

Report for: Cabinet – 16 September 2025

Item number: 18

Title: Electrical Security Assets Management

Report

authorised by : Sara Sutton – Corporate Director Adults Housing & Health

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

Ward(s) affected: All Wards

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 This report seeks cabinet approval to award a 5-year JCT contract, with two optional one-year extensions (5 + 1 + 1), at an aggregated value of £8.6 million to the successful applicant of the Tender Process: Electrical Security Assets Management to Tenderer A.

2. Cabinet Member Introduction

- 2.1 We want to create a fairer borough in Haringey. That means safe, warm, comfortable, affordable homes for all.
- 2.2 We are putting major long-term investment into our council housing in Haringey. Our £570 million Estate Renovation Plan will see thousands of existing council homes retrofitted and refurbished over the next ten years.
- 2.3 This investment is part of that plan. It will upgrade the electrical infrastructure that the security systems in our buildings rely on. It will allow us to introduce electronic fob access to more of our estates. It will also allow us to modernise our CCTV cameras and do more remote monitoring.
- 2.4 The investment will also head-off the costly power failures that come with outdated electrical systems. It is an investment that will save us money in the long-run – and minimise future risks and disruptions for residents on our estates.
- 2.5 We are investing to make our council homes safer, warmer and more comfortable. We know how much there is to do, but since bringing council housing back under direct control we've had a hard look at what's needed, made a comprehensive plan for action and started rolling renovation works out across our estates.

3. Recommendations

- 3.1 That Cabinet approves, pursuant to Council's Contract Standing order (CSO) 8.01 (use of Council Dynamic Purchasing system), CSO 2.01.1C (Cabinet approve awards of Contract valued at £500,000 or more) the award of a contract for the provision of Electrical Security Assets Management to Tenderer A (Identified in Part B exempt Part of this report), across the Council's housing stock, for a duration of five years plus two optional one-year extensions (5 + 1 + 1) at an aggregated value of £8.6 million starting from September 2025 (5-year contract term valued at £6,147,068).

4. Reasons for decision

- 4.1 This procurement is a strategic priority for the Council. It ensures the continued maintenance and modernisation of existing door entry and access control systems across our housing stock. The contract will also mitigate immediate infrastructure risks posed by the national withdrawal of 3G services, which currently support many of these systems. In addition, it includes the ongoing servicing and maintenance of the IRS and CCTV infrastructure.
- 4.2 Future-Proofing Access Control Infrastructure is essential given that many of the council's current systems rely on 3G-enabled SIMs, which will become obsolete with the planned disconnection of 3G networks. This contract will enable the transition to cloud-based access control systems using modern 5G-compatible technology. The appointed contractor will deliver the required upgrades to ensure continued functionality and improved digital security across multiple housing sites.
- 4.3 Preventing Service Failures and Resident Impact is a key outcome of this award as failure to act now will lead to widespread system outages, with potential security breaches and disruptions to residents' access. Approval of this contract will mitigate risks to tenant safety, reduce complaints, and uphold the council's statutory housing responsibilities.
- 4.4 Delivering Value Through Proactive Investment will result from awarding this contract which represents a proactive approach that avoids high-cost emergency interventions. It enables planned implementation and long-term cost savings. Additionally, the new solution offers scalability, remote management capabilities, and alignment with national digital infrastructure standards.

5. Alternative options considered

- 5.1 Do Nothing – This is not possible as the lack of a contractor coinciding with the disconnection of 3G networks would result in widespread failures across Haringey's access control systems, leading to security risks, resident complaints, and costly emergency interventions.

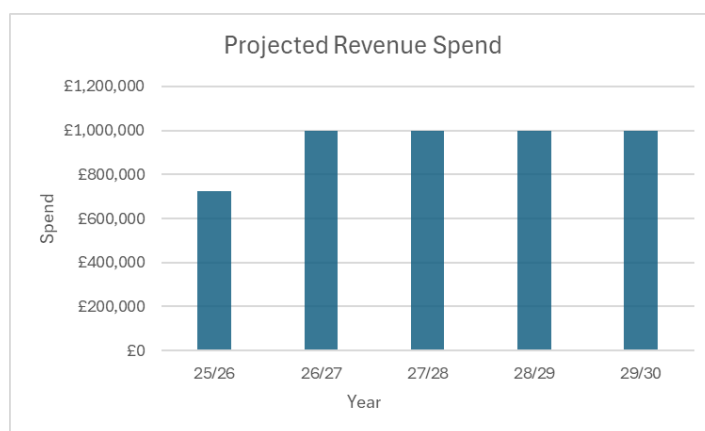
- 5.2 Carry out the work through in-house resources. This is not possible as our in-house teams do not have suitably trained and certified operatives. The timescales required to recruit and train operatives would result in the same outcome as set out in 5.1 above.
- 5.3 Use our existing contracts or contractors. This is not possible because current contracts have expired or reached extension limits. A new contract ensures compliance and value for money following a competitive tender process.

6. Background information

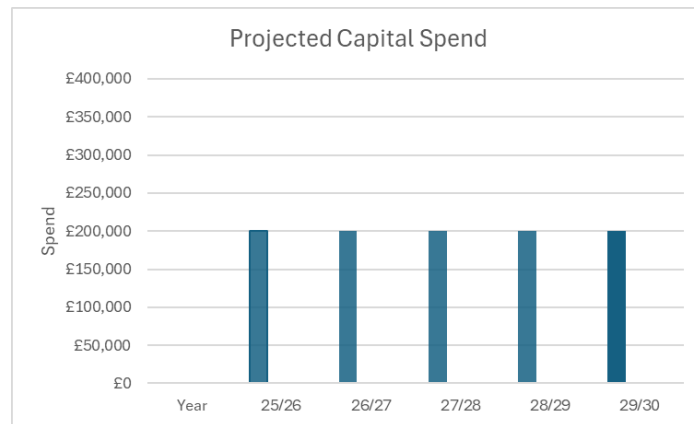
- 6.1 Haringey Council manages a large amount of housing blocks with Door Entry Systems, Access Controls, Integrated Reception System (IRS) – Communal TV and CCTV of varying age and condition.
- 6.2 The contract was procured via the Dynamic Purchasing System (DPS) enabling access to specialist contractors, as the scope of the category was suited to the procurement requirements and contains a wide range of potential bidders, capable of undertaking this work.
- 6.3 The rationale for an initial 5-year programme plus 2 x 1-year extension is that anything less than 5 years would not provide an attractive contract against which bidders may submit a tender. The 2 x 1-year extensions allow Haringey flexibility to review market conditions and or alternatives such as delivering works in house in future, during the life of the contract.
- 6.4 With the support of Strategic Procurement and Legal Services, tender documentation was issued to the suppliers registered on the 'Electrical Security Assets Management' category of the DPS.
- 6.5 The tender opportunity closed with 3 submissions. The submissions were reviewed by Strategic Procurement who then distributed the documentation for review by officers for Price and Quality.
- 6.6 The Price evaluation was completed separately to the Quality evaluation. Upon completion of the evaluations, Strategic Procurement confirmed that the Price submission was valid, and in line with current market rates.
- 6.7 The Quality evaluation was completed by three Officers, separately to the price evaluation. Each Officer scored the tenderers Method Statement responses independently and sent their evaluations to the Procurement Officer to collate for the Moderation. The Moderation was hosted by the Procurement Officer who confirmed the final scores for each tenderer.
- 6.8 The final scores for tenderers are outlined in the table below. The submissions were evaluated on a 50% Quality / 40% Price basis / 10% Social Value.

| | Quality | Price | SV | Total |
|-----------------|---------|-------|------|-------|
| Tenderer | 50% | 40% | 10% | 100% |
| A | 42 | 40 | 2.06 | 84.06 |
| B | 42 | 10 | 7.5 | 59.5 |
| C | 30 | 35 | 4.01 | 69.01 |

- 6.9 Tenderer A has demonstrated excellent knowledge and experience in their Method Statement response. Providing confidence that they have the technical experience and capability to carry out the Contract. In addition, the Price evaluation compares favourably to the rates in the current contract and market trends.
- 6.10 The works being undertaken are funded through a mix of Capital and Revenue Expenditure across the M&E programme. The M&E revenue budget and Major Works Capital Programme will be utilised to fund the works. Costs are based on tendered schedules of rates (SORs) for the maintenance and repairs.
- 6.11 Projected revenue spend for 2025/26 is estimated at £725,000, as the new contract is scheduled to commence partway through the financial year, in September 2025.
- 6.12 From 2026/27 onwards, we anticipate an annual revenue spend of £1,000,000, reflecting the full-year utilisation of the contract. (Table below).



- 6.13 Projected capital expenditure is estimated at £200,000 per financial year, starting from 2025/26. (Table below).



- 6.14 This contract is a strategic priority for the Council. It ensures the continued maintenance and modernisation of existing door entry and access control systems across our housing stock, ensuring fitness for the future. The contract will also mitigate immediate infrastructure risks posed by the national withdrawal of 3G services. This ensures the safety and security of residents and staff within their buildings and ensures efficiency in managing these across the whole estate. This award is important for the borough as it streamlines management by bringing in multi-disciplines into one consolidated contract including IRS and CCTV whilst getting best value for money.
- 6.15 Approval of this contract will enable the Council to maintain safe, secure, and digitally resilient housing environments for residents.

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

- 7.1 This programme supports the Council's commitment to safe, clean, and healthy homes under 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 implementation of this contract will ensure specifically that Door Entry, Access Control and CCTV installations are safe and in good working order. Having compliant and safe systems ensure upgraded works will improve building efficiency, reduce Anti-Social Behaviour (ASB) and the call-out costs incurred as a result, which in turn reduces the carbon footprint from engineers driving to sites.
- 8.2 Components will meet modern environmental standards through Cloud-based Access Control equipment, allowing for remote fob programming/management. This significantly mitigates engineers having to drive to site to program blocks and gives Haringey Council more visibility/control and thereby further reduces our carbon footprint across all sites.

- 8.3 The programme of inspections repairs and upgrades may be used to identify and improve opportunities for installing more efficiency e.g., Contractors will use low-emission vehicles and sustainable materials wherever feasible.
 - 8.4 All materials and components used in the programme will comply with current standards and regulations aligned to applicable British and European standards.
 - 8.5 All of our contractors engaged in such service provision require and maintain modern efficient vehicles to ensure service delivery and commercial efficiency.
9. **Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)**

Finance

The proposal seeks approval to enter a five-year JCT contract, with two optional one-year extensions, for a single contractor to deliver the maintenance and modernisation of door entry systems across the housing stock. The contract also includes the ongoing servicing of the IRS (Integrated Reception System) and CCTV infrastructure. The associated revenue costs can be met from the existing M&E revenue budget. This expenditure was anticipated during the budget-setting process, and appropriate provisions have been made to support this contract. As such, there is no financial pressure on the current year's revenue budget arising from this decision. Where upgrades or replacements are identified as part of the programme, these will be funded through the Major Works Capital Programme, in line with asset investment priorities. Ongoing financial monitoring and contract management will be undertaken to ensure expenditure remains within approved budgets and that any future pressures are identified and addressed promptly.

Procurement

Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) Dynamic Purchasing System (DPS) under the Electrical category

This procurement is in line with Contract Standing Order (CSO) 2.01c, 6.03 and 8.01.

Tender Responses were evaluated in accordance with the scoring criteria and methodology as detailed in the published Instructions to Tender document.

SP conclude that the recommended Tenderer A demonstrated Value for Money to the Council and support the recommendation to award the contract for provision of Electrical Security Assets Management

Director of Legal & Governance (Monitoring Officer)

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

The works have been tendered via the London Construction Programme Dynamic Purchasing Systems (DPS) under the Electrical category. Use of a DPS is a compliant process under the Public Contracts Regulations 2015, the legislation in force at the time the procurement was embarked upon. Use of a DPS is also provided for under CSO 8.

As the contract award is a Key Decision, the decision to approve award falls to Cabinet under CSO 2.01 c) (contracts valued at £500,000 or more).

As the Contract award will be a Key Decision, the Council must comply with its governance processes in respect of Key Decisions, including publication of the contract in the Forward Plan.

The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet Member from approving the recommendations in this report.

Equality

- 9.4.1 The council has a Public Sector Equality Duty (PSED) 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
- 9.4.2 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 applies to the first part of the duty.
- 9.4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.4 The decision is regarding the provision of a contract for Electrical Security Assets Management to Tenderer A. This is required to ensure that vital systems are maintained to keep Haringey residents safe. As such this is expected to have a neutral impact on equalities with no anticipated negative impacts.
- 9.4.5 As an organisation carrying out a public function on behalf of a public body, Tenderer A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract

management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

10. Use of Appendices

Appendix A – Exempt Report, Award of Contract

11. Local Government (Access to Information) Act 1985

None