

Report for: Cabinet Member Signing – 18 March 2022

Title: Structural Remedial Works Package for Edgecote Grove, Cordell House, and Chettle Court

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: Stroud Green, St Ann's, Tottenham Hale

Report for Key/ Non Key Decision: Key Decision

1 Describe the issue under consideration

- 1.1 This report requests the Cabinet Member's approval for the award of a contract to the preferred contractor in **Appendix A** to carry out external structural repair and renewal works at Chettle Court, Cordell House and Edgecote Grove. The contract award will be for the sum of £1,366,363.08 and includes a contingency sum as shown in **Appendix A**.
- 1.2 The report also requests the Cabinet Member'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, £136,636.31. This represents 10% of the contract sum.
- 1.3 It is further recommended that the Cabinet Member approves the professional fees of £101,315.82, which represents 7.415% of the contract sum.
- 1.4 Details of the preferred contractor are outlined in **Appendix A** (exempt information) of the report.

2 Cabinet Member introduction

- 2.1 Not applicable.

3 Recommendations

The Cabinet Member is asked:

- 3.1 Pursuant to the Council's Contract Standing Order (CSO) 16.02, to approve the award of a contract to the preferred contractor (named in the exempt part of the report) to carry out brick work and concrete repairs to Chettle Court, Cordell House and Edgecote Grove blocks. The works also include repairs to steelwork supports and associated repairs to the existing underpass at Chettle Court as well as the repairs and/or replacement of the timber cladding to the walkways. In addition to these works, the main roof at

Cordell House will be replaced. This will be for a total sum of £1,366,363.08 and includes a contingency sum as shown in **Appendix A**.

- 3.2 To approve the issue of a letter of intent for an amount of up to, but not exceeding £136,636.31, which represents 10% of the contract sum.
- 3.3 To approve the total professional fees of £101,315.82, which represents 7.415 % of the contract sum.
- 3.4 To approve the total project costs of £1,467,678.90.

4 Reasons for decision

- 4.1 Homes for Haringey requires the Cabinet Member's approval to award the contract for structural works at Chettle Court, Cordell House and Edgecot Grove, which includes, brickwork and concrete repairs to all blocks. The works also include repairs to steelwork supports and associated repairs to the existing underpass at Chettle Court as well as repairs and/or replacement of the timber cladding to the walkways. In addition to these works, the main roof at Cordell House will be replaced. These works will preserve, protect and improve the appearance and structural strength of the buildings.
- 4.2 Homes for Haringey requires the Cabinet Member's 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 London Construction Programme (London Construction Programme) framework and processes.
- 4.2 The tender process was carried out in accordance with the framework requirements that incorporate price and quality. The preferred contractor scored the highest in relation to these criteria in the associated lot 1.1B.

5 Alternative options considered

- 5.1 An alternative option would be for Homes for Haringey to use third party industry frameworks or a tender process that is compliant with the Public Contracts Regulations 2015 to deliver the remedial works to the blocks Chettle Court, Cordell House and Edgecot Grove. Homes for Haringey sought support and advice from Haringey Strategic Procurement and determined the London Construction Programme 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 A do-nothing option would mean the Council is not able to deliver external capital investment works to bring the estate up to the Decent Homes standard, in accordance with the Asset Management Strategy 2020-25.

6 Background information

- 6.1 Homes for Haringey commissioned consultants Ridge and Partners LLP (Ridge) to carry out intrusive structural surveys to identify all condition needs for a number of blocks across the borough, prioritising the worst affected. It was determined that the blocks listed in section 1.1 of this report were identified as requiring remediation to certain areas of the buildings.
- 6.2 Ridge were appointed by Homes for Haringey (HfH) in 2015 to carry out an intrusive study of 45 high-rise blocks in the borough to outline any observable structural issues that required outline further investigation.
- 6.3 A second intrusive survey was carried out in October 2018 where various tests were carried out to determine the likely cause of spalling concrete and the level of deterioration of the structures. The investigation included opening up of representative areas, carrying out various in situ testing methods and collecting samples for laboratory testing, to provide a clear structural assessment and recommendations.
- 6.4 As the landlord, the Council has a statutory duty to maintain the housing stock to a good state of repair. Therefore, to undertake these works would help to resolve the concerns raised regarding the lack of investment needed to achieve the required Decent Homes standard for the blocks Chettle Court, Cordell House and Edgecot Grove.
- 6.6 The project details are as follows: -

Number of dwellings in project	357 units
Anticipated start on site	May 2022
Anticipated completion	January 2023
Contractor	Details in appendix A (exempt report)

- 6.7 The projects under consideration will be managed, designed and cost managed by Ridge and HfH.
- 6.8 Following further intrusive surveys and detailed design, tenders were invited in August 2021.

7 Consultation

- 7.1 Residents and key stakeholders, including Ward Members, have been consulted about these works. Letters were sent to all the affected residents in October 2018.
- 7.2 A follow up letter was sent to residents in July 2020 with a subsequent letter issued to residents in July 2021 to update them on the progress with delivery of the proposed works.
- 7.3 Further letters were sent to residents in December 2021, giving an update on progress with the design and specifications of the planned works for

each building. A virtual meeting with residents will be arranged in the near future, following approval of the works.

- 7.4 Affected leaseholders at Cordell house were also invited to a virtual meeting on 13 January 2022, due to the projected higher bills likely to be incurred by leaseholders at this address. Because of low feedback, a further meeting is planned.

8 Leasehold implications

- 8.1 There are 98 leaseholders living in the properties affected by the works described in this report.
- 8.2 Under the terms of their lease, the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are normally recovered by the freeholder through the lessees' service charge account.
- 8.3 The London Construction programme framework agreement is a Qualifying Long-Term Agreement entered into following consultation under Schedule 2 of the Service Charges (Consultation Requirements) (England) Regulations 2003 ("the Regulations").
- 8.4 In accordance with Schedule 3 of the Regulations, the statutory 30-day consultation notices were issued on 27 January 2022 and time for observations expired on 1 March 2022.
- 8.5 The total amount estimated to be recovered is £287,547.45.

9 Conservation areas

- 9.1 None of the properties in this project are 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: -
- Improve the quality of Haringey's Council housing, including by ensuring that 100% of homes meet the Decent Homes Standard by 2025.
 - 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 total value of the contract is £1.468m and this includes a professional fee of £0.1m.

The named contractor was selected following a tender and evaluation process based on price (50%) and quality (50%).

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	£0.00	£450	£450
2022/2023	£1.332m	£98,332	£1.431m
2023/2024	£34,159	£2,533	£36,692
Total	£1.366m	£101,315	£1.468m

Consultant's professional fees in the sum of £450 have been incurred and spent up to 31/03/22.

There is provision for the remaining projected expenditures in the table above in the HRA existing stock maintenance budget budget/MTFS.

About 98 Leasehold units will be affected by this work and it is expected that Leaseholders' contribution to the cost of the project will be circa £0.288m.

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 supported this tender and agreed the use of London Construction Programme Major Works framework under housing lot 1.1B North. The Tender opportunity went out to six of the framework suppliers of which four of the suppliers submitted compliant bids. All compliant bids were assessed against the published criteria for quality (50%) and price (50%). Strategic Procurement approve the award of contract to the preferred contractor for a period of 20 weeks and for the value of £1,366,363.08, which was awarded under the MEAT (most economically advantageous tender) criteria.

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

13 Legal

- 13.1 The Head of Legal and Governance has been consulted in the preparation of this report.

- 13.2 Strategic Procurement have confirmed the procurement has been conducted in accordance with the Council's Contract Standing Orders and the Public Contracts Regulations 2015.
- 13.3 Pursuant to Contract Standing Order 9.07.1(d) Cabinet has authority to approve the award of contract referred to in the recommendations.
- 13.4 Cabinet has authority to approve the issuance of a letter of intent.
- 13.5 The terms of the Council's standard right to buy lease permit recovery of a proportion of the cost of these works from leaseholders, subject to compliance with the consultation requirements set out in the Landlord and Tenant Act 1985 and the Regulations ("the provisions").
- 13.6 The liability of those of the leaseholders who purchased on the terms of the Council's older right to buy lease is limited (with exceptions) to contributions to the cost of those works broadly constituting repair; those under the current form of lease are required also to pay a contribution towards improvements. It is open to the Council, where appropriate, not to require payment in full or in part under those provisions in the leases and instead to absorb the cost itself.
- 13.7 As the works are proposed to be carried out by a contractor under a qualifying long term agreement (QLTA), the provisions set out a single-stage process for consultation with leaseholders, setting out the proposed works and likely cost and inviting comments on both the works and the costs (the leaseholders are not entitled to nominate an alternative contractor where the Council proposes that the works be carried out under a QLTA). The leaseholder is to be given a minimum of 30 days to respond. The Council must have regard to any comments made and respond to them within 21 days.
- 13.8 Details of compliance with the provisions are set out in the body of this report under the heading "Leasehold Implications". Legal Services were consulted on and approved the form of the notice served.
- 13.9 Entry into the QLTA itself was subject to a separate consultation process under the Regulations.
- 13.10 The Head of Legal and 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. There is no indication that this decision will result in any foreseeable negative impacts on any individual or group that shares the protected characteristics. The works are of an external nature and will have minimal impact to residents. The contractor will ensure working areas are secure and made safe for the duration of the works. Noisy works will be kept at a minimum.
- 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 B 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/>