

Report for: Cabinet Member signing – The Cabinet Member for Housing & Planning – September 2025

Item number: CP - 00296

Title: Turner Avenue Estate External Major Works Phase Two (2025-2026)

Report authorised by: Christian Carlisle Assistant Director of Asset Management

Lead Officer: Lauren Parker – Senior Project Manager

Ward(s) affected: North Tottenham Ward

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

1. Describe the issue under consideration

- 1.1 This report requests that pursuant to the Council's Contract Standing Order (CSO) 0.08 for the Cabinet Member for Housing and Planning (Deputy Leader) approval for the award of contract to contractor A to complete external major works on the Turner Avenue Estate. This will be for the sum of £1,514,644 and once completed, will ensure all homes on the estate have had full Decent Homes Standard works in line with programmes delivered across the borough.
- 1.2 The report also seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to issue a waiver by setting aside CSOs 12.01 and 12.02, allowing for the direct award of the contract to Contractor A. This follows the termination of the original contract due to the contractor's inability to fulfil their contractual obligations. Awarding the contract to Contractor A will enable them to complete outstanding works in blocks where work had already commenced and to deliver the full scope of external major works across the remainder of the estate. This approach will ensure that all homes on the Turner Avenue estate receive Decent Homes Standard improvements, consistent with programmes delivered across the borough.
- 1.3 That the Cabinet Member for Housing and Planning (Deputy Leader) acknowledges that, since the original tendering of the external major works, there has been a significant increase in construction and labour costs across the industry. These increases are reflected in the revised value of the works. It is therefore agreed that the additional costs should not be passed on to leaseholders.
- 1.4 It is further recommended that the Cabinet Member for Housing and Planning (Deputy Leader) approves the professional fees of £81,456 which represents 5.377% of the contract sum. And notes the total project cost of £1,596,100.

- 1.5 Details of the preferred bidder are outlined in Appendix A (exempt information) of the report.

2. Recommendations

- 2.1 For the Cabinet Member for Housing and Planning (Deputy Leader) to approve the award of contract to Contractor A in the sum of £1,514,644. Contractor details identified in Appendix A - Exempt Report for the installation of flat roof covering, windows, curtain walling to stairwells, external brickwork and concrete repairs, communal internal and external decorations.
- 2.2 For Cabinet Member for Housing and planning (Deputy Leader) to approve the total professional fees of £81,456 which represents 5.377% of the contract sum. And notes the total project cost of £1,596,100
- 2.3 For the Cabinet Member, for Housing and Planning (Deputy Leader) in line with CSO 0.08 and CSO 16.04 to approve the issue of a Letter of Intent in the sum of £151,464.00. The value of the Letter of Intent represents 10% of the contract sum.
- 2.4 For the Cabinet Member for Housing and Planning (Deputy Leader) to approve the issue of a waiver by waiving off CSO 12.03 to direct award of contract to the preferred contractor. The basis for seeking a direct award is that contractor A is not on an applicable framework through which a direct award can be made. It will overcome the logistics of having two contractors on the same site and enable incomplete and outstanding works to be delivered.
- 2.5 The Cabinet Member for Housing and Planning (Deputy Leader) is asked to approve that any increased costs associated with completing the outstanding works under this tender will not be passed on to leaseholders. The original contract pricing will remain in effect, except where the scope of work in the new contract is reduced.

3. Reasons for decision

- 3.1 Haringey Council requires the Cabinet Member for Housing and Planning (Deputy Leader) approval to award the contract for incomplete and outstanding works for flat roof covering, windows, external brickwork and concrete repairs, curtain walling and communal internal and external decorations to the Turner Avenue Estate. This will ensure all properties on the estate are brought up to Decent Homes Standard
- 3.2 The original contract was awarded under the JCT Intermediate Building Contract with Contractor's Design 2016. Following the termination of that contract due to non-performance, a direct award is now proposed to Contractor A to ensure continuity and timely completion of the external works across the estate. Although Contractor A is not listed on a framework that permits direct call-off, a direct award is considered the most practical and cost-effective approach in this instance. Contractor A is already mobilised on-site, delivering the Brunel Walk dwellings, with established site setup and logistical arrangements in place. This presents a significant opportunity to reduce

additional mobilisation costs and avoid the inefficiencies and potential disruption associated with introducing a second contractor to the estate.

- 3.3 The proposed award via a waiver will benefit both the Council and the project by delivering cost efficiencies through the consolidation of site setup and mobilisation under a single contractor. This approach will enable the seamless sequencing of works alongside those currently being delivered by the Housing Delivery team. Contractor A, who is already appointed to deliver the Brunel Walk new housing development and associated communal garden spaces—including play and amenity features such as seating areas—within the Turner Avenue estate, is well positioned to undertake the additional works. The Council’s Procurement team has reviewed and supports this approach, recognising the cost savings and logistical advantages it offers within the constraints of the site.
- 3.4 Haringey Council has a statutory duty under the Housing Acts to maintain the structural integrity and overall condition of its housing stock. Failure to carry out the proposed works would result in part of the Turner Avenue estate falling below the Decent Homes Standard.

4. Alternative options considered

- 4.1 The option of not proceeding with the works was considered but ultimately rejected. As the landlord, Haringey Council has a statutory responsibility to ensure that the property complies with Decent Homes standards and current Health and Safety regulations. A competitive tendering process was deemed unsuitable for this project due to the associated time and cost implications, as well as the potential disruption that introducing a new contractor could cause to ongoing works. Issuing a direct award to Contractor A is considered both cost-effective and operationally efficient. Contractor A is already appointed to deliver new Council housing on an adjacent development, which includes landscaping works that will integrate with the Turner Avenue estate, thereby minimising disruption to residents and ensuring continuity in delivery.

5. Background information

- 5.1 Cabinet previously approved the Turner Avenue External Major Works on 15 September 2020, covering all four blocks on the estate. However, the original contract was subsequently terminated. Cabinet approval is now being sought to award a new contract to Contractor A to complete the works.

The Turner Avenue Estate consists of the following four blocks:

- **Blocks A to C:** 2-56
- **Block D:** 1-23
- **Block E:** 25-51
- **Blocks F & G:** 53-83

- 5.2 The work comprised of the following roof replacement, window and door replacement, brickwork repairs, concrete repairs, external decorations, external lighting, internal communal decorations, communal door replacement, communal electrical works, external works, resurfacing, and fencing.

- 5.3 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.
- 5.4 Project details are summarised in the table below: -

Number of flats in project:	70 units
Total contract cost:	£1,514,644
Anticipated contract start on site:	17/11/2025
Anticipated contract completion:	29/06/2026
Contract duration:	32 weeks
Contractor:	Details in Appendix A (exempt report).

Proposed Work

- 5.5 The works include component renewals and associated repairs including roof replacement, window and door replacement, brickwork repairs, concrete repair, external decorations, external lighting, internal communal decorations, communal door replacement, communal electrical works, external works, resurfacing, and fencing.
- 5.6 The cost of the works will be funded from the external works budget within the Major Works Capital Programme for financial years 2025/26 and 2026/27. It is anticipated that £0.98 million will be spent in 2025/26 and £0.535 million in 2026/27. The external works budget for 2025/26 has been allocated at £12.5 million, within which this project will be accommodated.

6 Consultation

- 6.1 Resident and stakeholders have been updated as part of an ongoing consultation process via newsletters. Initial communication and meetings were held with residents in June 2023, notifying them that the original contractor was unable to fulfil their contractual obligation to complete works on the estate. Following this, further updates have provided, responses to individual queries or focused on communication relating to block surveys.
- 6.2 Meetings will be arranged for residents to meet with the project team. Future newsletters will continue to keep residents informed, providing details about the appointed contractor, project timelines, and opportunities for feedback. Both the contractor and Haringey Council will provide dedicated Resident Liaison Officers for the duration of the contract.

7 Leasehold implications

- 7.1 There are 28 leaseholders living in the properties affected by the works described in this report.

- 7.2 Under the terms of their lease, the lessee is required to contribute towards the cost of maintaining the main structure, common parts and shared services of the building, in a good condition. These contributions are typically recovered by the freeholder through the lessees' service charge account.
- 7.3 In accordance with the Service Charge (Consultation Requirements) (England) Regulations 2003, under schedule 4 part 2, the statutory Notice of intention to do works was issued 4 September 2019 inviting observations as to the works or nomination of alternative contractors 5 October 2019. No observations or nominations were received.
- 7.4 The statutory Notice of Estimates was issued on 20 July 2020 inviting observations by 21 August 2020.
- 7.5 The works were originally awarded in accordance with Section 20 consultation requirements, and the successful contractor commenced delivery. However, the contractor withdrew partway through the project. For those blocks where works have been completed, leaseholders will be issued final bills aligned with the original estimated costs. In contrast, several blocks still have outstanding works—such as window and roof replacements—which will be completed by the newly appointed contractor.
- 7.6 It is acknowledged that the required contribution may be a concern for the lessee. In light of this, Haringey Council's Leasehold Services team suggests that it would not be appropriate to charge different amounts to leaseholders on the same estate for identical works simply because the previous contractor left the project. Therefore, their recommendation is that any increased costs associated with the new contractor should not be passed on to the leaseholders.
- 7.7 The total amount estimated to be recovered from the Terminated contract and the proposed contract outlined in this report is £1,072,606.78.

8. Conservation Areas

- 8.1 None of the properties in this project are within conservation areas.

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

- 10.1 The contract sum for this project is £1,514,644. The total scheme cost including professional fees of £81,456 is £1,596,100.
- 10.2 This scheme is estimated to cost £1,596,100 and it is projected to be phased as set out below:

Financial year	Works	Fees	Total
2025/26	£980,000	£50,185	£1,030,185
2026/27	£496,778	£30,489	£527,267
2027/28	£37,866	£782	£38,648
Total	£1,514,644	£81,456	£1,596,100

- 10.3 This cost will be met from the existing approved major works capital programme budget/MTFS 2025/26-29.
- 10.4 The proposed award by a waiver will benefit the Council and the project by ensuring cost efficiencies through the consolidation of site set up and mobilisation under one contractor.
- 10.5 The increased costs associated with completing the outstanding works under this tender will not be passed on to leaseholders. The original contract pricing will remain in effect, except where the scope of work in the new contract is reduced.
- 10.6 There is a risk of cost escalation if the project is not monitored properly.

11. Strategic Procurement (SP)

- 11.1 Strategic Procurement note that this report relates to the award of a contract to Contractor A.
- 11.2 This contract has previously been awarded but due to contract termination works were unable to be completed.
- 11.3 This new award to Contractor A is to drive the completion of the remaining works to the project.
- 11.4 Part of the reason why this contractor is being appointed is due to the convenience of space. The available space for site set up has been occupied by this contractor working on another project. The introduction of a new

contractor aside this one will struggle to find space to set up site office including other amenities, which in turn could add additional cost to the project.

- 11.5 The value of this procurement falls outside of the works threshold under the Procurement Act 2023 & Procurement Regulations 2024.
- 11.6 SP support the recommendation to waive of CSO's 12.01 & 12.02 and award a contract in accordance with CSO's 0.08

12. Legal

- 12.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 12.2 Pursuant to the provisions of the Council's Contract Standing Order 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 and above.
- 12.3 Pursuant to paragraph 12.2 above and pursuant to CSO 0.08 a decision reserved for Cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendations in paragraph 2 of the report is line with the Council's CSO so long as the Cabinet Member is taking the decisions with the agreement of the Leader.
- 12.4 The Council's Contract Standing Order (CSO) permits Cabinet to waive the provisions of CSO 12.03 (requirement for the publication of an appropriate advertisement) in accordance with CSO 18.01.1, 18.01.2(d) (ii) and (iii) and approve the award of a contract and as such the recommendation in paragraph 2.3 of the report is in line with the Council's CSO.
- 12.5 The recommendation is paragraph 2.2 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.
- 12.8 The Director of 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 opportunities 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.

- 13.2 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 apply to the first part of the duty.
- 13.3 This decision relates to the completion of external major works on the Turner Avenue Estate, which will improve the quality, safety, and energy efficiency of 70 homes.
- 13.4 The decision will primarily impact residents living in properties managed by Haringey Council, among whom women, disabled people and people from ethnic minority backgrounds are overrepresented. These groups are more likely to be affected by poor housing conditions and may benefit disproportionately from improvements to safety, accessibility and thermal comfort. The project also supports residents experiencing socioeconomic disadvantage, who are overrepresented in social housing and more vulnerable to fuel poverty.
- 13.5 No negative equality impacts have been identified. The project is expected to have a positive impact on groups with protected characteristics by improving living conditions, reducing maintenance issues and enhancing communal spaces. The decision not to pass increased costs on to leaseholders also supports equity and affordability.
- 13.6 Resident engagement has been ongoing since June 2023, including through newsletters and meetings. Future engagement will continue through dedicated Resident Liaison Officers.
- 13.7 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 contract and ensure that any reasonably possible measures are taken to address any issues that may occur and have a disproportionate negative impact on any groups who share protected characteristics.

Use of Appendices

- 14.1 Appendix A - Exempt Information

15. Local Government (Access to Information) Act 1985

- 15.1 Asset Management Strategy 2023-2028
[Housing Asset Management Strategy 5 December 2023 Cabinet Report FV.pdf \(haringey.gov.uk\)](#)
- 15.2 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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