

**Report for:** Cabinet 10 November 2020

**Title:** Award of contract for Homes for Haringey Stock Survey

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

**Lead Officer:** Kevin Loomes, Data Manager, Homes for Haringey

**Ward(s) affected:** Boroughwide

**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 Bidder A to carry out a comprehensive condition survey of the Council's housing stock. This will be for the sum of £539,860.
- 1.2 The report also requests Cabinet approval for the issue of a letter of intent to the preferred tenderer. This will be for an amount up to, but not exceeding £53,986 which represents 10% of the contract sum.
- 1.3 Details of the successful tenderer are outlined in Appendix A (exempt information) of the report.

## **2 Cabinet Member introduction**

- 2.1 This Cabinet report requests approval to award a contract to undertake a 100% condition survey of the Council's housing stock. In line with good practice, a new survey is needed, given it is now five years since the previous survey was undertaken. There are also a number of addition data requirements in respect of building safety and energy efficiency which the new survey will address. The survey will provide accurate and comprehensive data; enabling Homes for Haringey to effectively maintain and improve the housing stock; inform decisions about investment priorities, as well ensure that the Council meets all of its statutory landlord obligations.

## **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 successful tenderer identified in exempt Appendix A to carry out a comprehensive stock condition survey of the Council's housing assets. This will be for the sum of £539,860.
- 3.2 For Cabinet to approve the issue of a letter of intent for an amount of up to, but not exceeding £53,986, which represents 10% of the contract sum.
- 3.3 For Cabinet to approve the delegation recommended in section 4 of the exempt information.

#### **4 Reasons for decision**

- 4.1 Homes for Haringey requires Cabinet approval to award a contract to undertake a stock condition survey of all the Council's housing stock. The objective of the stock condition survey is to provide comprehensive and accurate stock condition data that will enable Homes for Haringey to effectively manage the Council's housing stock. At the end of the survey programme, together with the full dataset and photographs, the surveying company will also provide a report setting out the key information from the surveys.
- 4.2 At the end of the survey programme an updated 30-year asset investment plan will enable Homes for Haringey to effectively plan long term investment in Haringey Council's housing stock.
- 4.3 The tender process was carried out in accordance with the London Borough of Haringey's London Construction Programme (LCP) Dynamic Purchasing System (DPS) that incorporate price and quality. The successful compliant bidder scored the highest in relation to these criteria and this is outlined in Appendix A.

#### **5 Alternative options considered**

- 5.1 An alternative option would be for Homes for Haringey to use third party industry frameworks or an OJEU compliant tender process to deliver the surveys. Homes for Haringey sought support and advice from Haringey Council's Strategic Procurement and determined the London Construction Programme Dynamic Purchasing System (DPS) 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 A do-nothing option would mean the Council is not able to effectively plan its future capital investment in the housing stock, in accordance with the Asset Management Strategy 2018-23.

## **6 Background information**

- 6.1 Homes for Haringey has previously undertaken stock condition surveys in 2011 and 2015 with each survey covering approximately half of the housing stock. Together, these surveys provided stock condition data for 100% of the stock. Data cloning was used for dwellings where surveyors were unable to gain access. Since the surveys were carried out, the stock condition database has been maintained. This has been achieved by updating the data with the details of all component renewals carried out across Homes for Haringey's works programmes.
- 6.2 The objective of the stock condition survey is to provide comprehensive and accurate stock condition data that will enable Homes for Haringey to effectively manage the Council's housing stock. This will include projection of future investment requirements and production of a 30-year business plan. It will also incorporate the following:
- Planning and prioritising capital investment programmes.
  - Active Asset Management - incorporating the assessment of stock viability and whether Council homes meet (or do not meet), the Decent Homes Standard.
  - Calculating the energy performance of dwellings (SAP/CO2).
  - Ensuring buildings and their components are compliant with all relevant legislation and best practice.
  - Satisfying the requirements of the duties of the Building Safety Manager.
- 6.3 Homes for Haringey require 100% of the housing stock to be surveyed. They anticipate this will be for a maximum duration of 36 months.
- 6.4 As of 1 April 2020, Homes for Haringey managed 20,259 dwellings, of which 15,325 are tenanted and 4,934 are leasehold. There are 1,612 blocks and within the tenanted dwellings, 4,980 houses or similar. Homes for Haringey will provide a programme address list to the surveying company ahead of the start of each survey tranche.
- 6.5 Of the 15,325 tenanted properties: 13,999 are general needs and 1,326 are supported housing. Within the general needs stock there are 154 hostel accommodation units which are also managed by Homes for Haringey.
- 6.6 As the landlord, the Council has a statutory and legislative duty to maintain the housing stock to a good state of repair.

## **7 Conservation areas**

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

## 8 Leaseholder Implications

- 8.1 Costs can only be recharged to leaseholders if they relate to the building or the estate. It would be difficult to determine whether any, and if so how much, of the costs involved in the stock condition survey relate to individual buildings/estates
- 8.2 There will therefore be no charges to leaseholders for the costs included in this report.

## 9 Contribution to strategic outcomes

- 9.1 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to delivering the following objectives: -
- Improve the quality of Haringey's Council housing, including by ensuring that 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.

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

## 10 Finance

- 10.1 Stock condition survey is considered necessary for short to medium term financial planning purposes.
- 10.2 The result of the survey will be used to inform future business plans and to formulate a more accurate Capital Programme.
- 10.3 It will provide a sound baseline position for next year's HRA budget/MTFS and a high level of confidence in the future allocation of investment across the council's stock.
- 10.4 The cost of this contract is estimated at £0.54m and projected to be spent as shown below: -

Financial year	Fees	Total
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<b>Up to 31/03/2021</b>	£0.05m	£0.05m
<b>2021/2022</b>	£0.25m	£0.25m
<b>2022/23</b>	£0.24m	£0.24m
<b>Total</b>	<b>£0.54m</b>	<b>£0.54m</b>

- 10.5 The projected expenditures of £0.05m in 2020/21 will be contained within the approved existing HRA budget 2020/21.
- 10.6 The named contractor was selected following a tender and evaluation process based on price (40%) and quality (60%).

## **11 Procurement**

- 11.1 Strategic Procurement approve this report in accordance with Contracts Standing Order (CSO) 9.01 and 9.04.
- 11.2 This was procured through the London Construction Programme (LCP) Dynamic Purchasing System for Professional Services.
- 11.3 The Council received submissions from 7 bidders. Following a thorough quality evaluation only 5 bids remained fully compliant as two bidders did not meet the threshold of 36% set for quality.
- 11.4 All bids were evaluated independently by a panel for the quality element and separately for the pricing evaluations.

## **12 Legal**

- 12.1 The Assistant Director of Corporate Governance has been consulted in the preparation of this report.
- 12.2 The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

## **13 Equality**

- 13.1 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.

- 13.2 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.
- 13.3 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.
- 13.4 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.

#### **14 Use of appendices**

- 14.1 Appendix A: Exempt information.

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

- 15.1 Asset Management Strategy 2018-23  
<https://www.homesforharingey.org/repairs-and-maintenance/major-works>