

MINUTES OF CABINET MEMBER SIGNING MEETING HELD ON FRIDAY, 18TH MARCH, 2022, 2.40 - 2.45 PM

PRESENT: Councillor Ruth Gordon, Cabinet Member for House Building, Place-Making, and Development.

In attendance: Graham Sheret, Project Manager, and Fiona Rae, Acting Committees Manager.

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. STATION ROAD SUPPORTED ACCOMMODATION - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for House Building, Place-Making, and Development considered the report which requested approval for an award of a contract for the provision of modular accommodation at 141 – 147 Station Road, and for an issuance of Letter of Intent, pursuant to contract standing order 9.04 (Dynamic Purchasing Systems) and CSO 16.02 (contracts awarded by Cabinet Member). The report also requested approval of the project budget as set out in the exempt section of the report and appropriation of the Station Road site from the General Fund (GF) to the Housing Revenue Account (HRA).

The Cabinet Member RESOLVED

1. Pursuant to Contract Standing Order 16.02, to approve an award of contract to Contractor A as detailed in the exempt section of this report.
2. To approve a client construction contingency as outlined in the exempt section of this report strictly managed under change control governance arrangements at the discretion of the Director Housing, Regeneration and Planning. Regular updates on any expenditure of the contingency can be provided to the Cabinet Member on request.
3. To approve the issuance of a letter of intent for up to 10% of the contract value.
4. To approve the total project cost as set out in the exempt section of this report.

5. To approve the appropriation of the land at Station Road (shown edged red on the boundary plan attached at Appendix 2) from general fund purposes to housing purposes under Section 19 of the Housing Act 1985.

Reasons for decision

Addressing homelessness is a priority for Haringey, as indicated in the 2019-2023 Borough Plan.

Besides building more council rent homes for local residents, the council is also seeking to increase the amount of move-on, supported accommodation within the borough, to help people transition from homelessness into independence. Since March 2020, Haringey have moved more than 350 people on from emergency accommodation and hotels into settled accommodation.

The COVID-19 pandemic has shown that it is possible to significantly minimise (or even eliminate) street homelessness given sufficient political will. The “Everyone In” approach has been a great success in protecting some of our most vulnerable residents. Single-night figures of the number of people rough sleeping in Haringey are at a record low. However, this requires a concerted effort to maintain.

By focusing on the development of move-on accommodation for some of Haringey's most vulnerable and excluded residents we are both addressing their individual needs as well as trying to address the balance of provision across emergency, supported and independent living in the borough. To us, it is critical that individuals can see that longer term stable accommodation is an achievable reality for them and that hotel and hostel living can provide a platform to settled accommodation. As well as this we are committed to improving health, housing and employment outcomes for individual residents through the provision of strengths-based practice and trauma-informed care at the frontline, so that the journey away from rough sleeping is personalised, sustained and leads to equal and fulfilling lives.

The proposed site for temporary high-quality accommodation at Station Road, in the centre of the borough, is an important part of this plan and will help to make a real difference to its residents' lives, providing the base for the final stage in the residents transition back to independent living and the next stage in the journey sometimes started at the new development at Ermine Road in the east of the borough. It will also lead to improvements to the local environment for all residents through site clearance new green landscaping and improved street frontage.

Planning approval will be required for the project. Preparing and submitting the planning application is one of the contractor's duties. There will be a break-clause in the contract to allow termination of the contract should planning permission fail to be granted.

This construction award report requests a decision on the procurement of Contractor A to undertake the following works:

- Site clearance including demolition of existing buildings. Landscaping works including boundary treatments, bin and cycle stores and CCTV.

- Manufacture, delivery and installation of 29 modular units (27 one-bedroom flats, one office and one café).
- New replacement café to suit the new site layout
- Provision of new utilities and removal of old
- Making all statutory applications and gaining approvals
- Liaison with Network Rail
- Provision of FFE

Alternative options considered

Two other sites were evaluated for suitability to provide 25+ single person modular homes. These were Stoneleigh Road Car Park B and above Westerfield Road Car Park.

Stoneleigh Road was discounted as it was thought that the surrounding area may not be suitable for people who previously may have had dependency issues.

Building above Westerfield Road Car Park, which is located next to Seven Sisters Overground rail station, was discounted as it transpired that agreements had been established to provide small retail units on the car park and it was thought that the colocation of residential and retail units was unsuitable for both types of property.

As the Station Road site is safeguarded for Crossrail 2 'traditional' construction was not considered to be appropriate as there is the risk that the site would be used by Crossrail 2 resulting in any new development having to be demolished. The use of Modular accommodation is considered to be more appropriate given its ability to be moved to other sites and re-used. This allows the site to be developed, with subsequent improvements to the local environment, ahead of any decision being made with regard to the safeguarding of the site for Crossrail 2.

4. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as item 5 contained exempt information, as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

5. EXEMPT - STATION ROAD SUPPORTED ACCOMMODATION - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered the exempt information.

CABINET MEMBER: Cllr Ruth Gordon

Signed by Cabinet Member

Date ...21 March 2022.....