



Agenda item

Procurement Committee Meeting 2 October 2009

Report Title. Hornsey Decent Homes Programme 2009/10. Phase HO9. (accelerated funding)

Report authorised by: **Niall Bolger, Director of Urban Environment** *A Harris
As Director 11/9/09*

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Wards(s) affected:
Highgate

Report for: **Key Decision**

1. Purpose of the report.

1.1 This report sets out a detailed programme of works as it relates to 50 properties in the Hornsey area, known as HO9 within the delivery of the Decent Homes Programme. The works outlined in this report is scheduled to commence on the 14th December 2009. As such, this report is seeking Procurement Committee approval to award the contract and proceed with the works in this phase.

2. Introduction by Cabinet Member

2.1 In accordance with our stated commitment to improve the quality of homes for our tenants and to meet housing need, this report informs Members of the Procurement Committee of the current packages of work to commence under the Decent Homes programmes as delivered by Homes for Haringey. It shows the improvements and benefits that we are providing to an increasing number of our tenants and leaseholders. The many lessons learned from the first year of the programme are also being incorporated into this phase.

2.2 We are now using Life Cycle Cost Analysis to assess the roof works required and this will ensure that the best long term value is achieved for all our stakeholders in line with the Councils sustainable procurement policy.

2.3 Officers have now put in place arrangements to ensure adequate time for the Cabinet Member to visit and comment on programmes of work, before reports are submitted to Procurement Committee.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As its strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.
- 3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.
- 3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:
- Improving the environmental performance of Council Housing stock
 - Providing a cleaner and greener environment for residents
 - Providing decent homes and improving well-being
 - Delivering cost effective services through partnering

4. Recommendations

- 4.1 To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to agree:
- 4.2 To award the contract for the above Project to the contractor named in Appendix A as allowed under Contract Standing Order (CSO) 11.03 and that the AMP (Agreed Maximum Price) excluding fees as detailed in Para 2.2 of Appendix A be noted.
- 4.3 The scheme will be funded from the 2009/10 Decent Homes allocation.

5. Reason for recommendation(s)

- 5.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003.
- 5.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.
- 5.3 In February 2007, following a robust and extensive partner selection process, administered by Homes for Haringey, four constructor partners were appointed in accordance with the Council's procurement procedures.

5.4 In January 2008, the Department of Communities and Local Government (DCLG) confirmed the Council's overall indicative decent homes funding allocation in the sum of £198.58m. This includes £11.4m earmarked for environmental projects.

5.5 Managing and delivering the Decent Homes Programme to cost, time and to the expectation of the tenants and residents of Haringey is paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other local Authorities/ ALMO's.

6. Other options considered

None applicable.

7. Summary

7.1 Agreed Maximum Price of this Work Package.

7.1.1 The Agreed Maximum Price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.

7.1.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the PPC2000 (Project Partnering Contract) form of contract. The PPC2000 form of contract was formed from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

7.2 Background.

7.2.1 The Project Partnering Contract (PPC2000) is designed to allow for a multi party approach by the client, constructor, consultants and specialists in order to provide a consistent approach to working within a partnering ethos. The Project Partnering Contract (PPC2000) also provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

7.3 Detailed below is a summary of contractor details:

Total estimated construction cost (excluding fees)	para 2.2 Appendix A
Anticipated Contract start on site	14 th December 2009
Anticipated Contract completion	31 st March 2010
Contract duration	14 weeks
Contractor	para 2.1 Appendix A

7.4 Property address locations

7.4.1 This report details the specific works required to the 50 street properties in the Hornsey area and are priced in accordance with the framework agreement. Listed below are the property addresses that will benefit from the raft of decent homes work under this particular phase of the programme:

Gaskell Road N6.

No's, 1, 2, 4- 9 (incl), 11-21 (incl), 25, 27, 29, 33, 37, 39, 43, 49, 51, 53, 55, 57, 63, 65, 67, 69,

71,77, 79, 85, 89, 91, 95, 97, 99, 101, 103, 105, 109, 111, 113.

7.4.2 Property Address Details

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
Gaskell Road	50	Houses	2	0	Pitch	No

7.5 Schedule of works

7.5.1 The scope of improvements works included under this phase of the programme will include internal rewires, kitchen and bathroom refurbishment, heating upgrades where required and smoke detectors.

7.5.2.1 Proposed Roof works

7.5.1 These properties are terraced houses with existing pitched roofs which are in good condition and therefore do not require renewal.

7.5.3 Life Cycle Costing Analysis

7.5.3.1 As there are no roof works programmed within this phase, there is no requirement for a life cycle cost analysis.

7.5.3.2 However, Life Cycle Costings are being undertaken for key components as required by the Construction Procurement Group.

7.5.4 Whole Life Costing's

7.5.4.1 As stated above, there are no roof works programmed within this phase and therefore no whole life costing's are required.

7.6 Digital Satellite Provision

7.6.1 As this phase of works includes for street properties only, no digital IRS system will be installed.

7.7 Planning Approval

7.7.1 There are no works programmed within this phase that require application to the Planning department.

7.8 Environmental Improvements

7.8.1 There are no proposed environmental works during this phase of decent homes works.

7.9 Sustainability

- 7.9.1 The procurement of materials and components to be used during the decent homes programme will involve the selection of products that have a positive impact on the environment.
- 7.9.2 The new wiring contains an element of copper; a material that can be recycled at the end of its useful life and will reduce the need for maintenance as testing of the electrical system is carried out after ten years for dwellings and five years for the landlord's services.
- 7.9.3 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings. The selected kitchen, Premier, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.
- 7.9.4 The scheme has been carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.
- 7.9.5 The contractor is registered and complies with the Considerate Constructors Scheme.

7.10 Conservation Areas.

- 7.10.1 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.
- 7.10.2 For the purposes of this programme, the Planning department has confirmed that there are no conservations consents required in this phase.

8. Chief Financial Officer Comments

- 8.1 On 13th Feb 2007 the Procurement Committee approved framework agreements with Decent Homes contractors and compliance teams, to cover 4 areas. This report details the specific works needed to properties in Gaskell Road (H09) priced in accordance with the framework agreement.
- 8.2 Members will be aware that the Department for Communities and Local Government has approved the funding for Decent Homes, totalling £198.5m phased over six years, of which £31.5m has been approved for 2009/10. This scheme is included in the funding schedule for 2009/10 as indicated in Appendix B. Any expenditure in respect of leaseholder properties will be funded from leaseholder charges for major works.

9. Head of Legal Services Comments

- 9.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at 50 properties in the Hornsey area of the borough (details of which are set out in Paragraph 7.2), to the contractor named in Paragraph 2.1 of Appendix A to this report.
- 9.2 Cabinet Procurement Committee had on 13th February 2007 granted approval to the award of four Decent Homes Constructor Partner Framework Agreements in respect of four areas within the Borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.

9.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.

9.4 The contractor named in 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the Hornsey area.

9.5 The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee, in accordance with CSO 11.3

9.6 There are no further obligations for the Council in relation to The Service Charges (Consultation Requirements) (England) Regulations 2003 as there are no works proposed to leasehold properties as part of this project.

9.7 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendations in this report.

10. Head of Procurement Comments

10.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.

10.2 An Agreed Maximum Price has been agreed by the parties prior to start on site, in accordance with the process allowed under the form of contract.

10.3 Life cycle costing will need to be completed for the project as a whole.

10.4 The Head of Procurement therefore states that the recommendations in this report offer best value for the Council.

11. Equalities and Community Cohesion Comments

11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Council's housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

12. Consultation

Internal

12.1 Homes for Haringey have consulted council officers in the preparation of the proposed year 2-5 programme, which was approved by the Board in July 2008. The Leader of the Council and the Cabinet Member for Housing have been consulted in the formulation of the proposed programme. Ward member comments have also been considered.

Residents have been consulted through the Homes for Haringey Asset Management Panel. Homes for Haringey have a dedicated team in place to manage resident consultation and involvement throughout programme delivery. They work closely with the constructor partners' Resident Liaison Officers.

External

12.2 Homes for Haringey will carry out detailed consultation with the residents that will be effected by the works set out in this report. A resident's meeting will be held (date to be agreed). The Ward Members will be invited to attend. This will be followed by a newsletter to residents within 10 days of the meeting.

13. Service Financial Comments

13.1 The scheme will be funded from the Decent homes programme. There is sufficient funding to meet the cost of the project from the decent homes Programme in 2009/10 as set out in paragraph 8.2.

Value for money has been achieved in the project through approved framework agreements as set out in paragraph 8.1.

14. Use of appendices /Tables and photographs

14.1 **Appendix A**, AMP cost and breakdown

14.2 **Appendix B**, Expenditure to date

14.3 **Appendix C**, Life cycle cost details.

15. Local Government (Access to Information) Act 1985

15.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Larry Ainsworth – Strategic Client Representative on 020 8489 1134.

15.2 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

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