

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

**Item number:**

**Title:** Variation of Contract for the appointment of a lead Surveying consultant to support the Housing Repairs Service.

**Report authorised by:** Sara Sutton – Director of Adults, Housing & Health

**Lead Officer:** Scott Kay – Assistant Director Repairs & Compliance

**Ward(s) affected:** All

**Report for Key/  
Non-Key Decision:** Key Decision

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

- 1.1 This report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) for a variation of the existing contract value, under Contract Standing Order 2.01(d,) 18.02.3 and 18.03, to carry out the provision of additional Surveying Services to the Council, by Faithorn Farrell & Timms LLP (FFT).

**2. Cabinet Member Introduction**

NA

**3. Recommendations**

In line with Contract Standing Orders 2.01(d,) 18.02.3 and 18.03, vary the existing Faithorn Farrell & Timms LLP (FFT) contract to carry out the provision of additional Surveying Services to the Council, by FFT.

**4. Reasons for decision**

The reasons for seeking to vary the value of this contract are set out below:

- 4.1. In order to provide a surveying service within given timescales across our housing and related stock, Haringey Council required the support of specialist Surveyors.
- 4.2. The Council needed to carry out surveys, predominantly for Damp and Mould to support the in-house surveying team in dealing with a the large and increasing demand due to increased publicity and focus on such issues following the tragic death of Awaab Ishak.

- 4.3. The continued instruction of surveys was the most economically advantageous route as the procurement of a new contract would have significantly affected Haringey's ability to deliver services during the immediate term and incurred additional staff time and associated cost. Also, the rates secured under this arrangement would have increased if a separate and new award was made, given the level of demand across the sector at the time.
- 4.4. When the original procurement was conducted it was based on the need to support the Housing Repairs Service with specialist surveying services and skills that HRS did not have in place, to provide surveys to ensure resident health, safety & welfare in accordance with our duties as a registered social landlord and Local Authority.

## **5. Alternative options considered.**

- 5.1 Do nothing. This would mean that we are unable to meet the demand regarding damp and mould that could lead to serious health issues for residents and breach of our duties as a landlord.
- 5.2 Undertake all the work in-house. This option was not viable due to the current lack of resources and specialist skills available in the team.
- 5.3 Procure a new contract. This would not have been in place in time to address the risks involved.

## **6. Background information**

- 6.1 The Surveying contract was procured in March 2023, working with our Strategic Procurement business partners. This consultant was able to take on and support our service requirements in undertaking specialist surveys such as damp and mould, housing health and safety rating system assessments, structural surveys, party wall matters, disrepair, and general building pathology.
- 6.2 The Consultants are and have since been successfully delivering other programmes of inspections and associated works, e.g., structure related, Reinforced Autoclaved Aerated Concrete (RAAC), critical fire safety surveys and risk assessments under other similar contracts that were awarded following competitive processes supported by our Strategic Procurement colleagues.
- 6.3 As we continue delivering surveying programmes, the variation of this contract ensures that Haringey meets its obligations to pay suppliers who carry out works under genuine instruction from Haringey representatives and maintains its credibility as a genuine and legitimate client that can continue to procure and secure the necessary resources to deliver on its commitments and needs for specialists surveying services.
- 6.4 This variation for the additional critical surveys completed will be funded from the repairs budget provision for damp and mould.

- 6.5 The original award was a call-off arrangement whereby the rates tendered under the contract are applied to all surveys instructed under the contract. The contract value was estimated and based on an estimated works value over the contract period.
- 6.6 To ensure less reliance on these external providers in future we have now recruited 5 full-time in-house surveyors and will monitor demand and initiate additional recruitment as appropriate. We anticipate that we are now at peak demand and if a short-term additional load arises, we would supplement the team through short term agency provision. We do not anticipate a further long-term contract for this type of surveying services in future.

## **7. Contribution to strategic outcomes**

- 7.1 This project has helped to deliver theme 5 of the corporate delivery Plan. A borough where everyone has a safe, sustainable, stable, and affordable home.

## **8. Carbon and Climate Change**

- 8.1 The works completed under this contract have led to the identification of the damp and mould issues (HRS) that can and have been addressed to reduce energy consumption within Haringey's housing stock.
- 8.2 Undertaking resulting repairs will impact upon the energy efficiency of our buildings through better management of air flow and reduce moisture in the property.

## **9. Statutory Officer Comments (Director of Finance (procurement), Head of Legal and Governance, Equalities).**

### **9.1 Finance**

Haringey Repairs Service (HRS) have been using FFT to support in managing its Damp & Mould Program. The initial estimates have been exceeded and there is an outstanding debt to be paid. This has been part of the current financial year budget monitoring forecast and contributing to the HRS overspend. There has been confirmation from HRS that the work has been undertaken, and payment is due to the contractor.

HRS will need to ensure that the award request is not only covering the current debt, but any future works they may issue for the remaining contract term to 14-02-2026.

The number and frequency of variations in housing is a concern and present a financial risk.

### **9.2 Procurement**

Strategic Procurement note that this report relates to the approval to vary the approved spend with FFT.

SP supports the recommendation to approve the variation in accordance with CSO 2.01(d).

### 9.3 Head of Legal and Governance

The Assistant Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.

The Council has a general power of competence under Part 1, Chapter 1 of the Localism Act 2011, which gives it the power to act as an individual would, subject to other statutory provisions limiting or restricting its use of such power. The recommendations in this report are compatible with the exercise of this general power of competence.

The value of the original contract is such that it is subject to full application of the Public Contract Regulation 2015 (**“PCR 2015”**).

A contract may only be modified without a new procurement procedure where this is done in accordance with Regulation 72 of the PCR 2015.

Pursuant to Contract Standing Orders 2.01(d,) 18.02.3 and 18.03, the Cabinet Member is being asked to approve the variation of the current contract to carry out the provision of additional Surveying Services to the Council, by FFT, for the remaining contract term, to the 14<sup>th</sup> February 2026, at an additional cost of **£377,000.00** (from **£450,000.00 to £827,000.00**), to allow payment for the completed surveys for Haringey’s Repair Service., as such the Cabinet Member has the power to approve the award of the contract variation as set out within the body of this 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 Assistant Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the recommendations in the report.

### 9.4 Equality

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

1. Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.

2. Advance equality of opportunity between people who share those protected characteristics and people who do not.
3. Foster good relations between people who share those characteristics and people who do not.

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 apply 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.

This report seeks approval from the Cabinet for the variation of the existing contract value for the current provision of Surveying Services to the Council, by the Consultant, for the remaining contract term, to February 2026.

This is to deliver the survey programmes, which includes completing urgent damp and mould surveys and supporting HRS in delivering other urgent repair works.

Black people, disabled people, women, and those from a low socioeconomic background are overrepresented in Haringey's social housing stock. Therefore, taking steps to ensure that this essential work is completed will have a positive impact on those who share protected characteristics.

## **10. Use of Appendices**

None

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

None