

Report for: Cabinet – 8 March 2022

Title: Refurbishment of Support and Wellbeing Hubs

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

Lead Officer: Kurtis Lee, Director of Asset Management, Homes for Haringey

Ward(s) affected: Bounds Green, Alexandra, Seven Sisters, Tottenham Green, White Hart Lane, Northumberland Park

Report for Key/
Non Key Decision: Key decision

1 Describe the issue under consideration

- 1.1 This report requests Cabinet's approval for the award of a contract to contractor 2 to carry out internal communal refurbishment works to the following Support and Wellbeing hubs: Latimer House, Bigsbury Close, Hilldene Court, The Lindales, Sophia House, Lowry House and Palace Gates. The contract award will be for the sum of £763,426.12.
- 1.2 The report also requests Cabinet's approval for the issue of a letter of intent to the preferred contractor. This will be for an amount up to, but not exceeding, £76,342.61. This represents 10% of the contract sum and contingency sum. This will enable design work and specialist surveys to be completed, whilst the contract is finalised.
- 1.3 It is further recommended that Cabinet approves the professional fees of £44,811.81 which represents 5.19% of the contract sum.
- 1.5 Cabinet to note that the total project cost is as shown in the exempt report.
- 1.6 Details of the successful tenderer and the total project costs are outlined in appendix A (exempt information) of the report.

2 Cabinet Member introduction

- 2.1 The proposed works to the Support and Wellbeing hubs will result in improved modern facilities in the internal communal areas within the hubs. These improvement works will provide better spaces that are more welcoming and promote a sense of belonging, with good quality facilities, easily accessible and flexible space, enabling different uses and activities.
- 2.2 The works will comply with current fire and building regulations and the overall project will contribute to helping to achieve the Borough Plan objectives for inclusive, accessible housing for end users with flexibility in the use that delivers benefits to the local community and external agencies.

It would be my aspiration that when the works are completed at each hub that the residents, and contractors, affected/involved are invited to cut a ribbon at each hub to celebrate the completion of the project. Refreshments to be provided.

3 Recommendations

Cabinet is asked:

- 3.1 In accordance with Contract Standing Order (CSO) 9.07.1(d), to approve the award of a contract to the preferred contractor identified in exempt appendix A. Works included within this project include the following: Redecoration, lighting and electrical works, flooring, window dressings, new kitchens and bathrooms, communal radiators and covers, laundry room alterations, communal furniture and renewing of the main entrance communal doors, to the Support and Wellbeing hubs. This will be for the sum of £763,426.12
- 3.2 To approve the issue of a letter of intent for an amount of up to, but not exceeding £76,342.61 which represents 10% of the contract sum.
- 3.3 To approve the total professional fees of £44,811.81 which represents 5.19% of the contract sum.
- 3.4 To approve the total project costs as shown in the exempt report. (Section 6.1).

4 Reasons for decision

- 4.1 Homes for Haringey requires Cabinet approval for the award of this contract, which is deemed to represent value for money. This is following a tender process undertaken in conjunction with Haringey Council's Procurement team via the Dynamic Purchasing Systems (DPS) from 'Principal Contractors' in the 'General Construction Multi-Trade for Housing & Residential' category.
- 4.2 The tender process was carried out in accordance with the procurement DPS requirements that incorporate price and quality. The successful compliant bidder scored the highest in relation to these criteria in the associated lot.

5 Alternative options considered

- 5.1 An alternative option would be for Homes for Haringey to use third party industry frameworks. Homes for Haringey sought support and advice from Haringey Strategic Procurement and determined Haringey Council's Dynamic Purchasing System 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 deliver necessary capital investment works to improve the communal spaces and

facilities of the Support and Wellbeing hubs, in accordance with the Asset Management Strategy 2020-25.

6 Background information

- 6.1 The Council currently has 23 Sheltered (supported housing) schemes. Of these, eight have been designated as a 'hub'. These offer an enhanced range of services that include the following: -
- Fully accessible communal area and facilities.
 - Fully equipped kitchen for preparation of meals and snacks.
 - Fully accessible toilets for disabled people.
- 6.2 The remaining Sheltered schemes are managed as part of a "cluster" of schemes from the designated hub. A hub centre has responsibility for co-ordinating a wide range of services across one or more satellite or "spoke" Sheltered schemes. The hub may provide core services that are not available in spoke centres.
- 6.3 Residents from all schemes, whether they reside in a hub or cluster scheme can access the various services offered. Examples of these include one-to-one key support and skills for life, including I.T. The overall purpose is to enhance residents' quality of living and allow them to remain independent.
- 6.4 Following the implementation of the new Support and Wellbeing hubs model in 2017, the service is working to: -
- Deliver a more bespoke, flexible service.
 - Provide a more cost-effective service that benefits the residents in the scheme and the local community.
 - Link services and working jointly across partners and agencies.
 - Deliver a holistic service to promote active ageing and well-being through eight community hubs.
- 6.5 Homes for Haringey's planned Capital programme will fund this project, following a capital bid request to work on the specification and take forward the necessary improvement works to the Support and Wellbeing hubs. The intention is that each hub will undergo improvement works which creates spaces that are warm and inviting and facilitate individual interests, development and engagement with the wider community. Primarily, this will be achieved by improving the internal layout to make it accessible to all users, with good quality facilities that enable different use and activities to take place.
- 6.6 Homes for Haringey commissioned consultants Ridge and Partners LLP, to carry out condition surveys to identify the refurbishment requirements for each Support and Wellbeing hub, to bring the internal facilities within the communal areas up to a modern standard. It was determined that the components listed in section 3.1 of this report were beyond their useful lifecycle and require replacement.

6.7 By undertaking the works in 3.1, will help to resolve the concerns raised regarding the quality of the communal facilities and equipment associated with the Support and Wellbeing hubs.

6.8 The project details are as follows: -

Number of Support and Wellbeing hubs	8
Anticipated start on site	May 2022
Anticipated completion	November 2022
Contractor	Details in Appendix A (exempt report)

6.9 The projects under consideration will be managed, designed and cost managed by Ridge and Partners and Homes for Haringey.

6.10 Tenders were subsequently invited in September 2021.

7 Consultation

7.1 Resident and key stakeholders, including Ward Members were consulted about these works in June and July 2017.

7.2 The next residents' newsletter, which is due to be issued in April 2022, will update residents, Ward Members and stakeholders and provide timelines for when works are expected to get underway.

7.3 Following Cabinet approval, resident and key stakeholders, including Ward Members will be updated on the project timetable and next course of action.

7.4 Prior to the commencement of the work, consultation with a focus on specific requirements will take place at each Supported and Wellbeing hub. This will incorporate written communication and a presentation of the works involved that includes an introduction to the site delivery team.

8 Leasehold implications

8.1 There are no Leaseholders that will contribute to this project.

9 Conservation areas

9.1 Two of the properties, Hilldene Court and Palace Gates are situated within conservation areas.

10 Contribution to strategic outcomes

10.1 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: -

- Contribute to the drive to improve the quality of Haringey's Council housing.
- 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 (Director of Finance (including procurement), Head of Legal and Governance, Equalities)

11 Finance

The value of the contract is £0.808m and this includes a professional fee of £0.045m.

The named contractor was selected following a tender and evaluation process based on price 60%) and quality (40%).

The total cost of the works, including professional fees, is projected to be spent as shown below: -

Financial year	Works	Fees	Total
Up to 31/03/2022	£0.000m	£0.000m	£0.000m
2022/2023	£0.763m	£0.045m	£0.808m
Total	£0.763m	£0.045m	£0.808m

The projected expenditure including professional fees are contained within the capital works programme MTFS for 2022/23.

There will be no contribution to the cost of the works from leaseholders.

Further finance comments are contained in the exempt report.

12 Procurement

- 12.1 Strategic Procurement confirms the procurement have been undertaken in line with the Authorities Contract Standing Orders and the Public Contract Regulations 2015. Strategic Procurement approve the award of contract to Contractor 2 for a period of twenty six weeks and for the value of £763,426.
- 12.2 The value for money is demonstrated by reduced procurement costs (using council's DPS framework v/s OJEU advertised tender). The tender opportunity went out to 71 contractors under the 'General Construction Multi-Trade for Housing & Residential' category of which we received six compliant tender submissions. All compliant bids were assessed against the published evaluation criteria for quality (40%) and price (60%). 'Contractor x' was successful under the 'MEAT' (most economically advantageous tender) criteria.

12.3 This award is in compliance with clause 7.01b of the Contract Standing Orders.

13 Legal

13.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

13.2 The contract which this report relates to have been procured under the DPS General Construction Multi-Trade for Housing & Residential' category. This is compliant with the Public Contracts Regulations 2015.

13.3 Pursuant to Contract Standing Order 16.02, Cabinet has authority to approve the award of contract as referred to in the recommendations.

13.4 The Head of Legal and Governance (Monitoring Officer) 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.

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

16.1 Asset Management Strategy 2020-25

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

16.2 In February 2018 Cabinet agreed to appoint Ridge and Partners LLP as multi-disciplinary professional consultants.

Award of contract for multi-disciplinary professional services

<http://www.minutes.haringey.gov.uk/documents/s99594/>