

Haringey Council
Written Statement/Record of a decision made by an officer under delegated authority.

Decision Maker (Post Title)	Head of Programme Management – Regeneration and Economic Development
Subject of the decision	High Road West - Approval to waive Contract Standing Order (CSO) 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (ii) to award a contract to Orbis Protect to provide and install 'Sitex' security doors and screens for void properties.
Date of decision	30th April 2024
Decision	For the Head of Programme Management to waive CSO 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (ii) to award a contract to Orbis Protect for the value of £35,000 to provide and install 'Sitex' security doors and screens to certain void properties within the Love Lane Estate and surrounding area.
Reasons for the decision	<p>Orbis Protect provides the 'Sitex' security product which is a widely used solution to restrict unwanted access to void properties, which includes metal screens fixed over windows and doors.</p> <p>A number of properties on the Love Lane Estate have been identified as currently being squatted. Some void properties on the estate and nearby have been broken into and had their copper piping stolen.</p> <p>Squatted properties usually bring with them issues such as anti-social behaviour which can be intimidating for residents of surrounding properties, making them feel unsafe and insecure. In addition to this, the costs and time taken in evicting squatters can be very high, causing a drain on the delivery of other essential services.</p> <p>It is likely that Sitex security would prevent this from happening and can be used to secure these properties and any further voids from having issues going forward. It is important to get Sitex installed to stop the above issues occurring.</p>
Details of any alternative options considered and rejected by the officer when making the decision	The Council could choose not to waive CSO 8.03, and instead seek quotations from three suppliers for the contract. However, there is an urgency to secure the Sitex security as soon as possible, due

	<p>to risk of squatting of the void properties and the significant costs that would be incurred as a result.</p> <p>The proposal outlined in this paper is seeks to provide a short-to-medium term solution for the most urgent cases. In the longer term this issue will need to be resolved through procuring a longer-term contract, working alongside the Council's Voids team.</p> <p>While there would normally be a contract in place between the Council's Voids team and the Sitex security provider, this is not currently in place to be made available for properties on the Love Lane Estate and surrounding areas, and as such this provision can only be secured by a new contract.</p>
<p><u>Conflicts of interest – Executive decisions</u></p>	<p>N/A</p>
<p><u>Conflicts of interest – Non executive decisions</u></p>	<p>N/A</p>
<p>Title of any document(s), including reports, considered by the officer and relevant to the above decision or where only part of the report is relevant to the above decision, that part)</p>	<p>Appendix A – Sitex Security Quotation from Orbis Protect</p>
<p>Reasons for exemption with reference to categories of exemption specified overleaf, or</p> <p>Reason why decision is confidential (see overleaf)</p> <p>Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	<p>Appendix A is exempt from publication as it contains commercially sensitive information (Schedule 12A of the Local Government Act 1972).</p>
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>David Lee – Head of Programme Management</p>

Does the decision need to be published?

Yes

No

DECISION MAKING REPORT

Report for David Lee – Head of Programme Management, Regeneration and Economic Development

Item number: n/a

Title: High Road West - Approval to waive Contract Standing Order (CSO) 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (ii) to award a contract to Orbis Protect to provide and install 'Sitex' security doors and screens for void properties.

Authorised by: Matthew Maple, High Road West Lead

Lead Officer: David Clark, Estate Regeneration Manager

Ward(s) affected: Bruce Castle

Report for Key/

Non Key Decision: Non-Key Decision

1. Describe the issue under consideration

1.1. In 2017, the Council entered into a Development Agreement with Lendlease to deliver the High Road West Scheme ("the Scheme") in north Tottenham. On 31 August 2022, Planning Permission was granted for a hybrid planning application for the High Road West Scheme. On 20 February 2024, a Compulsory Purchase Order (CPO) was confirmed on behalf of the Secretary of State for Levelling-Up, Housing and Communities to enable delivery of Phase A of the Scheme.

1.2. Phase A includes the redevelopment of the Love Lane Estate to enable construction of new homes and spaces. Existing blocks on the estate will be demolished and Phase A delivered on a phased basis over several years, to facilitate the rehousing of existing residents. While the intention is for as many homes as possible to be utilised up until the stage that they are required for demolition to help alleviate the borough's housing need, properties are often subject to repairs to make them liveable and reoccupation of the properties is not possible in every case, for instance due to longstanding infrastructural issues or prohibitive repairs costs, and as such there are a number of void properties within the estate.

1.3. This report seeks approval to waive Contract Standing Order (CSO) 8.03 to award a contract to Orbis Protect to provide the appropriate short-medium term security measures for certain void properties within the estate and immediate surrounding area, to reduce the risk of squatting in these properties.

2. Recommendations

- 2.1. For the Head of Programme Management to waive CSO 8.03 in accordance with CSO 10.01.1 (b) and 10.01.2 (d) (ii) to award a contract to Orbis Protect for the value of £35,000 to provide and install 'Sitex' security doors and screens to certain void properties within the Love Lane Estate and surrounding area.

3. Reasons for decision

- 3.1. Orbis Protect provides 'Sitex' security on void properties which includes metal screens fixed over windows and metal doors fixed over regular residential doors. These measures make such properties very difficult to break into, significantly reducing the likelihood of such properties being squatted or items being stolen from them.
- 3.2. Squatted properties usually bring with them issues such as anti-social behaviour which can be intimidating for residents of surrounding properties, making them feel unsafe and insecure. Squatters also tend to damage the properties they inhabit, which presents issues if the properties are sought to be re-let in future, either on an emergency basis or to support temporary 'double' moves within the estate as a result of the Scheme's phasing plan. In addition to this, the costs and time taken in evicting squatters can be very high, causing a drain on the delivery of other essential services.
- 3.3. It is known that three properties on the Love Lane Estate are currently squatted. Of these three, previously two have had squatters removed but were then re-squatted. It is possible that other properties on the estate may also be squatted at the present time. In addition, several void properties on the estate and nearby have been broken into and had their copper piping stolen in recent months, and there is an increase in the frequency of such incidents.
- 3.4. It is likely that Sitex security would prevent this from happening and can be used to secure these properties and any further voids from having issues going forward. It is important to get Sitex installed to stop the above issues occurring. A spend of up to £35,000 is likely to save the Council money overall as this would avoid officers having to spend time arranging for the eviction of squatters, the cost involved in repairing properties after being squatted, and the cost of replacing items stolen from properties.

4. Alternative options considered

Seek quotations from three suppliers for the sitex contract

- 4.1. The Council could choose not to waive CSO 8.03, and instead seek quotations from three suppliers for the contract. However, there is an urgency to secure the sitex security as soon as possible, due to risk of squatting of the void properties and the significant costs that would be incurred as a result.

Use existing contracts or resources

- 4.2. While there would normally be a contract in place between the Council's Void team and the Sitex security provider, this is not currently in place to be made

available for properties on the Love Lane Estate and surrounding areas, and as such this provision can only be secured by a new contract.

- 4.3. The proposal outlined in this paper is seeks to provide a short-to-medium term solution for the most urgent cases. In the longer term this issue will need to be resolved through procuring a longer-term contract, working alongside the Council's voids team.

5. Background information

- 5.1. There are currently 70 voids on the Love Lane Estate. This number is likely to increase as residents exercise their right to make a voluntary early move from the estate to alternative accommodation.
- 5.2. Historically, there have been very few instances of squatting on the estate, however they have become significantly more frequent in recent months. There is now a risk that should no action be taken to make squatting difficult the estate will gain a reputation for being easy to squat in.
- 5.3. Voids, especially on the ground floor are susceptible to being squatted. As noted above, this activity has both financial and social effects which need to be mitigated against. There are currently three squatted properties, but with the number of void properties and the risk that it becomes more widely known that properties are vulnerable, this could rise rapidly. Orbis Protect have provided the Council for a quote of £35,000 as provided at Appendix A of this report. The contract would allow up to 25 properties to be protected for a period of one year.

6. Contribution to strategic outcomes

- 6.1. The recommendation will contribute to the successful delivery of Phase A of the High Road West Scheme, which is specifically listed within the Corporate Delivery Plan (CDP). It will also contribute to multiple outcomes under the 'Homes for the Future' theme by ensuring effective use of the Council's own housing stock.

7. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Not required, as the contract award is under £50,000.

8. Use of Appendices

Appendix A – Sitex Security Quotation from Orbis Protect

9. Local Government (Access to Information) Act 1985

Appendix A is exempt from publication as it contains commercially sensitive information (Schedule 12A of the Local Government Act 1972).