

Report for: 16 September 2025 Cabinet

Item number: 11

Title: 505-511 Archway Road, N6 - Permission to go to tender

Report

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Lead Officer: Robbie Erbmman, Delivery Director of Capital Projects & Property

Ward(s) affected: Highgate

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 Cabinet is asked to give permission to go to tender for selection of a contractor for the new build development of 16 Council homes comprising 4 x one-bed two-person flats, 2 x one-bed two-person M4(3) 'wheelchair' flats, 8 x two-bed four-person flats and 2 x three-bed four-person family houses on Council-owned land at 505-511 Archway Road, N6 4HX. The location of the proposed new homes is shown in the 'Proposed Site Plan' included in Appendix 1. All 16 new council homes will be let at Social Rent.

2. Cabinet Member Introduction

The driving mission of this Council is to build a fairer and greener borough. London has a housing crisis – and we are seeing more and more local residents unable to afford rents, let alone afford to buy.

In order to do our part in addressing this situation, we, with financial support from both the Mayor of London and the government, are building at least 3,000 new council homes – at council rents. We are creating more genuinely affordable homes for local people.

Numbers are essential, but we're focused as much on quality as quantity. We're building homes that will last, with great insulation standards, great interior and exterior design standards and a strong mix of family and individual homes. We make sure homes are as well-insulated and energy-efficient as possible, because we want homes that aren't just affordable to rent but affordable to run.

505 Archway Road will be another fine example. 16 new council homes in the north west of our borough, designed using Passivhaus insulation principles, powered by heat pumps and solar panels, and designed to minimise noise from the main road.

It's a brownfield site – currently being used as a car wash – that has won funding from the government's Brownfield Land Release Fund.

Archway Road will have two fully wheelchair-accessible homes, four 1-bedroom, eight 2-bedroom and two 3-bedroom family homes. Proposals also include a private garden courtyard away from the main road – complete with a play space for children.

This is another great contribution to affordable housing – real affordable housing – in this borough.

3. Recommendations

It is recommended that cabinet:

- 3.1.** Approves the commencement of procurement exercise in accordance with Contract Standing Order (CSO) 2.01 b), for the new build development of 16 Council Homes at 505-511 Archway Road, for an anticipated total contract and client contingency set out in the exempt Appendix 2 of this report.
- 3.2.** Delegate the appropriate route to market to the Chief Procurement Officer in compliance with the Councils' CSO's.

4. Reasons for decisions

- 4.1.** The site known as 505-511 Archway Road, was approved by Cabinet in January 2021 to be included in the Council's Housing Delivery programme. A planning application outlining proposals for the redevelopment of the site was submitted on 02 May 2025. (planning reference: HGY/2025/1220). The scheme is scheduled to be considered for approval at Planning Committee in Autumn 2025.
- 4.2.** Financial appraisals supported by the independent cost consultant demonstrate that the scheme is viable and value for money can be achieved via the procurement route detailed in Section 6.3 of this report.
- 4.3.** The site proposal will provide 16 much-needed affordable homes on Council-owned land, including M4(3) wheelchair homes and family homes, with associated refuse stores, cycle stores, service space, amenity space and landscaping. These 16 homes will contribute to our aspiration to build 3000 Council homes by 2031.
- 4.4.** The Council's Contract Standing Order item 2.01.b) requires Cabinet approval to commence a procurement exercise for proposed contracts valued £500k or above.

5. Alternative options considered

- 5.1.** We could choose not to proceed to a competitive tender and develop this site for housing purposes. However, this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes, with associated public realm improvements.

6. Background information

6.1. 505 – 511 Archway Road development site

- 6.1.1 As shown in the 'Proposed Site Plan' in Appendix 1, the site makes up the south-eastern portion of a large, triangular shaped island block bounded by Archway Road, Bakers Lane and North Hill. The site is currently surrounded by a busy gyratory road system, with a service station to the west of the site and a terrace of two storey period cottages to the rear of the site with entrances fronting onto North Hill.
- 6.1.2 The site is located within the Highgate Conservation Area, at its northern edge (Sub-area 3) and lies at the junction of Archway Road and Bakers Lane. The site is currently in use as a car wash, consisting of a collection of non-descript buildings and sheds and a yard and holds no heritage significance in itself. The Archway Road is an important arterial route that bifurcates at the Wellington Roundabout into the Great Northern Road and Falloden Way meaning that the site is located at a key junction on a historically significant route into London. The whole island site is, therefore, significant in townscape terms and, with the exception of the houses facing North Hill, is identified by Haringey as an enhancement opportunity. The site is also located in proximity to land with specific site allocations in the Highgate Area, notably Site Allocation SA38 at 460-470 Archway Road, which sits directly across the road from the site. Currently occupied by a builder's merchant and DIY yard, this site has been identified as comprising a significant parcel of land suitable for a major mixed-use development, including residential and employment use.
- 6.1.3 Given the context with proximity to the Conservation area and neighbouring properties to the rear of the site, principles of height, massing and architectural treatment have been carefully considered. In addition to review through an extensive Quality Review Panel process, there has been input from Local Authority Conservation and Urban Design officers. Proposals for the site are supported by specialist consultant technical reports that accompany the planning application. A specialist consultant has advised the design team on heritage and townscape impacts throughout the design development process.
- 6.1.4 In addition to the provision of new homes, proposals include public realm improvements, including provision of a new pedestrian crossing intended to improve access to the site for both new and adjacent existing residents, and vehicle layby to allow for servicing and disabled parking for the proposed development.
- 6.1.5 The site is Council-owned and is currently held in the Council's General Fund. See Section D of exempt Appendix 2 for further details.
- 6.1.6 In January 2021, Cabinet approved the inclusion of 505-511 Archway Road into the Council's Housing Delivery programme. Designs have been developed and a planning application for the redevelopment of the site submitted on 02 May 2025. (planning reference: HGY/2025/1220). The scheme is scheduled to be considered for approval at Planning Committee in Autumn 2025. Pending a positive planning outcome on this site, it is the intention to move swiftly to tender for the selection of a main contractor.

6.2. Engagement and Consultation

- 6.2.1 Community engagement was undertaken by the Council having regard to the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement.
- 6.2.2 The objectives of the engagement activities were to ensure that local residents, key stakeholders and elected representatives were made fully aware of the proposals and had an opportunity to participate in shaping the plans, along with providing their feedback to the Council.
- 6.2.3 To date engagement has consisted of: pre-application community engagement exercise, including online events, letters circulated and in person with residents and local stakeholders; dialogue with ward Councillors; the Council's Assets Team, the Metropolitan Police Designing Out Crime section, the Haringey Quality Review Panel and the Local Planning Authority (LPA).
- 6.2.4 As part of the community engagement exercise, letters were distributed to 333 local addresses around the site. The responses included 57 online Commonplace comments and 27 paper responses with 84 comments in total. It should be noted that engagement was undertaken when COVID-19 restrictions were in place, as such the majority of the engagement took place online.
- 6.2.5 The engagement events started in February 2022, including engagement with local stakeholder groups including the Highgate Society, representatives from the Highgate Conservation Area Advisory Committee, separate to the engagement process: who both had significant concerns about the proposals. There was also a Development Management Forum undertaken by the planning department in November 2022, as part of the pre-application planning engagement process.
- 6.2.6 During the engagement process the residents' raised concerns in relation to the scale, height and design of the proposed buildings; transport concerns regarding the gyratory, parking etc; pedestrian safety with the gyratory raised as not suitable for families; concern about waste and recycling facilities.
- 6.2.7 Feedback received during the engagement process, from the scheme's inception through to the detailed design state, has been considered carefully and several changes to the scheme have been made to reflect the comments received.
- 6.2.8 In late 2024 and early 2025, stakeholder engagement was reviewed with ward members, the Highgate Society and the Highgate Conservation Area Advisory Committee, to update on the progress of the proposed development.
- 6.2.9 The planning application for the scheme was submitted on the 2nd May 2025 and Statutory consultees as well as local residents are being formally consulted as part of the planning process.

6.3. Proposed Tender process

- 6.3.1 This opportunity will be competitively tendered in line with the Councils' Contract

Standing Order (CSO) 7.02.

- 6.3.2 The procurement process will adopt a single stage JCT Design and Build Contract, largely driven by timescales required to meet funding deadline requirements.
- 6.3.3 The housing scheme at 505-511 Archway Road has been designed up to Stage 2+ of the Royal Institute of British Architects (RIBA) Plan of Works 2020. Subject to planning approval being granted, a contractor will be needed to develop the technical design and complete the new build works.
- 6.3.4 Bidders will be asked to respond to a price and quality assessment.
- 6.3.5 The quality assessment will be conducted by Haringey's project team, with the moderation led by the Council's Procurement Team to ensure a high level of quality across both the submissions and scoring. The quality assessment will be conducted via a pre-agreed list of questions that are to be included as part of the delivery proposals in the tender. Each question will be scored between 0 (question not answered) and 5 (excellent) and then weighted as set out in the tender.
- 6.3.6 The project team's Cost Consultant will be assigned to independently evaluate the cost to ensure value for money in line with current market trends. Any requests for clarification that are issued will have responses analysed to establish robust costing for the Council. A Cost Consultant report will be produced at the conclusion of the tender and will include the detailed outcome of the quality and cost tender scoring.
- 6.3.7 The scheme will return for cabinet approval assuming a successful tender process.

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

The recommendations in this report will make a significant contribution and support the delivery of key themes within the Corporate Delivery Plan (CDP) 2024-2026.

- 7.1. Homes for the future:** The construction of these new homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Providing 16 high-quality new homes at council rent will meet this key theme.
- 7.2. Responding to the climate emergency:** Responding to the climate change emergency is a core part of the Housing Delivery Programme. This scheme has been designed to Passivhaus principles and employs the latest sustainable technologies resulting in significant carbon emission reductions over the Building Regulations baseline, ensuring homes that are comfortable and efficient to run.
- 7.3. Place and economy:** This project will ensure that the objectives set out in this theme are met by providing jobs through construction. This will help contribute to 'a thriving economy and a pleasant place' where 'everyone can find access to rewarding work that pays a living wage', as set out in the CDP.

8. Carbon and Climate Change

- 8.1. The proposals for the 505-511 Archway Road have been designed in-line with Passivhaus principals. As required by the London Plan, the development follows the energy hierarchy, incorporating passive design measures, energy efficient equipment and renewable energy. Carbon emissions have been calculated over a baseline scenario. The baseline is based on the 2021 building regulations notional building. The development achieves an 77% improvement over the baseline.
- 8.2. Homes are designed to include high levels of insulation, efficient heating systems using a highly efficient packaged Exhaust Air Heat Pump (EAHP) solution and solar PV panels that will keep running costs low. The building will be constructed with responsibly sourced and environmentally friendly materials.
- 8.3. The building layout has been designed to address a number of environmental challenges at source, with noise and air quality mitigation addressed by orientating the principal windows of habitable rooms away from the Archway Road frontage.
- 8.4. Overheating is addressed by providing appropriately sized windows to exposed elevations along with deep window reveals and Juliet balcony balustrading providing passive shading. All proposed homes are either dual or multiple aspect. This enables all the dwellings to benefit from openable windows and aspect away from the busy road frontages. Passive shading is provided to larger windows to the south elevation by recessed balconies.
- 8.5. Extensive soft landscaping and planting aims to balance biodiversity enhancements and maintenance considerations, while meeting the GLA Urban Greening Factor (UGF) targets as well as the latest requirements on Biodiversity Net Gain (BNG).

9. Statutory Officer Comments

9.1. Legal

- 9.1.1 The Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.
- 9.1.2 The Council has a range of powers including the general power of competence under Section 1 of Chapter 1 of the Localism Act 2011 to do anything that individuals can do subject to any specific restrictions contained in legislation and Section 111 of the Local Government Act 1972 which provides that a local authority has power to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions, subject to any specific restrictions contained in legislation. The recommendations in this report are compatible with the exercise of this general power of competence.
- 9.1.3 The report is seeking Cabinet approval pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has the responsibility to approve the

commencement of a tendering process where the value of the contract to be procured is £500,000 and above and as such the recommendation in paragraph 3.1 of the report is in line with the provisions of the Council's CSO.

- 9.1.4 This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer. The value of the contract is such that it was subject to application of the Public Contract Regulation 2015 (**PCR 2015**).
- 9.1.5 When considering its approach to contracting, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). Officers are expected to continuously consider, at every stage, the way in which procurements conducted, and contracts awarded satisfy the requirements of the public sector equality duty. This includes, where appropriate, completing an equality impact assessment as part of the procurement strategy, which is then considered as part of the procurement process.
- 9.1.6 The Director for Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet from approving the recommendations in the report.

9.2. Procurement

- 9.2.1 Strategic procurement notes the contents of this report, and the recommendations as set out.
- 9.2.2 This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.
- 9.2.3 There is a risk that adopting a single stage D&B will not attract suppliers due to the transfer of risk.
- 9.2.4 Expression of interest will be sought from suppliers by sharing the council's procurement strategy. This will help assess interest and mitigate any risk of the procurement failing.
- 9.2.5 Strategic procurement (SP) will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 9.2.6 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet are required to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above and as such the

recommendation in paragraph 3.1 of the report is in line with the provisions of the Council's CSO.

9.3. Finance

- 9.3.1 Finance has reviewed the contents of this report and confirms that the scheme is accounted for within the Housing Revenue Account (HRA).
- 9.3.2 The site is currently held in the General Fund and will be appropriated to the HRA, subject to Cabinet approval, at a value determined by an independent professional valuer.
- 9.3.3 Further finance comments are contained in Appendix 2 – Exempt Report attached.

9.4. Equality

- 9.4.1 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 those 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 applies 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 proposed decision relates to new build works to provide 16 new Council homes at 505-511 Archway Road. The decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, including families in need of 3-bed homes, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the council suggests that women, young people, those from a lower socio-economic background and BAME people are over-represented among those living in temporary accommodation. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.
- 9.4.5 With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

10. Use of appendices

Appendix 1 – Site Plan, Floorplans and 3D impressions.

Appendix 2 – EXEMPT - Financial Report

11. Local Government (Access to Information) Act 1985

11.1. Appendix 2, is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).