

**Report for:** Cabinet Member Signing – 30 December 2022

**Title:** Interim Accommodation Strategy Programme – Ground and 3rd Floor, 48 Station Road – Expenditure of Approved Contingency

**Report authorised by:** David Joyce, Director of Placemaking and Housing

**Lead Officer:** Andrew Meek, Head of Organisational Resilience

**Ward affected:** Noel Park, Wood Green

**Report for key/  
non key decision:** Key Decision

## **1. Describe the issue under consideration**

- 1.1 Request to authorise the expenditure of contingency funds in the sum of £62,000 to Foster Property Maintenance Ltd - bringing the total value of the contract to £681,082.39 for the refurbishment of offices on the Ground & 3<sup>rd</sup> floors of 48 Station Road pursuant to Contract Standing Orders (CSO) 16.02 and 10.02.1b.

## **2. Cabinet Member Introduction**

- 2.1 Not applicable.

## **3. Recommendations**

The Cabinet Member for Council Housebuilding, Placemaking, and Development is recommended:

- 3.1 Pursuant to Contract Standing Orders 16.02 and 10.02.1b, to approve the expenditure of contingency funds in the sum of £62,000 to Foster Property Maintenance Ltd, bringing the total value of the contract to £681,082.39.

## **4. Reasons for decision**

- 4.1 Following commencement of the refurbishment works to the offices at 48 Station Road, the contractor undertook strip out of the existing power and data containment – to facilitate the new installation of layout. When this work started, it became clear that the data containment was not of sufficient quality to be removed and then put back – as it was cracking and split. Therefore, the decision was taken to replace the containment at the same time as replacing the power and data cabling as there was no way to replace the existing system – as this was no longer manufactured.
- 4.2 Works to install the reception in Young Adults Services involved the construction of reception booths, to facilitate meetings with clients and residents. The booths utilised were reused from the existing fit out to the ground floor in 48 Station Road. Following an inspection by the staff from this department, a request was made to ‘fully enclose’

the booths with glass screens and a plasterboard bulkhead above. This ensures full separation of the front of house reception area from the offices.

4.3 Young Adults Services also requested that an intercom system be fitted to their separate entrance door. This allows for clients to this department to access the YAS reception area without entering other areas of the building – thereby further improving and enhancing the security of the service and the control of the reception environment.

4.4 These additional works increased the original contract sum by £62,000

## **5. Alternative options considered**

### **5.1 Do Nothing**

5.2 The ‘do nothing’ option was not considered as Fosters Property Maintenance Ltd were on site carrying out the works and instructing a variation to the existing contract reflected the most cost effective and quickest way to implement the works without impacting the delivery of the broader programme of refurbishment.

## **6. Background Information**

6.1 These works were not identified as part of the original design process for the following reasons;

- The condition of the power and data containment could not be ascertained without removing the existing system – at which time it was found to be in poor condition
- The YAS operational requirements could not be established until works progressed on site and could be inspected by the staff prior to occupation.

6.2 The money requested to uplift the existing contract sum reflects the contingency amount agreed within Part B of the original cabinet request paper - approved at a members signing on the 7<sup>th</sup> February 2022.

## **7. Contribution to Strategic Outcomes**

7.1 This report contributes to the Borough Plan priority “Your Council” – Outcome 19 “Outcome 19: We will be an able, positive workforce with the skills needed to deliver for Haringey”. The Delivery Priority this supports is “Design smarter working environments to endorse modern and agile working”.

## **8. Statutory Officer Comments**

### **8.1 Finance**

8.1.1 The recommendation to vary the current contract with Foster Property Maintenance Ltd by £0.062m to £0.681m can be contained within the overall budget for the accommodation strategy.

### **8.2 Procurement**

8.2.1 The request to vary the contract with the above-mentioned Contractor and award contingency funds to complete necessary, additional works is permitted under Contract Standing Orders 16.02 and 10.02.1b and may be approved.

### **8.3 Legal**

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

8.3.1 Pursuant to Contract Standing Order 16.02 the Cabinet Member having the relevant portfolio responsibilities has authority to approve the recommendations in the report.

8.3.3 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Council Housebuilding, Placemaking, and Development from approving the recommendations in the report.

### **8.4 Equalities**

8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to

- a) Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- b) Advance equality of opportunity between people who share those protected characteristics and people who do not
- c) Foster good relations between people who share those characteristics and people who do not.

8.4.2 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 applies to the first part of the duty.

8.4.3 In developing this programme due regard has been given to ensuring that the offices will be welcoming environments for all our staff and visitors, whether they have protected characteristics or not. Providing staff opportunities to work collaboratively with their colleagues regardless of whether they have protected characteristics enables the diversity of our workforce to be a source of ongoing strength, and to better reflect the population we serve.

8.4.4 There are specific issues for people with disabilities, with regards to accessibility of buildings, the ability to easily use the facilities within buildings, and safety issues in relation to, for example, safe evacuation. The proposals within this report take full account of these needs and the associate statutory duties and good practice guidelines.

## **9. Use of Appendices**

9.1 Not applicable.

**10. Local Government (Access to Information) Act 1995**

10.1 Not applicable.