

Report for: **Cabinet, 18 March 2025**  
Title: **Contractor selection for new council homes on Lansdowne Road sites, N17**  
Item Number: **15**  
Report  
Authorised by: **Jonathan Kirby, Director of Placemaking and Housing**  
Lead Officer: **Robbie Erbmann, Assistant Director for Housing**  
Ward(s) affected: **Northumberland Park**  
Report for Key/  
Non-Key Decision: **Key Decision**

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

- 1.1. This report seeks Cabinet's approval to appoint the recommended contractor to complete a new build development of thirty-seven new Council homes across four sites at Arundel Court, Baldewyne Court, Fiske Court and Ashdowne Court on Lansdowne Road, N17, known as Lansdowne Road. The scheme comprises of seven one-bedroom flats, twenty-three two-bedroom flats, four two-bedroom houses, and three three-bedroom houses. The scheme will improve the existing public realm. Detailed planning permission was granted for seven homes to be let at social rent at Ashdowne Court and Fiske Court in April 2022. Detailed planning permission was granted for thirty homes to be let at social rent at Arundel Court and Baldewyne Court in February 2025.
- 1.2. Cabinet is asked, in light of the formal procurement exercise, to approve the appropriation of the land edged red on the red line plan at Appendix 1, from housing for planning purposes to facilitate the development process. This will allow the Council to utilise its powers to override any third-party interests and rights (subject to engagement with any potential claimants) and then to appropriate the land back to housing following practical completion of the development.

## **2. Cabinet Member Introduction**

- 2.1. I'm pleased to recommend the Cabinet approves the proposals to build 37 brand new energy-efficient Council homes, providing much-needed high-quality and affordable housing for local people, including families and those with disabilities.
- 2.2. Housing is a top priority for Haringey, which is why we have committed to delivering 3,000 new high-quality Council homes for local residents by 2031. The need for new affordable homes is urgent and increasing. The wait list time for residents on the Housing Register for two- or three-bedroom houses is between 4 and 13 years. The Lansdowne Road development will enable us to provide much-needed stable homes to those living in temporary, overcrowded and unsuitable accommodation. Out of the 37 properties, 27 will be two-bedroom, with 3 of these being fully adaptable for residents with disabilities, and 3 will be three-bedroom homes.
- 2.3. In addition to housing, the development will feature play facilities and additional trees, planting, and seating areas for old and new residents alike to enjoy. Additional cycle storage and enhanced refuse and recycling facilities will also address concerns of existing residents.
- 2.4. As a landlord, Haringey Council has the responsibility to ensure energy bills are fair and affordable for our tenants and that our homes allow us to reach net zero-carbon. The environmental benefits of the proposed homes, including cost-saving energy efficiency measures, meet the Mayor of London's high housing design standards and our own exacting sustainability targets.

## **3. Recommendation**

It is recommended that Cabinet:

- 3.1.1. Approves the appointment of Contractor A, identified in the exempt part of the report, to undertake the new build works to provide a total of thirty-seven new homes let social rent at Lansdowne Road for a contract sum set out in the exempt part of the report; and approves sum set out in the exempt part of the report.
- 3.1.2. Considers the engagement and consultation carried out on this proposed scheme set out at clauses 6.8 to 6.13 of this report.
- 3.1.3. Approves the appropriation of the land at Lansdowne Road shown edged red on the red line plan attached at Appendix 1, from housing purposes to planning purposes pursuant to section 122 of the Local Government Act 1972 as it is no longer required for the purposes which it is currently held, and for the purposes of carrying out the development as set out in part 6 of this report.
- 3.1.4. Approves the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights and interests infringed upon by the Lansdowne Road development, under planning permission Ref:  
Ashdowne Court: HGY/2022/0295  
Fiske Court: HGY/2022/0305  
Arundel & Baldewyne Court: HGY/2024/1450
- 3.1.5. Delegates to the Director of Placemaking & Housing, after consultation with the Director of Finance and the Cabinet Member for Housing and Planning, authority to make payments of compensation as a result of valid claims of third-party rights affected by the Lansdowne Road development and payable as a result of the recommendation 3.1.3, within the existing scheme of delegation.
- 3.1.6. Approves the appropriation of Lansdowne Road site shown edged red on the red line plan attached at Appendix 1, from planning purposes to the Housing Revenue Account (HRA) for housing purposes under Section 19 of the Housing Act 1985, after practical completion of the development, currently scheduled for March 2026.
- 3.1.7. Approves the total scheme cost set out in the exempt part of the report.
- 3.1.8. Approves the issuance of a letter of intent for up to 10% of the contract value as set out in the exempt part of the report.

#### **4. Reasons for decisions**

- 4.1 The site known as Lansdowne Road was approved by Cabinet in July 2019 to be included in the Council's Housing Delivery programme. Ashdowne Court was granted planning consent on 14<sup>th</sup> April 2022, Fiske Court was granted planning consent on 5<sup>th</sup> April 2022 and Arundel and Baldewyne Court were granted planning consent on 14<sup>th</sup> February 2025. All sites at Lansdowne Road are ready to progress to construction. This report therefore marks the third and final Members' decision to develop on this site.
- 4.2 Contractor A has been identified by a formal tender process to undertake these works.
- 4.3 There are no reasons for the Council to believe that any third-party rights would be infringed by the development: the scheme has received planning permission, however there was a concern raised by an existing resident in regard to Right to Light. This is being investigated further by the project team. Appropriation of the development site for planning purposes is recommended as a precaution. It will allow the Council to use the powers contained in Section 203 to override easements and other third-party rights that may be infringed by the development and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converts the right to seek an injunction into a right to compensation. The site will need to be appropriated back from planning purposes to housing purposes on completion of the development to enable the Council to use the land for housing and let thirty-seven new council homes.
- 4.4 The proposed development site shown edged red on the plan comprises four sites on Lansdowne Road. Arundel Court and Baldewyne Court are on opposite sides of

Lansdowne Road, as are Ashdowne Court and Fiske Court. All four sites are currently being used to provide a range of parking bays, pram sheds, refuse points and there is a substation on Arundel Court and Fiske Court. The immediate surroundings are dominated by residential buildings that range from semi-detached houses to medium sized terraces and blocks of flats. The site will provide thirty-seven much needed council homes, with Arundel Court providing eighteen homes across three two-storey buildings, Baldewyne Court providing twelve homes across two two-storey buildings. Ashdowne Court and Fiske Court will provide three three-bedroom houses and four two-bedroom houses. In conjunction with the housing development a number of landscape and amenity improvements are proposed for new and existing residents including play facilities, additional trees, additional planting, seating areas, bike hangers and bike stores. Due to the nature of the site careful consideration has been taken to ensure the new buildings have been positioned to respect the locations of the existing flat blocks.

- 4.5 These thirty-seven homes will also contribute to the council's commitment to start 500 homes on site as part of the GLA 21-26 Affordable Homes Programme and the Council's aspiration to build 3000 council homes by 2031.

## **5. Alternative options considered**

- 5.1 It would be possible not to develop the Lansdowne Road site for housing purposes, as the council has no statutory duty to develop these sites. However, one of the council's top priorities is the delivery of a new era of council housebuilding. To exclude this site from the development programme would undermine the council's capacity to deliver new council homes.
- 5.2 This opportunity was procured via a competitive tender through the council's London Construction Programme (LCP) Framework Agreement, using the Minor Works Dynamic Purchasing Systems (DPS). This route was recommended by Strategic Procurement due to the contract value.
- 5.3 The alternative options would have been either via a restrictive, competitive tender to the open market via Haringey Procurement and Contract System or a direct appointment to one of the LCP framework providers. These options were both rejected because of the quality and price safeguarding a competitive tender provides.
- 5.4 The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The housing delivery team actively engaged with local residents about the development of this site as the scheme proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision.
- 5.5 The Council could decide not to appropriate the land for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation under secure tenancies, thereby not supporting the delivery of much needed affordable homes.

## **6. Background information**

### **Lansdowne Road development site**

- 6.1. As shown in the red line plan (Appendix 1), the site is located within Northumberland

Park ward and is made up of four existing sites. Arundel Court and Baldewyne Court are two estates facing Lansdowne Road. Both estates currently consist of three storey blocks of flats that were constructed in the 1970s, with associated garages and pram sheds, refuse points and a substation for the neighbouring dwellings. There are sixty-nine flats at Arundel Court. Forty-two are secure tenancy households and twenty-seven are leaseholders. At Baldewyne Court there are fifty-seven flats, thirty-one of which are secure tenants and twenty-six are leaseholders. The garages and pram sheds located on the sites are of brick construction. Both Arundel Court and Baldewyne Courts can be currently accessed from Lansdowne Road.

- 6.2. Ashdowne Court and Fiske Court are two estates facing Lansdowne Road. Ashdowne Court currently consists of four storey blocks of forty-four flats that were constructed in the 1970s, with associated garages and pram sheds. Of the forty-four households, twenty-seven are secure tenants and seventeen are leaseholder. The site is currently comprised of associated car parking spaces for the neighbouring dwellings, pram sheds, garages and refuse points. The garages and pram sheds located on the site are of brick construction. The site is adjoined by a number of landscaped spaces that are currently used by the neighbouring dwellings. Ashdowne Court can be currently accessed from Spencer Road or Tilson Road.
- 6.3. Fiske Court currently consists of three, 1970's three-storey buildings, consisting of sixty flats with associated car parking spaces, pram sheds, garages and refuse points, for the neighbouring dwellings. There are forty-two secure tenants and eighteen leaseholders. The garages and pram sheds located on the site are of brick construction. The site is adjoined by a number of landscaped spaces that are currently used by the existing residents. Fiske Court can be accessed from St. Paul's Road.
- 6.4. Residents can remain in situ whilst works are carried out which means that there will not be a need to decant residents.
- 6.5. This land is owned by the Council and held in the HRA.
- 6.6. In July 2019, Cabinet approved the inclusion of Lansdowne Road into the Council Housing Delivery programme to determine its feasibility and capacity for the delivery of new homes and then, if appropriate, its progression through to planning consent.
- 6.7. Designs have been developed that will deliver a total of thirty-seven properties consisting of seven one-bedroom flats, twenty-three two-bedroom flats of which three are fully adaptable, four two-bedroom houses, and three three-bedroom houses, all for council rent. Detailed planning permission was granted for Ashdowne Court on 14<sup>th</sup> April 2022, Fiske Court on 5<sup>th</sup> April 2022 and Arundel Court and Baldewyne Court on 14<sup>th</sup> February 2025.
- 6.8. The planning permission for Ashdowne Court and Fiske Court lapses in April 2025 and therefore works will need to start on site to preserve the planning consent before April 2025.

## **Engagement and Consultation**

### Section 105 Consultation

- 6.9. Prior to the community engagement process, a separate statutory Section 105 consultation exercise was undertaken with secure tenants and leaseholders at Ashdown Court, Fiske Court, Arundel Court and Baldewyne Court. The consultation at Ashdowne Court was in relation to the removal of garages, green space, car parking bays and pram sheds and the estate improvements associated with the development. The consultation ran from 19 February 2021 to 21 March 2021. Two online consultation events took place on Microsoft (MS) Teams on Thursday 11 March 2021 at 1pm and Wednesday 17 March 2021 at 6pm. The council consulted forty-four households, this comprised of twenty-seven secure tenants as required by law, and seventeen

leaseholders as a matter of good practice.

- 6.10. The consultation at Fiske Court was in relation to the removal of 10 pram sheds and 17 parking bays. The consultation ran from 19 February 2021 to 21 March 2021. Two online consultation events took place on MS Teams on Wednesday 10 March 2021 at 6pm and Thursday 18 March 2021 at 1pm. The council consulted sixty households, this comprised of forty-two secure tenants as required by law, and eighteen leaseholders as a matter of good practice.
- 6.11. The consultation at Arundel Court was in relation to the removal of 65 pram sheds, the removal of 22 parking bays, reconfiguration and enhancement of communal and existing private green spaces, including provision of a play area, and the relocation of waste and recycling facilities. The consultation ran from 17 May 2021 to 20 June 2021. Two online consultation events took place on MS Teams on 28 May 2021 at 1pm and 7 June 2021 at 6pm. A face-to-face engagement event was held on 2 September 2021 at 1pm. The council consulted sixty-nine households, this comprised of forty-two secure tenants as required by law, and twenty-seven leaseholders as a matter of good practice.
- 6.12. The consultation at Baldewyne Court was in relation to the removal of 55 pram sheds, removal of 17 parking bays, the reconfiguration and enhancement of existing green spaces, including the provision of a play area, and the relocation of waste and recycling facilities. The consultation ran from 17 May 2021 to 20 June 2021. Two online consultation events took place on MS Teams on 24 May 2021 at 1pm and 8 June 2021 at 6pm. A face-to-face engagement event was held on 2 September 2021 at 1pm. The council consulted fifty-seven households, this comprised of thirty-one secure tenants as required by law, and twenty-six leaseholders as a matter of good practice.
- 6.13. Due to the delay of the project and the amount of time that had passed since the initial community engagement, the Resident Engagement Team organised two further joint drop-in sessions for residents of Arundel Court and Baldewyne Court, which took place on 6 June 2024 at 12pm and 13 June 2024 at 4.30pm.
- 6.14. The outcome of the section 105 consultation can be seen in Appendix 4. The key issues raised were:
- Concerns around the removal of parking bays
  - Impact on resident's storage facilities from the removal of pram sheds
  - Impact on green space

#### Planning consultation

- 6.14 Ashdowne Court planning application was submitted 17 January 2022 for the redevelopment of the existing car parking area to provide three three-bedroom houses over three-storeys with associated gardens, refuse/recycling and cycle stores. It also included the reconfiguration of the parking area accessed off Tilson Road to the rear, including new vehicular gate, provision of additional communal amenity space and replacement refuse/recycling and storage facilities. The submission also included plans to enhance landscaping across Ashdowne Court. Local residents were again formally consulted as part of the planning process.
- 6.15 Fiske Court planning application was submitted 17 January 2022 for the redevelopment of existing garages to provide four two-bedroom houses over two-storeys with associated gardens, refuse/recycling and cycle stores. It also included the reconfiguration of the parking area accessed off St. Paul's Road, including provision for additional communal amenity space and replacement refuse/recycling and storage facilities. The submission also included plans to enhance landscaping across Fiske Court.

- 6.16 Arundel Court and Baldewyne Court planning application was submitted 21 May 2024 for the redevelopment of the existing car parking area to both Arundel Court and Baldewyne Court to provide 30 homes over 4 blocks of three-storeys with associated amenity space, refuse/recycling and cycle stores. It also included the reconfiguration of the parking area accessed off Lansdowne Road, provision of additional communal amenity space, new cycle facilities and replacement refuse/recycling facilities. The submission also included plans for enhanced landscaping across Arundel Court and Baldewyne Court.
- 6.17 Residents across all for sites were formally consulted as part of this process.
- 6.18 The development of social housing will lead to an improvement in the environment, social or environmental wellbeing on the wider estate. The environmental benefits of the new homes, which will meet the Council's exacting sustainability targets, will contribute to a significantly improved environment for surrounding buildings and existing and new residents.
- 6.19 There is no evidence to indicate that any third-party rights would be infringed by land adjacent to Ashdowne Court, Fiske Court, Arundel Court or Baldewyne Court. Resolution to grant approval was received for Ashdowne Court and Fiske Court in January 2022 at the council's Planning Committee meeting and the Decision Notice was received on 14 April 2022 for Ashdowne Court and 5 April 2022 for Fiske Court. Resolution to grant approval was received for Arundel Court and Baldewyne Court on 8 October 2024 at the council's Planning Committee meeting and the Decision Notice was received on 14 February 2025.

### **The Build Contract**

- 6.20 The report is seeking approval for the award of the construction contract to enable the new build works to commerce.
- 6.21 All four sites at Lansdowne Road have been designed up to stage 3 of the Royal Institute of British Architects (RIBA) Plan of Works 2020. Following planning approval being granted, a contractor is needed to develop the technical design and complete the new build works. It is currently anticipated the contract period will be 18 months as per Contractor A's proposed programme, submitted as part of their tender.
- 6.22 The project tender process involved initially inviting eighteen suppliers to tender. Subsequently three opted in to full tender stage and three submissions were received by the tender deadline date on 7 November 2024.
- 6.23 Tender submissions were checked for compliance and completeness by the Strategic Procurement Team on 8 November 2024. All were found to be compliant and complete.
- 6.24 The tenders were evaluated for Quality and Price as set out in the ITT document.
- 6.25 Following the evaluation process, the total overall Quality and Price scores were combined to provide the ranking of the bidders in accordance with the Most Economically Advantageous Tender (MEAT) and as outlined in the tender documents.
- 6.26 The information summarises the overall tender scores achieved by each Bidder in line with the tender evaluation criteria of 40% Price and 50% Quality and 10% social value as set out in the Invitation to Tender document. Full tender sum analysis based on the cost consultants estimate has been provided in Appendix 2, which is exempt due to the commercially sensitive nature of this information.
- 6.27 The project team's Cost Consultant was assigned to independently evaluate the cost and ensure value for money in line with current market trends. A number of requests for clarification were issued with the responses analysed to established robust costing

for the Council. The Cost Consultant report has been provided in Appendix 3.

- 6.28 The contract is to be awarded on a fixed price basis. It includes new build works, site mobilisation, site enabling works, management costs and includes overheads and profits and there is a defects and liability period of 12 months.

## 7. Contribution of Strategic Outcome

The recommendations in this report will make a significant contribution and support the delivery of key themes within the Corporate Deliver Plan (CDP) 2024-2026.

- 7.1 **Resident experience and enabling success:** Throughout the lifecycle of this project the project team will provide an excellent resident experience and have provided the opportunity for residents to participate in decision-making through a thorough resident consultation process. As these are live sites the council will work closely with Contractor A to ensure resident disruption is kept to a minimum and resident satisfaction remains a common focus.
- 7.2 **Responding to the climate emergency:** Responding to the climate change emergency is a core part of the Housing Delivery Programme. This scheme has adopted a fabric first approach to meet the London Plan carbon target primarily through passive measures such as a simplified building form, increased levels of insulation and optimised window proportions. The onsite emissions are reduced to 78% below Part L 2021, with zero carbon emissions achieved by carbon offset payment for residual CO2 emissions.
- 7.3 **Homes for the future:** The construction of these new homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Providing thirty-seven new homes at council rent will meet this key theme.
- 7.4 **Place and economy:** This project will ensure that the objectives set out in this theme are met by providing jobs through construction. This will help contribute to 'a thriving economy and a pleasant place' where 'everyone can find access to rewarding work that pays a living wage', as set out in the CDP.

## 8. Legal

### Consultation

- 8.1. The Council has carried out a consultation pursuant to S105 of the Housing Act 1985, as required and in order to ensure its statutory s.105 consultation requirements. Section 105 (1) states:

"A landlord authority shall maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management to which this section applies

(a) to be informed of the authority's proposals in respect of the matter; and

(b) to make their views known to the authority within a specified period;

and the authority shall, before making any decision on the matter, consider any representations made to it in accordance with those arrangements.

Section 105(2) states:

"For the purposes of this section, a matter is one of housing management if, in the opinion of the landlord authority, it relates to—

(a) the management, maintenance, improvement or demolition of dwelling-houses let by the authority under secure tenancies, or

(b) the provision of services or amenities in connection with such dwelling-houses;

but not so far as it relates to the rent payable under a secure tenancy or to charges for services or facilities provided by the authority.

Section 105 (3) states:

This section applies to matters of housing management which, in the opinion of the landlord authority, represent—

(a) a new programme of maintenance, improvement or demolition, or

(b) a change in the practice or policy of the authority,

and are likely substantially to affect either its secure tenants as a whole or a group of them who form a distinct social group or occupy dwelling-houses which constitute a distinct class.

**8.2.** A consultation will not be lawful unless it is (1) undertaken at a time when proposals are still at a formative stage; (2) sufficient reasons are given for any proposal to enable people who are interested in the same to consider the proposals and make representations; (3) adequate time has been given for such consideration and response; and (4) all representations have been conscientiously taken into account when finalising the proposals.

**8.3.** Prior to making any decision required in this report, Members must consider the representations made as a result of the consultations referred to at paragraphs 6.8 – 6.13 of this report and the outcome set out in Appendix 4 to this report.

### **Appropriation for Planning Purposes**

**8.4.** The Council holds the site for housing purposes but will be carrying out a redevelopment which may affect third party rights. In order to override any third-party rights affecting the site, the Council will first need to appropriate the site for planning purposes.

**8.5.** Section 122 LGA 1972 provides that:

“The Council may appropriate for any purpose for which the Council is authorised by statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation.”

Section 122 LGA 1972 provides that the Council may not appropriate land constituting or forming part of an ‘open space’ or land forming part of a common (unless it is common or fuel or field garden allotment of less than 250 square yards) unless they first advertise their intention to do so under the section.

The requirements of Section 122 LGA 1972 set out above are satisfied in respect of the site at Ashley Road Depot and can therefore be appropriated as:

(a) the site is Council owned land;

(b) the site is no longer required for general purposes; and

(c) the Council is seeking to appropriate the land for the statutory purpose of planning.

The site does not contain open space.

### **Section 203 of the Housing and Planning Act 2016**



- 8.6. By appropriating the land for planning purposes, the Council is therefore able to engage the powers contained in Section 203 of the HPA 2016.
- 8.7. Under Section 203 the Council may carry out the development even it involves (a) interfering with a relevant right or interest (b) breaching a restriction as to use of land. This applies to building work where: -
- a) there is planning consent;
  - b) the work is on land appropriated for planning purposes (as defined under section s.246(1) of the Town and Country Act 1990);
  - c) the authority could acquire the land compulsorily (under section 226(1) of the Town and Country Planning Act 1990) for the purpose of the building work. Section 226(1) of the Town and Country Planning Act 1990 contains the compulsory purchase powers of the Council which 'if the authority think that the acquisition will facilitate the carrying out the development, re-development on or in relation to the land' or 'required for a purpose which is necessary to achieve the proper planning of an area in which the land is situated'. This requirement is satisfied as the Council considers that the development will lead to an improvement in the economic, social or environmental wellbeing of the areas as outlined in this report.
- 8.8. As set out in this report compensation will be payable to those who make valid claims that their rights are infringed by the development and overridden under section 203.

### **Appropriation for Housing Purposes**

- 8.9. The Council will be seeking to appropriate the site back for housing purposes and be held within the HRA, following practical completion of the development. The Council can do so under Section 19 (1) of the Housing Act 1985. The legislation allows the Council as a local housing authority to appropriate for housing purposes any land for the time being vested in them and at their disposal. This appropriation is necessary as the new build units will be used for social housing by the Council and therefore must be held in the HRA.
- 8.10. The recommendation in paragraph 3.1.4 to delegate authority to Director of Placemaking & Housing, after consultation with the Director of Finance and the Cabinet Member for Housing and Planning to make payments of compensation as a result of valid claims of third-party rights affected by the Lansdowne Road development and payable as a result of the recommendation 3.1.3, within the existing scheme of delegation is line with the Council's Constitution.

### **Contract and Procurement Issues**

- 8.11. The report outlined a compliant competitive process undertaken to select the Contractor and this in line with the Council's Contract Standing Orders (CSO) as well as the Public Contracts Regulations 2015.
- 8.12. The Council has invited tenders via use of the LCP Dynamic Purchasing System (DPS). Use of a DPS is an approved procurement route under Reg 34 of the Public Contracts Regulations 2015 and is also provided for in the Council's Contract Standing Orders (CSO 9.04).
- 8.13. The Council's CSO 9.07.01(d) permits Cabinet to award contracts valued at £500,000 and above so the recommendation in paragraph 3.1.1 of this report is in line with the provisions of the Council's CSO.
- 8.14. The recommendation in paragraph 3.1.7 is permitted under the Council's CSO 9.07.3 which allows the issuance of a Letter of Intent pending the issuance and execution of a formal contract where works, goods or services under a contract are required to commence prior to the issuance and execution of a formal contract.

- 8.15.** The award of the contract is a Key Decision and as such needs to comply with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan.
- 8.16.** The Assistant Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet from approving the recommendations in this report.

## **9. Procurement**

- 9.1. Strategic Procurement (SP) note that this report relates to the approval to award a contract to contractor A to complete a new build development of thirty-seven new Council homes across four sites at Arundel Court, Baldewyne Court, Fiske Court and Ashdowne Court on Lansdowne Road, N17, known as Lansdowne Road.
- 9.2. SP note that a competitive tender was launched via the LCP's Minor Works DPS. The adopted procurement is in line with Contract Standing Order (CSO) 9.04.1(b) and Regulation 34 of the Public Contract Regulations.
- 9.3. The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.
- 9.4. The preferred supplier's bid demonstrates value for money
- 9.5. SP support the recommendation to approve the award in accordance with CSO. 9.07.1 (d)

## **10. Finance**

- 10.1. The schemes will deliver 37 council homes at a total cost outlined in the Exempt report attached.
- 10.2. The schemes are included in the Council's Housing Delivery Programme and the cost can be contained within the HRA.
- 10.3. Further finance comments are contained in the exempt report.

## **11. Equality**

- 11.1. 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.
- 11.2. The three parts of the duty applies 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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 11.3. The report is seeking approval for the award of the construction contract to enable the build works for thirty-seven new Council homes at Lansdowne Road, N17 to commence.
- 11.4. This decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, especially families in need of two and three-bedroom homes, which includes people in severe housing need and people currently living

in temporary accommodation. Data held by the Council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. The N17 postcode also has high levels of socioeconomic deprivation relative to the rest of the borough. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.

- 11.5. This decision will involve the removal of some amenities in the area, such as parking bays, pram sheds, garages and green spaces. As such, statutory consultations were required, and these are outlined in full in Appendix 4.
- 11.6. The removal of parking bays could negatively impact older people and disabled people, who are disproportionately likely to rely on cars for transport purposes. In response to concerns raised during the consultation process, the Council has reviewed the proposals and reduced the maximum number of parking bays that will be removed. In addition, multiple parking spaces will be retained as accessible parking bays specifically for Blue Badge holders. The Council has carried out parking surveys which confirmed that there is sufficient on-street parking to accommodate the new development.
- 11.7. The removal of pram sheds could negatively impact residents with the protected characteristic of maternity as parents of infant children could have less space to store their children's prams. It should be noted that some pram sheds will be retained and that an assessment by the Council showed that many of the existing pram sheds are not currently in use and many are in a dilapidated condition. Planned amenity improvements as part of the proposals will include new storage facilities such as bike hangers and bike stores, which could free up space in the remaining pram sheds for buggies. The new Council homes being built will also have adequate internal space for storage.
- 11.8. With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

## **12. Use of appendices**

Appendix 1– Red line plan, Lansdowne Road site

Appendix 2- Exempt financial report

Appendix 3- Exempt -tender cost report

Appendix 4- s105 Consultation

## **13. Local Government (Access to Information) Act 1985**

- 13.1 Appendix 2 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of. Given COVID -the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).
- 13.2 Background Documents – See Appendices 4&5, Planning public register & section 6.9-6.14 of this report