valued up to £2.5m.
- 13.4 The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

14 Equality

- 14.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: -
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share those protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 14.2 The three parts of the duty apply to the following protected characteristics: Age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.
- 14.3 The decision will primarily impact residents living in properties managed by Homes for Haringey, among whom women, people with disabilities and BAME people are overrepresented. There is no indication that this decision will result in any foreseeable negative impacts on any individual or group that shares the protected characteristics.
- 14.4 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonably possible measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

15 Use of appendices

- 15.1 Appendix A: Part A Exempt information.
Information relating to the financial or business affairs of any particular person (including the authority holding that information).

16. **Local Government (Access to Information) Act 1985**

16.1 Asset Management Strategy 2018-23

<https://www.homesforharingey.org/repairs-and-maintenance/major-works>