

MINUTES OF MEETING Cabinet Member Signing HELD ON Monday, 16th August, 2021, 9.30 am

PRESENT:

Councillor John Bevan

15. APOLOGIES FOR ABSENCE

There were no apologies for absence.

16. DECLARATIONS OF INTEREST

There were no declarations of interest.

17. AWARD OF CONTRACT FOR INTERNAL MAJOR WORKS. (TULL)

The Cabinet Member for Planning, Licensing and Housing Services considered the report which sought approval for the award of a contract to contractor C (identified in the exempt part of the report) for the sum of £5,606,833.33. The project would conduct internal improvement works to bring 947 dwellings up to the Decent Homes Standard. The report also sought approval for the issue of a letter of intent to the preferred contractor up to the value of, but not exceeding, £560,683.33 which represents 10% of the contract sum. This will enable design work and specialist surveys to be completed, whilst the contract is finalised. An additional contingency sum is also requested in the exempt part of the report.

RESOLVED

1. To approve the award of a contract to the preferred contractor C, identified in the exempt appendix A. This will be for the renewal of kitchen, bathroom and internal electrics including smoke alarms where required.
2. To note the total sum of works will be £5,606,833.33 excluding fees.
3. To approve the issue of a letter of intent for an amount up to, but not exceeding £560,683.33 that represents 10% of the contract sum.
4. To approve the total project cost, including fees of £224,595 and client contingency sum as set out in the exempt report.
5. To note that £45,000 of the total sum has already been spent on consultant design fee as part of the feasibility works.

Reasons for decision

A competitive tender was undertaken in conjunction with Haringey Council's Procurement team via the London Construction Programme Major Works Framework (LCP Framework) and processes. This will enable the essential internal works such as the renewal of kitchens, bathrooms, and internal electrics to progress.

The tender process was carried out in accordance with the framework requirements that was based on 40% price and 60% quality.

Based on the tender evaluation it is recommended that the tender is awarded to contractor C. The details of the tender evaluation are outlined in appendix A, the exempt part of this report.

Properties within this project include homes that have been non decent since 2015-16. The project will enable works to commence for properties to be brought up to the Decent Homes Standard.

Alternative options considered

Alternative routes for tender were considered. This included the option to either use third party industry frameworks or undertake a standalone compliant tender process to deliver the works. Homes for Haringey sought support and advice from Haringey Council's Strategic Procurement team and determined the LCP Framework as being the optimum route to the market. This was because it enabled the tender process to be completed quickly, with assured standards and would meet the social investment requirements of the Council as set out in LCP procurements.

The option of not undertaking this work was also considered. However, it would result in Homes for Haringey not achieving the agreed objectives within the Asset Management Strategy 2020-25 of achieving 100% of homes meeting the Decent Homes Standard by 2025. It would also result in increased repairs costs and potential resident dissatisfaction, due to under investment in their homes.

18. AWARD OF CONTRACT FOR INTERNAL MAJOR WORKS. (CLARKE)

The Cabinet Member for Planning, Licensing and Housing Services considered the report which sought approval for the award of a contract to contractor C (identified in the exempt part of the report) to carry out internal improvement works to 929 dwellings to bring them up to the Decent Homes Standard. The contract award value will be for the sum £5,448,076.81. The report also sought approval for the issue of a letter of intent to the preferred contractor, up to the value of, but not exceeding, £544,807.68 which represented 10% of the contract sum to enable design work and specialist surveys to be completed, whilst the contract is finalised.

RESOLVED

1. That pursuant to the Council's Contract Standing Order (CSO) 9.07.1(d), for the Cabinet Member to approve the award of a contract to the preferred contractor identified in the exempt appendix A for the renewal of kitchen, bathroom and internal electrics including smoke alarms, rewires etc.

2. To note that works programmed will be conducted in Bruce Grove, Crouch End, Haringey, Seven Sisters, St Ann's, Stroud Green, and Tottenham Green areas. The total sum of works will be £5,448,076.81.
3. To approve the issue of a letter of intent for an amount up to, but not exceeding £544,807.68, that represents 10% of the contract sum.
4. To approve the total project costs, including fees of £218,236 and client contingency sum as set out in the exempt part of the report.
5. To note that £45,000 of the total sum has already been spent on consultant design fee as part of the feasibility works.

Reasons for decision

Homes for Haringey requires Cabinet approval to award the contract for internal works to 927 dwellings in the Bruce Grove, Crouch End, Haringey, Seven Sisters, St Ann's, Stroud Green, and Tottenham 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 competitive mini competition in conjunction with Haringey Council's Procurement team via the London Construction Programme Major Works framework (LCP Framework) and processes.

The tender process was carried out in accordance with the LCP Framework requirements that was based on 40% price and 60% quality.

Based on the tender evaluation it is recommended that the tender is awarded to contractor C. The details of the tender evaluation are outlined in appendix A, the exempt part of this report.

Properties within this project include homes that have been non decent since 2015-16. The project will enable works to commence for properties to be brought up to the Decent Homes Standard.

Alternative options considered

An alternative option would be for Homes for Haringey to either use third party industry frameworks or a stand-alone OJEU compliant tender process to deliver the works. Homes for Haringey sought support and advice from Haringey Council's Strategic Procurement and determined the LCP Framework as being the optimum route to the market. This considered aspects such as the speed of access to quality-checked contractors and focus on companies that concentrate their resources in the local area.

The option of not undertaking this work was also considered. However, it would result in Homes for Haringey not achieving the agreed objectives within the Asset Management Strategy 2020-25 of achieving 100% of homes meeting the Decent

Homes Standard by 2025. It would also result in increased repairs costs and potential resident dissatisfaction, due to under investment in their homes.

19. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as items 6 and 7 contained exempt information, as defined under paragraph 3 and 5, Part 1, schedule 12A of the Local Government Act:

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

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings

20. EXEMPT - AWARD OF CONTRACT FOR INTERNAL MAJOR WORKS. (TULL)

The Cabinet Member considered exempt information pertaining to agenda item 3.

21. EXEMPT - AWARD OF CONTRACT FOR INTERNAL MAJOR WORKS. (CLARKE)

The Cabinet Member considered exempt information pertaining to agenda item 4.

CHAIR: COUNCILLOR JOHN BEVAN

Signed by Chair

Date