

Report for: Cabinet Member signing – The Cabinet Member for Housing & Planning - June 2025

Item number: To be added by the Committee Section

Title: Borough Wide Kitchen & Bathroom Modernisation & Associated Works (2025-2027)

Report authorised by: Jahedur Rahman, Director of Housing

Lead Officer: Christian Carlisle, Assistant Director of Asset Management
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Ward(s) affected: All Wards

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

1 Describe the issue under consideration

- 1.1 This report requests Cabinet Member for Housing & Planning's, approval for the award of a contract to Contractor 'L' to carry out internal modernisation works to approximately 300 dwellings throughout the borough subject to validation surveys, with further addresses being added in the second year of the contract. This is a two-year Measured Term Contract (MTC) which will be for the maximum sum of £4.8m.
- 1.2 The contract was originally awarded to Contractor 'D' and received Cabinet Member Signing on July 25, 2024. However, Contractor 'D' has issued a Termination of Contract notice dated 10th March 2025 as per Contract clause 7.1, which will expire on June 9, 2025. Due to this termination, it is requested that the contract is awarded to the second placed bidder, Contractor 'L', to ensure continuity of the planned modernisation works and to avoid any further delays in the project timeline.
- 1.3 The report requests the Cabinet Member for Housing and Planning's approval for the issue of a letter of intent to the compliant contractor approval for the issue of a letter of intent to the approved contractor. This will be for an amount up to £480,000 which represents 10% of the contract sum. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the programme to be met.

2 Recommendations

- 2.1 Pursuant to the council's contract Standing Order (CSO) 2.01. c and in accordance with Statement of Principles CSO 0.08., for the Cabinet Member for Housing and Planning to approve the award of a Measured Term Contract to the preferred contractor identified in exempt Appendix A for the renewal of

kitchens, bathrooms and associated works to borough wide dwellings. This will be for the maximum sum of £4.8m for the period of 2 years, with the option of a time and value extension of one year.

- 2.2 For Cabinet Member for Housing and Planning to approve the issue of a letter of intent for approval for the issue of a letter of intent to the approved contractor. This will be for an amount up to £480,000 which represents 10% of the contract sum.
- 2.3 For Cabinet Member for Housing and Planning to approve the professional fees of £443,302 that represents 9.24% of the contract sum.
- 2.4 For Cabinet Member Housing and Planning to note and approve the total project costs set out in the exempt part of the report.

3 Reasons for decision

- 3.1 One of the key objectives of the Housing Asset Management Strategy is to bring all of the Council's Housing stock up to the Decent Homes Standard by 2028. The Decent Homes Standard is a minimum standard regulatory requirement for all social housing landlords and was established to 'bring health benefits to tenants and reduce health inequalities' (Decent Homes Guidance 2006). This work is key in helping the Council maintain a principal strategy, by providing modern facilities with the modernisation of kitchens and bathrooms for our residents.
- 3.2 Cabinet Member approval is required to award a Measured Term Contract (MTC) for internal modernisation works to circa 300 dwellings boroughwide over a period of two years, with further addresses being added in the second year of the contract. The contract will enable essential internal works such as the renewal of kitchens, bathrooms and associated works to progress.
This is following a tendering exercise via the Adam Procure Dynamic Purchasing System (DPS) under the Minor Work Category. The procurement process was fully overseen and managed by Haringey Council's Procurement team. The contract will be carried out over two years with an option to extend for one further year.
- 3.3 The evaluation process was carried out in accordance with the Invitation to Tender requirements and was based on 60% price and 30% quality and 10% social value.
- 3.4 Based on the tender evaluation the original recommendation was that the tender was awarded to Contractor 'D'. Due to the termination of the contract by the first placed bidder, the recommendation of this report is that the contract is awarded to the second placed bidder Contractor 'L'. The details of the tender evaluation are outlined in appendix A, the exempt part of this report.

Contractor	Price 60%	Quality 30%	Social Value 10%	Total %	Rank
A	39.67%	16.80%	0.00%	56.47%	13
B	36.59%	22.00%	6.75%	65.34%	11
C	35.72%	24.00%	8.61%	68.33%	8
D	60.00%	20.70%	5.89%	86.59%	1
E	47.81%	15.30%	7.00%	70.11%	7
F	41.73%	18.00%	3.07%	62.80%	12
G	51.49%	23.40%	3.48%	78.37%	3
H	51.43%	18.60%	5.62%	75.65%	4
I	0.00%	Failed	4.58%	Failed	Failed
J	41.66%	20.70%	3.53%	65.89%	10
K	34.07%	15.90%	1.60%	51.57%	14
L	54.45%	18.00%	6.95%	79.40%	2
M	0.00%	Failed	0.00%	Failed	Failed
N	49.49%	18.60%	5.84%	73.93%	5
O	44.37%	18.60%	4.01%	66.98%	9
P	0.00%	Failed	0.00%	0.00%	Failed
Q	47.25%	18.90%	4.37%	70.52%	6

- 3.5 Properties within this scheme will include homes that have been identified as requiring modernisation of facilities due to old age, inadequate space or layout and, are subject to a detailed validation survey. The project will enable works to commence and contribute to properties being brought up to the Decent Homes Standard whilst also alleviating the pressure on repairs maintenance and servicing costs.

4.0 Alternative options considered

- 4.1 An alternative option would be to re-tender this project on the DPS framework. However, this may result in a less favourable financial outcome for the Council and further delays to the completion of Decent Homes work.
- 4.2 The option of not undertaking this work was also considered. However, it would result in Haringey not achieving the agreed objectives within the Asset Management Strategy 2023-28 of achieving 100% homes meeting the Decent Homes Standard by 2028. It would also result in increased repairs costs and potential resident dissatisfaction, due to under investment in the homes of our residents.

5 Background information

- 5.1 As the Landlord, the Council has a statutory and legislative duty to maintain the housing stock to a good state of repair. Prior to the programme, the properties will be surveyed to ensure that all necessary works are identified and undertaken to ensure the properties contribute to the Decent Homes Standard. The scope of works to these properties, where applicable will include internal refurbishment of kitchens, bathrooms (and where required adaptations), mould & condensation treatment works, electrical upgrade works, boiler upgrade works, asbestos survey and where applicable removal works.
- 5.2 The scheme will also help to alleviate the pressure on the repairs service by renewing older kitchens and bathrooms in poor condition which would otherwise require ongoing repairs to maintain serviceability at the same time provide residents with updated and modern facilities.
- 5.3 Haringey Council commissioned consultants Ridge and Partners LLP, as the multidisciplinary construction related consultant to manage these works. The scheme under consideration will be designed, costed and project managed by Ridge in partnership with Haringey Council. Works included within this scope include aspects such as pre-surveys, validation inspections and monitoring of works, progress and programme.
- 5.4 The scheme will be funded from the Major Works Capital Programme budget.
- 5.5 The project details are as follows:-

Number of dwellings in the project	Approximately 300 units subject to pre validation survey
Anticipated start on site	September 2025
Anticipated practical completion	November 2027
Contractor	Details in appendix A (exempt report)

6 Consultation

- 6.1 Consultation with residents will take place by newsletters. A newsletter was sent to residents in December 2023 and in January 2024 to inform them that consultants would be conducting validation surveys at the beginning of 2024 to determine if works were required. Further consultation will be carried out to confirm residents' choices for kitchen and bathroom finishes, along with information concerning timescales for work delivery and feedback. Dedicated Resident Liaison Officers will be provided by both the contractor and Haringey Council for the duration of the contract.
- 6.2 A follow up newsletter will provide an update on progress and will confirm the appointment and details of the contractor.

7 **Leasehold Implications**

7.1 There are no leaseholder properties included in this project.

8 **Conservation Areas**

8.1 Some of the properties in this project are within conservation areas. However, because the works will be carried out within the internal areas of the dwellings no conservation area conditions are applicable.

9 **Contribution to the Corporate Delivery Plan 2023-2024 High level Strategic outcomes**

9.1 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to delivery the following objectives: -

- Ensuring the Council is compliant with the regulatory requirement to bring all council homes to the Decent Homes Standard by 2028
- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes

9.2 Outcome 3 which comes under the Borough Plan's Housing priority for which the vision is for safe, stable and affordable homes for everyone, whatever their circumstances.

10 **Statutory Officers comments (Chief Finance Officer, including Procurement), Assistant Director for Legal and Governance, Equalities). Finance**

10.1 The maximum cost of the contract over a two-year period is £4.8m, excluding professional fees. This is estimated to cover the cost of 300 plus 100 properties.

10.2 This maximum sum can be contained within the Major works capital programme budget/MTFS.

10.3 The project identified are for works on tenanted properties. Therefore, there is no cost recovery from leaseholders as there are no leasehold properties within this project.

10.4 Further finance comments are contained in the exempt report.

11 **Procurement Comment**

- 11.1 Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) Adam Procure Dynamic Purchasing System (DPS) under Minor Works Category. This procurement was in line with Contract Standing Order (CSO) 9.04.1(b), in accordance with Part Four - Rules of procedures of the 2023 Contract Standing Orders and Regulation 34 of the Public Contracts Regulations 2015.
- 11.2 Tender Responses were evaluated in accordance with the scoring criteria and methodology as detailed in the published Instructions to Tender document.
- 11.3 Contractor D demonstrated Value for Money to the Council however Contractor D has exercised their right to terminate the contract under clause 7.1 of the JCT Measured Term Contract 2016
- 11.4 SP note that Contractor L has agreed to deliver the Works in line with the rates submitted in their Tender, therefore demonstrating Value for Money going forward.
- 11.5 SP recognises the need for continuation of the service and supports the recommendation to award the contract to the second placed bidder, contractor L.
- 11.6 The award of this contract will be subject to a Voluntary Ex Ante Transparency Notice (VEAT notice) under Public Contracts Regulations (PCR 2015) to commence the 10 day standstill period.

12 Legal Comments

- 12.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 12.2 The report indicates and Strategic Procurement has confirmed that the contract in the report was procured via the London Construction Programme's (LCP's) Dynamic Purchasing System (DPS) under Minor Works Category which is a compliant route to procure such services as per Regulation 34 of the Public Contracts Regulation 2015 (**PCR15**) which was then applicable when the contract was procured.
- 12.3 Pursuant to the Council's Contract Standing Order (CSO) 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or more.
- 12.4 Further to paragraph 12.3 above and pursuant to CSO 0.08 a decision reserved for Cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendations in paragraphs 2.1, 2.3 and 2.4 of the report is line with the CSO so long as the Cabinet Member is taking the decisions with the agreement of the Leader.
- 12.5 The recommendation in paragraph 2.2 of the report is permitted under the Council's CSO 16.04 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 is required to commence prior to the issuance and execution of a formal contract.
- 12.6 The Director of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Housing and Planning from approving the recommendations in this report.

13 Equality

- 13.1 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 protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 13.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/fait, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

- 13.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 13.4 The decision outlined in this report is to approve the award of a contract to carry out internal modernisation works to approximately 300 dwellings throughout the borough.
- 13.5 This will have a positive impact on residents living in properties owned by Haringey Council, who are disproportionately likely to be from Black, Asian and other ethnic minority backgrounds. Older people, disabled people, women and low-income households are also overrepresented among council tenants.
- 13.6 It is noted that the scope of these works to properties will be adapted if required where residents have disabilities to ensure their specific needs are accommodated for. Engagement with residents will take place to identify any specific needs.
- 13.7 Overall, in so far as this decision will support the Borough Vision priority to drive up the quality of housing for everyone this decision can be expected to have a positive equalities impact.
- 13.8 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

Use of Appendices

- 14 Appendix A: Part A exempt information.
- 14.1 **Local government (Access to information) Act 1985**
- 14.2 NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding the information).
- 15 Asset Management Strategy 2023-2028
[Housing Asset Management Strategy 5 December 2023 Cabinet Report FV.pdf \(haringey.gov.uk\)](#)