



Agenda item:

Procurement Committee Meeting

On 28th April 2009

Report Title. Wood Green Decent Homes Programme 2009/10. WG15	
Report authorised by: Niall Bolger, Director of Urban Environmental <i>WP Bolger 17/04/09</i>	
Contact Officer : Pauline Hinds, Strategic Client Representative Tel: 020 8489 1151 Email: pauline.hinds@homesforharingey.org	
Wards(s) affected: Outer Borough, White Hart Lane	Report for: Key Decision
1. Purpose of the report (That is, the decision required) 1.1 This report sets out a detailed programme of works which relates to various properties in the Wood Green Area, known as WG15. The properties are at Amersham Avenue N18, Bedwell Road N17, Cambridge Gardens N17, Carrick Gardens N17, Cavell Road N17, Flexmere Road N17, Reynardson Road N17, Jellicoe Road N17, Lansbury Avenue N18, Marshall Road N17, Rivulet Road N17, Selby Road N17, Stockton Gardens N17 within the delivery of the Decent Homes Programme. The works outline in this report is schedule to commence on 5 th May 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 I note the following at paragraph 7.10. "All existing single glazed metal and Crittal windows will be replaced with double glazing. Any single glazed timber windows identified as requiring renewal will also be replaced with double glazed windows". I have also been advised that to maintain uniformity where several odd decent single glazed windows are set amongst many other non-decent windows they will also be replaced. As these are street properties the installation of Digital TV system is the responsibility of tenants. On completion of this project the Tenancy Management Officer will ensure no metal	

grills/door frame will be refitted.

3. Links 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.

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 30th 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)	para 2.2 Appendix A
Anticipated Contract start on site	12 th May 2009
Anticipated Contract completion	10 th November 2009
Contract duration	26 weeks
Contractor	para 2.1 Appendix A

7.7. Property address location

This report details the specific works required to the 279 properties in the Wood Green 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.

Block/Street	Property number
Amersham Avenue N18	59, 61, 65, 69, 73, 75, 77, 78, 82, 87, 88, 90, 95, 96, 99, 104, 105, 107, 109, 110, 111, 113, 115, 117, 121, 123, 126, 127, 128, 129, 130, 131, 132, 138, 139, 140, 141, 144, 146, 150, 153, 155, 161
Bedwell Rd N17	1, 2, 3, 7, 9, 12, 16, 17, 18, 20, 22, 24, 26, 28, 32, 34, 36, 38
Cambridge Gardens N17	3, 4, 5, 9, 11

Carrick Gardens N17	2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 19, 20
Cavell Road N17	1, 4, 6, 10, 11, 14, 15, 16, 18, 19, 21, 22, 25, 30, 36, 39, 40, 44
Flexmere Road N17	1, 2, 5, 7, 8, 10, 12, 13, 16, 17, 20, 23, 24, 25, 28, 29, 30, 32, 34, 35, 39, 41, 45, 47, 49, 51, 55, 57, 61, 70, 80, 88, 90, 92, 98, 106, 108
Reynardson Road N17	2, 3, 4, 7, 10, 11, 14, 17, 20, 27
Jellicoe Road N17	9, 13, 17, 21, 23, 24, 26, 27, 30
Lansbury Ave. N18	41, 42, 48, 50, 52
Marshall Road N17	1, 2, 3, 5, 10, 11, 12, 14, 17, 22, 24, 26, 27, 30, 32, 34, 36, 37, 38, 39, 40, 49, 51
Rivulet Road N17	2, 5, 8, 9, 10, 11, 12, 14, 16, 18, 19, 21, 22, 24, 27, 32, 35, 36, 37, 38, 40, 41, 44, 46, 53, 55, 57, 59, 61, 65, 69, 100, 104, 112, 114, 115, 118, 123, 126, 127, 128, 129, 132, 133, 134, 139, 140, 143, 144, 149, 150, 153, 154, 156, 157, 159, 165, 169
Selby Road N17	1, 7
Stockton Gardens N17	1, 2, 5, 7, 9, 10, 12, 13, 15,
White Hart Lane N17	260, 264, 266, 268, 270, 272, 278, 280, 283, 286, 287, 292, 293, 294, 295, 301, 328, 332, 336, 342, 344, 346, 348, 350, 354, 358, 368, 370,
Wilbury Way N18	76

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
Amersham Ave.	43	Houses	2	0	Pitch	No
Bedwell Road	18	Houses	2	0	Pitch	No
Cambridge Gardens	5	Houses	2	0	Pitch	No
Carrick Gardens	12	Houses	2	0	Pitch	No
Cavell Road	18	Houses	2	0	Pitch	No
Flexmere Road	37	Houses	2	0	Pitch	No
Reynardson Road	10	Houses	2	0	Pitch	No
Jellicoe Road	9	Houses	2	0	Pitch	No
Lansbury Ave.	5	Houses	2	0	Pitch	No

Rivulet Road	59	Houses	2	0	Pitch	No
Selby Road	2	Houses	2	0	Pitch	No
Stockton Gardens	9	Houses	2	0	Pitch	No
White Hart Lane	28	Houses	2	0	Pitch	No
Wilbury Way	1	Houses	2	0	Pitch	No
Marshall Road	23	Houses	2	0	Pitch	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 repairs, kitchen and bathroom refurbishment, extractor fans, boiler replacement, central heating works and smoke detectors. 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 7.21)

7.11 Proposed Roof works

7.12 All properties within this phase of works have pitch roofs. Only roof repair works will be carried out.

Planning Approval

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

7.15 Life Cycle Costing Analysis

As this phase of works does not include replacement of flat roofs, Life Cycle Costing is not required.

7.18 **Whole Life Costings**

7.19 As this phase of works does not require Life Cycle Costing, Whole Life Costing is not required

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. This phase of works does not include the installation of digital TV system because they are street properties. Any issues regarding digital changeover to street properties, will be the responsibility of the tenant to resolve.

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, Symphony 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.

7.35 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. Chief Financial Officer Comments

8.1 It should be noted that on 13th 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 in various properties in the Wood Green Area, 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 £30m has been approved for 2009-10. We are

awaiting conformation from DCLG on the possible acceleration of allocation from 2010-11 to 2009-10. This Wood Green scheme is included in the schedule of properties for 2009-10 agreed by Cabinet on the 24th February 2009.

8.3 It should be noted that so far (excluding the report on this agenda) 7 contracts have been approved by this committee as indicated in Appendix B; totalling some £25m including work to be funded from leaseholder contributions of some £2.7m.

8.4 Further reports will be presented to future meetings of the Cabinet Procurement Committee in respect of other properties to have more work undertaken in 2009-10 within the available capital resources.

9. 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 282 properties in the Wood Green area of the borough to the contractor named in Paragraph 2.1 of Appendix A to this report.

9.2 Cabinet Procurement Committee had on 13th 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 Paragraph 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the Wood Green area.

9.5 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.

9.6 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.

9.7 The Head of Legal Services confirms that, provided there are no issues arising from the planning department there are no legal reasons preventing members from approving the recommendations 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 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.

10.3 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 Council's 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. Residents' meeting was held on the 24th March 2009 and 2nd April 2009 and 17 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 There are no leaseholders in this phase of works.

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 Pauline Hinds – Strategic Client Representative on 020 8489 1151.

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):

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	WG6	£ 763,534.87	12/01/2009	30/03/2009
Wood Green	WG7	£ 238,594.87	05/01/2009	13/03/2009
Wood Green	WG8	£ 750,112.61	11/12/2008	04/03/2009
Wood Green	WG9	£ 164,312.64	25/11/2808	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
		£ 34,537,674.02		

2009/10

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
South Tottenham	ST9	£ 260,711.26	26/01/09	01/05/09
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
South Tottenham	ST11	£ 3,905,688.38	20/04/09	23/04/10
North Tottenham	NT10	£ 3,394,475.55	31/03/09	04/12/09
Hornsey	HO7	£ 7,276,061.50	06/04/09	31/03/09
Hornsey	HO8	£ 3,498,100.20	06/04/09	25/03/10
		£ 25,224,872.69		