

Decision cover page

Report Title: The appointment of Contractors to carry out repair to void properties
Date of Decision: TBC
Report Author: Jack Goulde, Head of Housing Development

Authorised by: Jonathan Kirby, Director of Housing and Placemaking
Contact No (internal): TBC
Council Leadership Team Lead (and date report agreed): TBC

Report Title	The appointment of Contractors to carry out repair to void properties
*Legal Comments Provided by:	Michail Papadakis
*Financial Comments Provided by:	Kaycee Ikegwu
*Equalities Comments Reviewed by:	Elliot Sinnhuber
*Procurement Comments Provided by:	Yaw Tawiah
In the Background - This section of the report includes outlining consultation with partners/stakeholders, service users, residents more generally, business, other public bodies, interest groups, government, staff or statutory consultees. Please indicate if this has happened and who has been consulted. Also include how consideration has been given to the Haringey Deal and to hearing the voices that are too often overlooked	XXX
Number of Appendices included –please check the report writing guidance on the template and consider can these be included as background documents if they do not refer to in the recommendations or need to be referred to agree the proposals.	Appendix One: Exempt report
Background documents listed that are available for public inspection or web links exists? [These are the documents that have been relied upon to a material extent in the preparation of the report. Any background papers that are listed must be retained and accessible for public inspection for a period of 6 years. It is the responsibility of the report author to ensure this is done]	N/A
Date considered by Cabinet Member Please note that if your report impacts or relates to two or more Cabinet portfolios, you will need to also arrange a further briefing meeting with the Cabinet members before submission of the report to Informal CAB.	XXX
Dates considered by Officer Internal Boards [This can include internal Cabinet and Officer Groups]	XXX

Date considered by Council Leadership Team Politically sensitive strategic key decisions would need to be considered by .] Please contact Ben Hunt on x1164 if you have any queries about which meeting your report should be considered at. Meetings table place on a Thursday morning	N/A
Date considered by informal CAB [Politically sensitive strategic key decisions would need consideration at CAB – Please contact Felicity Foley with any queries about Informal CAB.]	N/A
Please consider if a wider briefing on this key decision is required at Labour Group / Liberal Democrat Group meetings? When?	N/A
Is the decision compliant with the Council's Budget and Policy Framework as set out in Part Four Section E of the Constitution?	Yes

Report for: Cabinet Member for Housing and Planning (Deputy Leader)

Title: The appointment of Contractors to carry out repair to void properties

Report

Authorised by: Jonathan Kirby, Director of Housing and Placemaking

Lead Officer: Jack Goulde, Head of Housing Development

Ward(s) affected: All wards

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. This report seeks the Cabinet Member's approval to deliver important voids works on a short term basis to:
 - 1.1.1 Properties that have been acquired by the council for onward leasing to the Haringey Community Benefit Society (HCBS).
 - 1.1.2 Private Sector Leased (PSL) properties that are being leased on a long term basis to Haringey Council or Homes for Haringey from private sector landlords for use as temporary accommodation.
- 1.2. The Cabinet Member is asked, in light of a formal procurement exercise outlined in 7.1-7.3 to approve the appointment of Contractor A and B (further details in Appendix One), to deliver these voids works.
- 1.3. It is expected, subject to the Cabinet Member's approval, that this short-term contract will mobilise in early summer 2025. The contract will run for an initial period of two years and lead to improvements across a significant number of voids properties in the HCBS and the PSL portfolios.

2. Recommendation

- 2.1. It is recommended that the Cabinet Member:
 - 3.1.1. Approves pursuant to the Council's Contract Standing Orders (CSO) 2.01(c), the appointment both Bidder A and Bidder B (named in Appendix One) to undertake building works as agreed to the properties for contract sums as set out in Appendix One.
 - 3.1.2. Approves the total sum set out in Appendix One.

3. Reasons for decisions

- 3.1. Haringey Council is forecasting a significant expansion in the number of properties acquired for onward lease to the HCBS that will require void works. Separately, the council and Homes for Haringey are entering into long term leases on properties owned by private sector landlords for use as temporary accommodation (commonly referred to as PSL properties).
- 3.2. In total, it is expected that a very significant number of properties, as outlined in 3.1, will require voids works over the next 2 years.
- 3.3. Following an assessment of the available options, the council requires the works set out in Appendix One to be completed for these properties to be let rapidly to Haringey residents.
- 3.4. After the conclusion of a formal procurement process, Contractors A and B have been identified to deliver this contract.

4. Alternative options considered

- 4.1. The primary alternative to the proposed contract would be for the required services to be delivered by existing teams within the council. However, as noted in 3.1, the council is forecasting a significant increase in the number of properties that require void works over the next two years. These voids will require rapid, specialist work to allow them to be let to Haringey residents. This is a time dependent priority given that, like most local authorities, Haringey is facing acute housing need from homeless households and a requirement to reduce the council spending on expensive private rented sector accommodation for residents who have presented as homeless (please see 5.1-5.4).
- 4.2. As a consequence, it has been concluded that existing council services would benefit from additional support from a short-term void works contract to deliver these essential works in a quick timeframe.
- 4.3. An alternative option would be to conduct a direct appointment, but this option was rejected due to the estimated contract value of the scheme and to drive value for money through competitive bidding. Instead, this contract was procured via a competitive tender through the London Construction Programme Dynamic Purchasing System and Haringey Procurement and Contract System for mini-competition, using a standard, fixed price, JCT Contract with contractor's design based upon a discount to the National

Federation Scale of Rates.

5. Background information

- 5.1. Haringey Council has made delivering a new generation of genuinely affordable homes a key corporate priority. Since 2019 a total of 370 homes have been acquired for the HCBS to assist with the growing requirement to provide high quality accommodation to homeless households. In addition, Haringey Council and Homes for Haringey have been exploring options to increase the number of properties owned to provide temporary accommodation.
- 5.2. The council is expecting that these two strategies, outlined in 1.1, will result in works to a large number of properties being completed enabling the Council to bring them into use as accommodation for local residents.
- 5.3. By providing more properties in Haringey that the council can let rapidly to Haringey tenants, this contract will contribute towards reducing the borough's expenditure on other forms of expensive accommodation, including properties in the private rented sector which come at a significant financial cost. It will also allow more families to remain inside Haringey and maintain their local community connections in our borough.
- 5.4. The specification shown in Appendix One has been prepared in consultation with the Head of Business Development and Acquisitions Managers to ensure that each of the properties is refurbished to a standard that should enable the properties to require the minimum maintenance for a period of 10 years following completion of the works.
- 5.5. Contractors A and B (further details in Appendix One) have been identified to deliver these voids works.

6. The Build Contract

- 6.1. The selected contractor was asked to respond to a Quality Assessment based on a scale of rates set by the National Housing Federation. They responded with their proposals and a full tender analysis based on the cost consultants estimate has been provided in Appendix One (which is exempt from publication owing to the commercially sensitive nature of this information)
- 6.2. Costs were evaluated independently by the relevant project team to ensure value for money in line with current market trends.
- 6.3. The contracts are to be awarded on a discount to the scale of rates basis. They include voids works, site establishments, site enabling works, management costs and includes overheads and profits, and there is a defects and liability period of 12 months.

7. Procurement Process

- 7.1. The contract was tendered via the London Construction Programme: Dynamic Purchasing System. Suppliers registered with the system were invited to tender. Submissions were received from four suppliers as detailed in Appendix One.

- 7.2. Tender submissions were checked for compliance and completeness by the strategic procurement team. Four Bids were found to be compliant and complete and were taken forward to evaluation. Evaluation was based on price and quality.
- 7.3. The information below summarises the overall tender scores achieved by each bidder in line with the tender evaluation criteria as set out in the Invitation to tender document.

Supplier Name	Total Quality Score (40%)	Total Price Score (50%)	Social Value 10%	Total % Score (100%)	Position
Bidder A	34.4	46	6.51	87	1st
Bidder B	29.60	47	4.51	81	2 nd
Bidder C	24.00	42	7.00	73	3 rd
Bidder D	18.40	50	3.56	72	4 th

8. Contribution to the Corporate Delivery Plan (CDP) 2022-2024 high level

Strategic Outcomes

- 8.1. The contract has been designed to make a significant contribution to Haringey's strategic objectives and support the delivery of key themes within the CDP.
- 8.2. **Homes for the Future:** The contract will ensure that:
- Properties within the remit of this contract will receive timely and efficient void improvement works that will ensure tenants are living in high quality and well-maintained accommodation.
 - As noted in 5.3, the bringing into use of more council run properties will contribute to the reduction in spending on costly private sector housing for homeless households as well as allowing tenants to remain part of the community in Haringey.
- 8.3. **Responding to the Climate Change Emergency:** Responding to the climate change emergency is a core part of this contract's requirements, including:
- As noted in 9.1-9.4, the contract contains specific requirements for the maintenance of high-quality technical infrastructure within the properties that are part of the remit of this contract. This includes provisions to enhance water consumption and energy efficiency.
- 8.4. **Placemaking and economy:** The contract includes an emphasis on creating new economic opportunities in the borough:

- Each of the recommended contractors has committed to providing additional social value to Haringey by the use of apprenticeships and, where possible, by utilising local supply chain procurement of labour and materials.

9. Carbon and Climate Change

- 9.1. This contract will ensure that all natural gas boilers installed either in HCBS properties or other homes will meet the Energy-related Product requirements, and be installed to Part L, energy conservation of Fuel and Power requirements. EPC rated boilers provide improved energy efficiencies in relation to both the climate and assisting residents from experiencing fuel poverty based upon the rising energy costs.
- 9.2. In addition, Sure Stop isolation valves will be installed in all properties as prevent traditional isolation valves failing without a secondary method of isolation, thus resulting in water conservation as per the Water Act of 2014.
- 9.3. All gas boilers will also utilise Hotun Tundish which provide an audible tone and flashing light on the unit when the system experiences pressure failure, this cost effective solution can not only prevent damage to the boiler, property, leave residents without reliable heating or hot water, but also, forewarn residents of issues which will allow the council to inspect and rectify as require, resulting in improved appliance performance.
- 9.4. The specification for the voids works is designed to ensure that residual waste from the works is minimised and materials selected are sustainable.

10. Statutory Officer Comments

10.1. Legal

The Assistance Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report. The process described in the report is in line with the Council's Contract Standing Orders (**CSOs**) and Public Contracts Regulations 2015. As a social landlord, the Council has statutory obligations to ensure appropriate repairs and maintenance of its housing stock is undertaken to enable it to meet that statutory duty.

The Council also has power under the Local Government (Contracts) Act 1997 and the Localism Act 2011 to enter into contracts in connection with the performance of its functions.

Pursuant to CSOs 2.01(c) Cabinet has the power to award contracts valued more than £500,000 (five hundred thousand pounds). Cabinet is being ask to award a contract to Bidders "A" and "B", for two (2) years (at a combined total maximum cost as set out within the Finance section of the Exempt report).

When considering its approach to contracting, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). Officers are expected to continuously

consider, at every stage, the way in which procurements conducted and contracts awarded satisfy the requirements of the public sector equality duty. This includes, where appropriate, completing an equality impact assessment as part of the procurement strategy, which is then considered as part of the procurement process.

The Assistance Director for Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Director from approving the recommendations in the report.

10.2. **Procurement**

Strategic Procurement (SP) note that this report relates to the approval to award a contract to Contractors A and B to undertake void works to properties that have been acquired by the Council.

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) 8.01 and Regulation 34 of the Public Contract Regulations.

The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. Bid evaluation was based on price and quality and the preferred bidder's submission demonstrates value for money. SP supports the recommendation to approve the award in accordance with CSO 2.01(c)

10.3. **Finance**

This report recommends the appointment of 2 Contractors to carry out repairs to both HCBS and PSL void properties.

This follows a formal procurement exercise outlined in 7.1-7.3 to approve the appointment of Contractor A and B (further details in Appendix One – Exempt report), to deliver these voids works.

The total project value is a maximum sum as per Appendix One, including construction contract, multi discipline employers agent and building surveyors, legal and 5% on costs contingency fees and costs for an initial period of 2 years.

The works to the HCBS voids properties are funded through the existing homes acquisition and repairs budgets. The costs for the HCBS voids properties will be met from the existing homes acquisition budget. The costs for the Private Sector Leasing (PSL) voids properties, up to a maximum of £400,000, will be met from the existing General Fund budget for PSL voids and repairs works. There is a risk of costs escalation if this project arrangement is not properly monitored. The progress of the project for the HCBS voids will be reported as part of the relevant monthly revenue monitoring and quarterly capital programme reporting cycles.

10.4. **Equality Impact Assessment**

10.4.1 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.

10.4.2. 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.

10.4.3. The proposed decision relates to the Award of a contract for the delivery of voids works for properties recently acquired by the council through its acquisition programme.

10.4.4. As referenced in 5.1-5.4, this decision will increase the quality and supply of council owned properties which can be leased through HCBS to homeless households in the borough. This will have a positive impact on individuals who have presented to the council as homeless, providing these individuals or families will a safe, secure home inside Haringey which will allow them to maintain their community connections, including with their work or educational commitments.

10.4.5. Data held by the council suggests that women, young people, BAME residents (Black and Minority Ethnic), LGBTQ+ residents and individuals with mobility, health or other welfare needs are over-represented among those who present

as homeless to the council. These communities will positively benefit from the proposed increase in HCBS leased properties facilitated by this contract.

10.4.6. 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. Appropriate contract management arrangements will be established to ensure that the delivery of the works does not result in any preventable or disproportionate inequality

11. Use of appendices

- Appendix One – Exempt Report

12. Local Government (Access to Information) Act 1985

12.1. Appendix Two is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of 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).