

Report for: Cabinet Member for Housing and Planning (Deputy Leader)

Item number: CP-00317

Title: Phase 1 – Extensive Voids Programme

Report authorised by: Jahed Rahman - Director of Housing

Lead Officer: Peter De-Bique – Head of Housing Investment Delivery

Ward(s) affected: Boroughwide

**Report for Key/
Non-Key Decision:** Key Decision

1. Describe the issue under consideration

- 1.1 In line with Contract Standing Order (CSO) 2.01.c and CSO 0.08, this report seeks Cabinet Member for Housing and Planning (Deputy Leader) approval to award a contract to Tenderer A in the sum of £653,684.47 for the Phase 1 Extensive Voids Programme.
- 1.2 There are currently five properties identified for inclusion in the Phase 1 Extensive Voids Programme. These properties are currently unoccupied owing to significant structural deficiencies that have compromised their integrity. As a result, they are deemed uninhabitable and require substantial remedial works before they can be considered safe for occupancy.
- 1.3 The approval of the contract award to Tenderer A will enable essential refurbishment works to begin without delay. This intervention will reduce the number of long-term voids and return these homes to the active housing stock. As a result, it will help meet urgent demand by providing much-needed accommodation for residents currently on the waiting list.

2. Cabinet Member Introduction:

N/A

3 Recommendations

It is recommended that Cabinet:

- 3.1 Pursuant to Contract Standing Order (CSO) 2.01.c and CSO 0.08, the Cabinet Member for Housing and Planning (Deputy Leader) approves the award of contract to Tenderer A as set out in Appendix A - Exempt Report. The contract sum will have a total value of £653,684.47.
- 3.2 In consultation with the Director of Finance, approves the expenditure of sums as set out in Appendix A – Exempt Report.

- 3.3 In line with Contract Standing Orders (CSO 16.04), approves issuance of a letter of intent for the value of £65,000.00. The Letter of Intent will allow the contractor to commence the project by placing orders with their supply chain before agreeing a formal contract.

4. **Reasons for decision**

The decision to award this contract is based on several critical factors:

4.1 **Structural and Safety Concerns**

The Council has identified several long-term void properties that have remained vacant due to significant structural and other works which have contributed to the failure of these properties to meet current housing standards. These unoccupied homes represent a significant loss in potential housing supply at a time of acute need, and their continued absence from the active stock places additional strain on temporary accommodation resources.

To address this issue, immediate action is required to bring these properties back into use. Refurbishing these properties not only reduces the number of voids but also helps to alleviate demand pressures, providing much-needed housing for residents currently on the waiting list.

4.2 **Need for Fire Safety Upgrades**

Several of these properties also require essential fire safety upgrades, including new fire doors, smoke detection systems, compartmentation and other improvements. These works are necessary to ensure compliance with current fire safety regulations and to protect future tenants.

4.3 **Energy Efficiency Improvements**

The project supports the Council's commitment to becoming a net-zero carbon borough by 2041. Energy efficiency improvements—such as insulation, window and door replacements, and heating system upgrades—will reduce carbon emissions, lower energy bills for tenants, and contribute to the Council's Climate Change Action Plan and Affordable Energy Strategy. Therefore, where possible, these work elements will also be included in the PH1 Extensive Voids Programme.

4.4 **Minimising Future Costs**

Through targeted refurbishment under this programme, the Council will proactively safeguard its housing stock from further deterioration. Delaying action risks compounding repair needs, which will escalate costs over time and erode asset value. Moreover, early intervention offers tangible cost savings. Maintaining vacant units incurs ongoing expenses, including security, inspections, and utilities. When paired with rising demand for temporary accommodation, the financial burden grows considerably. Bringing long-term voids back into use not only improves housing supply—it reduces reactive spending and ensures public funds deliver lasting impact.

4.5 **Resident Engagement and Communication**

Although the properties are currently unoccupied, the Council has engaged with neighbouring residents and stakeholders through written communications and supported by dedicated Resident Liaison Officers.

4.5 **Competitive Tender Process**

The Council conducted a robust and competitive procurement exercise via Lot 2.2 of the London Construction Programme (LCP) Framework. Tenders were published on 6 May 2025, resulting in the receipt of eight compliant bids by the closing date of 5 June 2025.

Following a comprehensive evaluation process, the appointed contractor demonstrated strong capability to deliver the refurbishment works to a high standard, on budget, and in accordance with the Council's priorities around social value and environmental sustainability. The tender results are shown in the table in Section 6.6 of the report, with further detail in Appendix A – Exempt Report.

4.6 Alignment with Strategic Goals

This project aligns with the Council's wider strategic objectives, including the Housing Delivery Programme, the Housing Asset Management Strategy, and the Council Housing Energy Action Plan (HEAP). It supports the Council's ambition to provide high-quality, sustainable housing and to make best use of its existing stock.

5 Alternative options considered

5.1 Do Nothing

Haringey Council has a duty to preserve both the internal and external integrity of its properties. Choosing not to proceed with refurbishment works would expose the Council to criticism for failing to bring its assets back into use, particularly considering growing demand for social housing. Inaction also carries significant financial consequences. It would result in ongoing loss of rental income and drive-up costs associated with securing, inspecting, and maintaining empty properties. Moreover, the reliance on temporary accommodation to meet housing need would continue to place pressure on limited resources.

Timely investment in these homes not only fulfills the Council's legal and moral obligations—it ensures cost-effectiveness and reinforces its commitment to delivering sustainable housing solutions.

5.2 Partnering Contract

Haringey Council is currently procuring four long-term partnering contractors to deliver major works to its housing stock over a 10-year period. While it was initially considered to include this phase of the voids programme within the partnering contracts, several critical factors led to the option being ruled out.

The void refurbishment works are urgent. Delaying them until the partnering contractors mobilise in early 2026 would risk further deterioration of these vacant properties, leading to higher repair costs and prolonged loss of rental income. This delay would also prevent the timely reoccupation of homes by families on the housing waiting list, increasing reliance on temporary accommodation.

The decision to exclude these works from the partnering contract reflects the Council's commitment to prioritising housing supply, minimising financial risk, and safeguarding asset condition.

6. Background information

6.1 The Phase 1 - Extensive Voids Programme is made up of the following properties:

Address	Bedroom Sizes
137 Gladstone Avenue, N22 6LA	1 bed
73 Salisbury Road, N22 6NU	1 bed
35 Summerhill Road, N15 4HF	2 beds
9 Wakefield Road, N15 4NJ	3 beds
168/168a Gladstone Avenue N22 6LA	2 x 2 bed units

All properties—except for 168 Gladstone Avenue—have remained vacant due to serious structural, safety, and compliance concerns. The planned refurbishment works will address these issues and return the homes to active use, reducing reliance on temporary accommodation and easing associated costs. Once complete, the properties will meet the 2025 Decent Homes Standard, providing safe, warm, and energy-efficient living environments for future occupants.

- 6.2 While the project team explored the possibility of extending the properties to include additional bedroom space, a comprehensive options appraisal conducted by the multi-disciplinary consultancy concluded that such extensions were not viable due to limited capacity within the dwellings.

- 6.3 The proposed works include:

Structural and Building Improvement Works

- Roof Repairs and Replacements
- External masonry repairs
- External redecorations.
- Structural repairs and making good.
- Window repairs/replacements.
- Overhauls to the gardens and grounds
- Kitchen and bathroom replacements
- Full electrical re-wires
- Drainage scans and repairs
- Boiler replacements.
- Internal redecorations.

- 6.4 A Multi-Disciplinary Consultant was commissioned to develop a scope of works and prepare tender documents to reflect the essential improvements to the above properties. The Consultant will provide services to include project and cost management, architectural design and support, building surveying, mechanical and electrical, structural and civil engineering and principal designer services for compliance with the CDM Regulations. The costs of these services are shown in Appendix A – Exempt Report and have been calculated based on the Consultant's frameworks rates.

- 6.5 Following completion of the design process and the final scope of works being agreed, a specification of works and tender documents were written. The tender was submitted via the Haringey tender portal and invited Haringey approved contractors to submit tender returns in accordance with the specification. Tenders were invited on 6th May 2025 via Lot 2.2 of the London Construction Programme (LCP). The process was managed by Haringey's Strategic Procurement.

- 6.6 Following final clarifications and the review of the quality and priced elements, the table below sets out the final rankings for the 8 bids received.

Tenderer	Tender Price	Cost (40%)	Quality (50%)	Social Value (10%)	Total Score (%)
A	£653,684.47	40.00	48	4.35	92.35
B	£664,102.11	39.37	39	2.94	81.31
C	£670,796.38	38.98	34	7.09	80.07
D	£748,564.84	34.93	38	2.93	75.86
E	£775,406.90	33.72	37	4.74	75.46
F	£824,318.14	31.72	38	3.35	73.07
G	£893,810.47	29.25	34	2.95	66.20
H	£1,337,976.64	19.54	31	7.5	58.04

- 6.8 Following completion of the tender exercise to procure a suitably qualified and experienced contractor to deliver the external major works programme to the Extensive Voids phase I, it is recommended that Tenderer A is awarded the contract in the sum of £653,684.47.
- 6.9 The projected spend profile is shown in the following table. The project will be funded from the Extensive Voids Budget within Asset Management's HRA Capital Budget. The allocated funding will accommodate all works executed on the project and will be delivered in the 25/26 and 26/27 financial years as shown in the table below.

Financial year	Works	Description
25/26	£637,342.35	Main Works
26/27	£ 16,342.12	End of Defects
Total	£653,684.47	

6.10 Key Milestones

The following key milestones are noted for the delivery of the Phase 1 - Extensive Voids Programme.

Work Stages	Indicative Delivery Period
Initial Engagement	December 2024
Feasibility and Options Appraisal	February 2025
Design Proposals	May 2025
Procurement	June - August 2025
Governance and Approval to Award	September 2025
Appointment of Contractor and Mobilisation	October 2025
Handover	March 2026
End of Defects and Final Sign-Off	March 2027

6.11 Risk Management

The Extensive voids major works programme presents several key risks that require careful management to ensure successful delivery:

Contractor Capacity and Commitment

A primary risk is securing a contractor with the capacity and commitment to deliver the works to the required standard and within the agreed timeframe. This has been mitigated by procuring through the London Construction Programme (LCP) Framework,

which ensures all contractors are pre-vetted and capable of delivering complex refurbishment projects.

Cost Management and Budget Control

Managing project costs within the allocated budget is another significant risk. To mitigate this, we have appointed an experienced design consultant and lead architect to oversee cost planning, value engineering, and design efficiency throughout the project lifecycle.

Quality Assurance and Resident Satisfaction

Achieving a high standard of workmanship is essential to ensure resident satisfaction and long-term asset performance. To address this, a dedicated quality inspector has been appointed to carry out daily site inspections. This role includes monitoring construction quality and reporting on health and safety compliance.

Unforeseen Works and Structural Complexity

A further risk lies in the potential for unforeseen works that may only become apparent once the project is underway. These could include issues such as underpinning requirements, drainage failures, foundation instability, or hidden structural defects that were not identified during the tendering process. The lead consultant is also prepared to respond swiftly with design and engineering solutions should such issues arise.

7. Contribution to the Corporate Delivery Plan 2024-2026 strategic outcomes

- 7.1 The Phase 1 Extensive Voids Programme is aligned with the **Housing Asset Management Strategy (2023–2028)**, and the **Corporate Delivery Plan (2023/24)**. It is designed to:
- Support the Housing Strategy and ensure all council homes meet the Decent Homes Standard by 2028.
 - Respond to the climate emergency by delivering energy efficiency upgrades and decarbonisation measures, aligned with the borough's net zero target by 2041.
 - Ensure building safety and compliance, in line with the Building Safety Act (2022) and Social Housing Regulation Act (2023).
 - Embed active asset management, reviewing long-term viability and demand before investing in housing stock.
 - Align with the Corporate Delivery Plan Theme 2: "Responding to the climate emergency," by prioritising sustainability in all property decisions
- 7.2 There are estimated to be over 15,000 households experiencing fuel poverty in the borough. Improving the energy efficiency of our housing stock to reduce fuel bills is the most effective means of achieving a key objective of the Council's Affordable Energy Strategy 2020-2025. Improving the energy efficiency of homes remains the most sustainable, long-term solution to fuel poverty. With many homes requiring an extensive package of energy efficiency measures.
- 7.3 This project will help to achieve the Borough Plan Outcome 3: 'We will work together to drive up the quality of housing for everyone'. This will include contributing to deliver the following objectives: -
- Ensuring the Council is compliant with the regulatory requirement to bring all council homes to the Decent Homes Standard by 2028.

- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes.

8 Carbon and Climate Change

- 8.1. This project derives from the strategy within the Housing Energy Action Plan. The properties included in scope will go through a 'fabric first' retrofit design process aimed primarily to reduce their carbon emissions, reduce energy usage, and be more resilient to fluctuating temperatures.

9. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

10.1 Strategic Procurement

Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) MW24-H Housing Framework under Lot 2.2 Retro-Fit Refurbishment & Adaptations.

This procurement is in line with Contract Standing Order (CSO) 2.01c, 6.03 and 7.03.

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 Phase 1 Extensive Voids Programme.

10.2 Financial Consideration

The proposed works for the Phase 1 Extensive Voids Programme, with a total estimated cost of £654k for five currently unoccupied properties, will be funded from the approved Major Works Capital Programme. The works are capital in nature as they relate to the structural refurbishment and reinstatement of housing assets.

The costs are expected to be contained within the existing Major Works budget and Medium-Term Financial Strategy (MTFS). Provided there is no cost escalation beyond the estimated cost, there is no or minimal financial pressure on the current year's capital budget.

A small portion of spend may slip into the following financial year (£15k) to address end-of-year defects or completion items

10.2 Legal Considerations

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

The works were tendered via the LCP Housing Framework Lot 2.2 (Retro Refurbishment & Adaptations). Use of a Framework Agreement is an approved route of procurement under the Public Contracts Regulations 2015. It is also provided for in CSO 7.

As the contract to be awarded is a Key Decision, approval would normally fall to Cabinet to approve the recommendations under CSO 2.01 c) (contracts valued at £500,000 or more). The Council's CSOs state that where a decision is required by

Cabinet, this may also be taken by the Leader or by a Cabinet Member with the Leader's agreement (CSO 0.08).

The Cabinet Member also has power to approve issue of a letter of intent which may be up to £100,000 or 10% of the contract value, whichever is the higher.

The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning (Deputy Leader) from approving the recommendations in this report.

10.3 Equality

10.3.1 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.

10.3.2 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.

Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

10.3.3 The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. It is notable that BAME people and disabled people 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.

10.3.4 Overall, as far as this decision will support the Borough Plan objective to drive up the quality of housing for everyone this decision can be expected to have a positive equalities impact.

10.3.5 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.

11. Use of Appendices

11.1 None

12. Background papers

12.1 **Appendix A** - Exempt Report.

