

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Thursday, 15th May, 2025, 3.30 - 4.00 pm

PRESENT:

Councillor: Sarah Williams

ALSO ATTENDING:

Present: Jack Goulde - Head of Design Quality & Acquisitions, Chris Liasi – Principle Committee Coordinator.

18. FILMING AT MEETINGS

The Cabinet Member referred to the filming at meetings notice and this information was noted.

19. APOLOGIES FOR ABSENCE

There were none.

20. DECLARATIONS OF INTEREST

There were none.

21. URGENT BUSINESS

There were none.

22. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

23. THE APPOINTMENT OF CONTRACTORS TO CARRY OUT REPAIR TO VOID PROPERTIES

This report sought the Cabinet Member's approval for the delivery of essential voids works on a short-term basis for:

- Properties acquired by the council for onward leasing to the Haringey Community Benefit Society (HCBS).

- Private Sector Leased (PSL) properties that were leased long-term by Haringey Council or Homes for Haringey from private landlords for temporary accommodation.

Following a formal procurement process outlined in sections 7.1–7.3, the Cabinet Member was asked to approve the appointment of Contractors A and B (detailed in Appendix One) to carry out these works.

Subject to approval, the contract was expected to commence in early summer 2025, running for an initial two-year period. The initiative aimed to improve a significant number of void properties within the HCBS and PSL portfolios.

The CABINET MEMBER RESOLVED:

Recommendations:

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.

Reasons for decision:

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

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 Page 3 Federation Scale of Rates.

24. EXCLUSION OF THE PRESS AND PUBLIC

Item 8 was subject to a motion to exclude the press and public be from the meeting as it/they contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

25. EXEMPT REPORT - AWARD OF A CONTRACT FOR VOIDS WORKS TO HARINGEY COMMUNITY BENEFIT SOCIETY AND PRIVATE SECTOR LEASE PROPERTIES

The Cabinet Member considered all exempt information.

CABINET MEMBER:

Signed by CABINET MEMBER:

Date

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