

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Tuesday, 10th June, 2025, 2.30 - 3.00 pm

PRESENT:

Cabinet Member: Councillor Sarah Williams

ALSO ATTENDING:

Chris Liasi – Principal Committee Co-ordinator, Christian Carlisle - AD Asset Management, Peter De-Bique - Head of Major Works

8. FILMING AT MEETINGS

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

9. APOLOGIES FOR ABSENCE

There were none.

10. DECLARATIONS OF INTEREST

There were no declarations of interest.

11. URGENT BUSINESS

There were no urgent business.

12. DEPUTATIONS/PETITIONS/QUESTIONS

There were none.

13. BOROUGH WIDE KITCHEN & BATHROOM MODERNISATION & ASSOCIATED WORKS (2025-2027)

This report sought the Cabinet Member for Housing and Planning's approval for awarding a contract to Contractor 'L' to carry out internal modernisation works on approximately 300 dwellings across the borough, subject to validation surveys. Additional addresses were expected to be added in the contract's second year. The agreement was structured as a two-year Measured Term Contract (MTC) with a maximum value of £4.8 million.

The contract had initially been awarded to Contractor 'D' and received Cabinet Member Signing on 25 July 2024. However, Contractor 'D' issued a Termination of Contract notice on 10 March 2025, in accordance with Contract Clause 7.1, with the termination effective from 9 June 2025. As a result, the report proposed awarding the contract to the second-placed bidder, Contractor 'L', to maintain continuity of the modernisation programme and prevent further delays.

In addition, the report requested the Cabinet Member's approval for issuing a Letter of Intent to the approved contractor, for an amount up to £480,000—representing 10% of the contract value. This would allow the contractor to secure their supply chain and support timely mobilisation of the programme.

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.

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.

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.

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.

14. EXCLUSION OF THE PRESS AND PUBLIC

That the press and public be excluded from the remainder of the meeting as item 9 contains exempt information as defined under paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972: Information relating to the financial or business affairs of any particular person (including the authority holding that information).

15. EXEMPT - BOROUGH WIDE KITCHEN & BATHROOM MODERNISATION & ASSOCIATED WORKS (2025-2027)

The Cabinet Member considered the exempt information.

CABINET MEMBER:

Signed by CABINET MEMBER

Date