

Report for: Cabinet Member signing – The Cabinet Member for Housing & Planning

Title: Borough Wide External & Communal Measured Term Contract (2025-2027)

Report authorised by: Sara Sutton, Director of Adults, Housing and Health

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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 approval for the award of a contract to Contractor 'A' to carry out external and communal refurbishment works to approximately 248 dwellings throughout the borough. This is a two-year Measured Term Contract (MTC) which will be for the maximum sum of £4.8m.
- 1.2 The report requests Cabinet approval for the issue of a Letter of Intent to Contractor A for the sum of £480,000.00. The value of the Letter of Intent is in line with CSO 16.04 which allows the Letter of Intent to be issued for £100,000.00 or 10% of the contract value whichever is the higher.
- 1.3 It is further recommended that Cabinet approves the professional fees of £274,576 which represents 5.72% of the contract sum. The professional fees will cover the design and contract administration.

2. Recommendations

- 2.1 Pursuant to the Council's Contract Standing Order (CSO) 2.01(c), it is recommended that Cabinet approves the award of a Measured Term Contract to Contractor A in the sum of £4.8m. Contractor details identified in Appendix A – Exempt Report. The contract will be for a period of 2 years, with the option to extend the by a further one year subject to budget availability.
- 2.2 For Cabinet, in line with CSO 16.04 to approve the issue of a Letter of Intent in the sum of £480,000.00. The value of the Letter of Intent represents 10% of the contract sum.
- 2.3 For Cabinet to approve professional fees in the sum of £274,576. This represents 5.72% of the contract sum.

- 2.4 For Cabinet to note and approve the total project costs as set out in Appendix A – Exempt Report.

3.0. Reasons for decision

One of the key objectives of the Housing Asset Management Strategy is to bring all 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 ensuring buildings remain safe, compliant, and watertight.

- 3.1 To ensure the continued improvement of our housing stock, Cabinet approval is sought, to award a borough-wide Measured Term Contract (MTC) for external and communal refurbishment works. This contract will cover all types of council homes, including blocks, street properties, houses, and supported housing. The initial contract period is two years, with the possibility of a one- year extension, subject to budget availability.
- 3.2 The Measured Term Contract is designed to facilitate essential borough-wide external and communal refurbishment works prior to the activation of the partnering contract. This approach offers several key benefits:
- 1) Interim Solution: It acts as a temporary measure, bridging the gap until the partnering contract is fully operational.
 - 2) Continuity of Repairs: It ensures the Council can continue to address non decency related work and repairs needs that fall outside the scope of the Haringey Repairs Service, maintaining service consistency.
 - 3) Procurement Process: It is the expectation that all future major works will be delivered via our partnering contractors.
- 3.3 The contract will enable essential external and communal refurbishment works such as roof replacement, landscaping, renewal of communal flooring and other essential external works to be carried out.
- 3.4 Following a tendering exercise via the London Construction Programme Housing Framework under the Planned Maintenance and Fire Safety Works category. The Council received eight suitable bids for the Measured Term Contract (MTC).
- 3.5 The tenders were received on 2nd December 2024 via the London Construction Programme Housing Framework portal. The evaluation process was then overseen and managed by the Council's Strategic Procurement Team.

- 3.6 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.
- 3.7 The pricing evaluation of the tenders was carried out by external Multi-disciplinary Consultants and Haringey Council's Quantity Surveyor in accordance with the procedures set out in the Instructions for Tendering. The pricing is based on a Schedule of Rates.
- 3.8 Tenderers were asked to submit Quality Submissions, which accounted for 30% of the total Tender score. To qualify, tenderers needed to achieve at least 50% of the points available in this 30% portion.
- 3.9 A moderation meeting was held on 22nd January 2025 and chaired by Haringey Council's Strategic Procurement. At the meeting, the panel members (comprising of officers from Haringey Council's Asset Management Team and Multi-disciplinary Consultants) deliberated on individual scores for quality and ensured that scores awarded were based on a consensus from the majority panel members.
- 3.10 All tenderers successfully met the required scoring threshold of 50% within the 30% allocated for quality submissions. Consequently, their quality submissions and bids were evaluated. The table below displays the scores of each contractor based on price, quality, and social value.

Contractor	Price 60%	Quality 30%	Social Value 10%	Total %	Rank
A	51.27%	26.70%	7.15%	85.12%	1
B	49.91%	25.50%	8.50%	83.91%	2
C	60.00%	18.60%	4.05%	82.65%	3
D	49.10%	27.00%	5.99%	82.09%	4
E	46.56%	26.40%	5.90%	78.86%	5
F	44.90%	24.90%	5.08%	74.88%	6
G	39.31%	21.60%	3.03%	63.94%	7
H	28.00%	23.70%	5.59%	57.29%	8

- 3.11 Tenderers were asked to provide social value submissions, which accounted for 10% of the total Tender score. The London Borough of Haringey is dedicated to a performance and evidence-based approach to Social Value. Using the National TOMs (Themes, Outcomes, and Measures) System developed by the Social Value Portal, bidders were required to propose credible targets for the following performance areas, which would be monitored:

- **Local employment:** The number of residents employed directly or through the supply chain.
- **Local supply chain spend:** The amount spent within the local supply chain.

The value of the Social Value commitment is detailed in Appendix A – Exempt Report.

- 3.12 Tenderers have been assessed on a price, quality and social value basis. With a scoring split of 60/30/10, 60% is based on price, 30% based on the tenderers quality answers and 10% based on social value responses. Contractor A were ranked first as seen in the table above. Contractor A provided the most economically advantageous tender price, qualitative delivery proposal and social value score of 85.12%.
- 3.13 The final combined evaluated scores for Price, Quality, and Social Value resulted in a score of 85.12%, identifying Contractor A as the preferred bidder. Their pricing is in the lower range compared to other tenderers, and their submission is within a reasonable range, which minimises any degree of risk given the currently unknown quantity and level of works.
- 3.14 The council has a commitment to achieve 100% compliance with the Decent Homes standard by 2028. The estimated cost of addressing all works impacting on decency over the next 2 years is £4.8m. This scheme will provide capacity to deliver external and communal works that will contribute to the achievement of that standard between now and the mobilisation of the 10-year partnering contract which is expected to commence in January 2026. The value of the contract is intended to provide contingency in the event of any potential delay to the mobilisation of the partnering contract.
- 3.15 Based on the outcome of the tender evaluation, it is recommended that the tender is awarded to Contractor 'A'. The details of the tender evaluation are outlined in Appendix A Exempt Report.
- 3.16 Properties within the project will generally include single dwellings, houses converted into self-contained units, and low and medium rise blocks. The project will enable works to bring properties up to the Decent Homes Standard whilst also alleviating the pressure on the budget for repairs, maintenance and servicing costs.
- 4. Alternative options considered**
- 4.1 An alternative option would have been to procure the works via the Major Works Partnering Contracts. This was considered; however, the Partnering

Contracts are unlikely to be active until 2026 and waiting for this would cause the Council to fail in its duty to bring its housing stock up to the Decent Homes Standard by 2028.

- 4.2 Another option would be to procure individual projects rather than a measured term contract. This was considered; however, it was noted that the cost of procurement, officer time and consultant's fees would render this option uneconomical. This was therefore discounted as a suitable alternative to the Measured Term Contract (MTC) approach. This option would also result in Haringey not achieving the agreed objectives within a reasonable timeframe to ensure that 100% of homes meet the Decent Homes Standard by 2028.

Both options would also result in increased repairs costs and potential resident dissatisfaction.

5. Background information

- 5.1 As the Landlord, the Council has a statutory duty to ensure its housing stock is in a good state of repair.

The Capital Works Team carried out stock condition surveys of all its housing stock and developed a programme of external works to improve the condition of its homes.

The results of the stock condition surveys identified approximately 248 properties throughout the borough which require essential works to bring the units up to the Decent Homes Standard. The scope of works to these properties includes, window and door replacement, roof repairs and replacement, brickwork and masonry repairs, communal upgrade and decorations, replacement of the landlord's electrics, the installation of door entry systems, asbestos and fire risk assessment works.

- 5.2 The project will alleviate the pressures on the repairs service budget by replacing defective components which will ultimately ensure that resources are directed in the correct manner to reduce complaints and increase resident satisfaction.
- 5.3 To support the delivery of the project, Haringey Council commissioned a Multi-disciplinary Consultant (MDC) to design and manage these works. The MDC will provide support in terms of developing the full scope of works, carrying out validation surveys, cost management and monitoring the quality of works on-site and ensuring the Council has final sign-off of the works.
- 5.4 The project details are as follows:-

Number of dwellings in the project	Approximately 248 units
Anticipated start on site	December 2025
Anticipated practical completion	November 2027

Contractor	Details in Appendix A - Exempt Report
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- 5.5 The works planned for this project were developed ahead of the Partnering contract. The £4.8m funding being sought to delivery boroughwide communal and external works will be included in the external major works budget within the major works capital budget for 2025/26 and 2026/27. This ensures that the necessary resources are allocated specifically for the completion of this project, without impacting other budgetary allocations.

6. Consultation

- 6.1 Resident and stakeholders have been updated as part of an ongoing consultation process via newsletters. Initial communication was sent out to all residents in November 2024, notifying them that consultants would conduct validation surveys at the beginning of 2025 to assess whether works were necessary. Following this, further updates have provided, focusing on individual block surveys. Future newsletters will continue to keep residents informed, including details about the appointed contractor, project timelines, and opportunities for 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 successful contractor.

7. Leasehold Implications

- 7.1 There are leaseholder's properties included in this project.
- 7.2 Under the terms of their lease, the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are normally recovered by the freeholder through the lessees' service charge account.
- 7.3 In accordance with the Service Charges Regulations 2003, under Schedule 2, the statutory 30-day Notification of the Landlord's proposals to enter into Qualifying Long-Term Agreements were issued on 7 April 2025 and expired on 10 May 2025.
- 7.4 This consultation process differs from that of major works, where specific cost estimates can be provided. For longer-term agreements, leaseholders' comment on the necessity of the agreement rather than on specific cost estimates.
- 7.5 Notices of Estimates will therefore be issued once the extent of the works required for leaseholder blocks have been fully assessed and determined.

This will ensure that Haringey Council can seek to recover costs and that leaseholders are informed about the anticipated costs and the specific nature of works to be undertaken.

- 7.6 This process has been developed and communicated in close collaboration with Haringey Council legal department.

8. Conservation Areas

- 8.1 Some of the properties in this project are within conservation areas. Statutory consents will be obtained to enable works for those properties to proceed.

9. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

- 9.1 This project will help to achieve the Council vision to create a borough where everyone has a safe, sustainable, stable and affordable home. We will aim to achieve this vision by focusing on increasing the number of high quality and sustainable homes in the borough'. This will include contributing to delivering on the following objectives:-

- Ensuring the Council delivers our Decent Homes programme of 100% of homes decent by 2028
- Implementing the new consumer standards across our services to meet our obligations under the new social housing regime.

- 9.2 This project also presents one of the Council's most significant levers for responding to climate emergencies, supporting residents during the cost-of-living crisis, addressing inequality, and building strong communities.

Statutory Officers comments (Chief Finance Officer, including Procurement), Head of Legal and Governance, Equalities).

10. Finance (Kaycee Ikegwu – Head of Finance & Chief Accountant)

The total cost of this contract including the consultancy/professional fees is £5.075m. This contract is for a period of 2 years and covers works as detailed in the scope of works in section 6.1 of the report. This contract will be a stopgap in the interim and potentially complement the partnering contract when mobilised. The total cost will be contained within the major works capital programme budget/MTFS. It is anticipated that there will be a contribution from leaseholders to the cost of the works. However, it cannot be reasonably estimated at this stage

11. Strategic Procurement comments

Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) MW24-H Housing Framework, Lot 2.1 Planned maintenance and fire safety works £1m+. This procurement is in line with Contract Standing Order (CSO) 7.02, and Regulation 34 of the Public Contracts Regulations 2015. Tender Responses were evaluated in accordance with the scoring criteria and methodology as detailed in the published Instructions to Tender document.

SP note that Contractor A provided the most economically advantageous Tender and their offer demonstrates Value for Money to the Council. SP supports the recommendation to award the Measured Term Contract for External and Communal Works in accordance with CSO 16.01.

SP also recognised the need for the Council to comply with its obligation to meet Decent Homes Standard by 2028 and supports the issuance of a letter of intent pending the issuance and execution of a formal Contract in accordance with 16.04.

12. Legal

- 12.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 12.2 The report indicates, and Strategic Procurement has confirmed that the contract was procured via the London Construction Programme's (LCP's) MW24-H Housing Framework, Lot 2.1 Planned maintenance and fire safety works £1m+. This is in line with the Council's Contract Standing Order (CSO) 7.2 and Regulation 34 of the Public Contracts Regulations 2015 (PCR2015) under which the contract was procured.
- 12.3 Pursuant to the provisions of 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 and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.
- 12.4 The recommendation in paragraph 3.2 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.
- 12.5 The Director for Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendations in the 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 will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. Black people, disabled people, women and those from a more deprived socioeconomic background are overrepresented in our council housing stock. It is noted that the scope of these works to properties will be adapted if required where residents have disabilities. Engagement with residents will take place to identify any specific needs.
- 13.5 Overall, in so far as this decision will support the Borough Vision call to action for safe and affordable housing for everyone this decision can be expected to have a positive equalities impact.
- 13.6 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.
15. **Local government (Access to information) Act 1985**
- 16.1 Asset Management Strategy 2023-2028
- [Housing Asset Management Strategy 5 December 2023 Cabinet Report FV.pdf \(haringey.gov.uk\)](#)
- 16.2 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 person (including the authority holding the information).

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