

Report for: Cabinet - 11 November 2025

Item number: 11

Title: Approval to Tender for a contractor to deliver works at Tiverton Road, N15

Report

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Ward(s) affected: Hermitage and Gardens

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 17 Council homes comprising 3 x one-bed two-person flats; 1 x two-bed three-person flats; 7 x two-bed four-person flats; 1 x three-bed four-person flats; x 3 three-bed five-person flats; and x 2 four-bed seven-person flats family houses on Council-owned land in front of 24 – 96, Tiverton Road. The location of the proposed new homes is shown in the 'Proposed Site Plan' included in Appendix 1. All 17 new council homes will be let at Social Rent.

2 Cabinet Member Introduction

- 2.1 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.
- 2.2 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.
- 2.3 The proposals for Tiverton Estate showcase our borough's approach to placemaking which lies at the heart of Haringey's council house programme: we are aiming to deliver 17 new homes for affordable rent, including wheelchair accessible and family homes for local residents, while also providing public realm improvements. The scheme will be designed using Passivhaus insulation principles, powered by heat pumps and solar panels, and designed to minimise noise from the main road.

- 2.4 The site is currently an area of open space, which falls within the Tiverton Estate – owned by Haringey Council.

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 selection of a contractor to deliver a new build development of 17 Council Homes at the site shown on the plan at Appendix 1 within Tiverton Estate, for an anticipated total contract and client contingency set out in the exempt Appendix 2 of this report.
- 3.2 Approve the procurement of the contract via London Construction Programme (LCP) – Housing Framework.

4 Reasons for decisions

- 4.1 The site known as open space in front of 24-96 Tiverton Road with the Tiverton Estate, was approved by Cabinet on 21st January 2020 to be included in the Council's Housing Delivery programme. A design and access plan, aimed to supporting a planning application for the redevelopment of the site is being prepared by appointed Architects. 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 17 much-needed affordable homes on Council-owned land, including two M4(3) wheelchair homes and family homes, with associated refuse stores, cycle stores, service space, amenity space and landscaping. These 17 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

Tiverton Estate Development Site

- 6.1 As shown in the 'Proposed Site Plan' in Appendix 1, the site is located within a post-war residential estate to the north-east of Finsbury Park, the site is a poorly utilised green space surrounded by 4-5 storey residential blocks, car parking and highways.
- 6.2 The space consists of lawn bisected by a footpath running centrally through the space, scattered trees and raised planters with overgrown vegetation in the east and west boundaries. A modest church structure is located to the north. The site has no specific planning policy designations, other than it is located within a critical drainage area. Locally significant industrial land is located to the south-east. Local employment regeneration areas are located to the south and west of the site. The site is not located within a conservation area and there are no heritage assets on or in proximity to the site.
- 6.3 Between the estate volumes, there is a combination of private and communal green spaces. Three open spaces that sit nearby our site are Tewkesbury Road Open Space, 2-24 Tiverton Road Open space and the playground opposite the Church.
- 6.4 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 disabled parking for the proposed development.
- 6.5 The site is Council-owned and is currently held in the Council's Housing Revenue Account.
- 6.6 In January 2020, Cabinet approved the inclusion of Tiverton Estate into the Council's Housing Delivery programme. Designs have currently been developed to RIBA Stage 3. 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.

Community Engagement and S105 Consultation

- 6.7 Community engagement and S105 was undertaken by the Applicant having regard to the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement.
- 6.8 The Council undertook a combined community engagement and S105 consultation. 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 Applicant.
- 6.9 To date engagement has consisted of: pre-application community engagement exercise, including online events, letters circulated and in person with residents; dialogue with ward Councillors; the Metropolitan Police Designing Out Crime section, the Haringey Quality Review Panel and the Local Planning Authority (LPA).
- 6.10 As part of the combined community engagement and S105 exercise, letters were distributed to 293 secure tenants and 154 leaseholders within the Tiverton Estate. Of

the secure tenants, the council received a 18.4 % response rate, and for Leaseholders 17.5%.

- 6.11 The surveyed responses highlighted the loss of green space as the main concern arising from the proposed development. Additionally, impact upon on existing parking provision, concerns raised regarding loss of daylight and overshadowing from the new building, were the other key issues raised by residents.
- 6.12 The combined S105 and community engagement ran from 27th June to 3rd August 2025. During this period, in person consultation events were held on 19th, 23rd and 29th July 2025. During the engagement process the residents' primary concerns related to the scale, height and design of the proposed buildings; transport concerns regarding the parking and loss of open space. A total of 35+ residents attended across the three engagement events. Feedback received during the engagement process will be considered carefully and reported to a later Cabinet meeting.
- 6.13 **Proposed Tender process**
- 6.14 This opportunity will be competitively tendered in line with the Councils' Contract Standing Order (CSO) 7.02. The recommended route for procurement will be via the London Construction Programme (LCP) – Housing Framework.
- 6.15 The procurement process will adopt a single stage JCT Design and Build Contract, largely driven by timescales required to meet funding deadline requirements.
- 6.16 Ahead of tender submission, the housing scheme at Tiverton Estate will be designed up to Stage 3+ 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.
- 6.17 Bidders will be asked to respond to a price, quality assessment and social value.
- 6.18 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.
- 6.19 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.
- 6.20 Following review by a member of strategic procurement, it is proposed to procure the works via the London Construction Programme (LCP) Housing Framework, using a single stage JCT Design and Build contract.

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 17 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 Tiverton Estate 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.
- 8.2. Homes are designed to include high levels of insulation, efficient heating systems using a highly efficient packaged Air Source Heat Pump (ASHP) 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 Tiverton Road.
- 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 of 0.4 as well as the latest requirements on Biodiversity Net Gain

(BNG). This will be achieved through landscaping improvements within the site boundary, and ancillary site located close to the development.

9 Statutory Officer Comments

9.1 Legal

- 9.1.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.1.2 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has authority to approve the commencement of a procurement exercise where the value of the contract to be procured is £500,000 or more and as such the recommendation in paragraphs 3.1 and 3.2 of the report is in line with the Council's CSO.
- 9.1.3 Pursuant to the Council's CSO 7.02 and Regulation 33 of the Public Contracts Regulations 2015, the use of the London Construction Programme (LCP) – Housing Framework is a compliant route to procure the contract in the report.
- 9.1.4 The Director of Legal and Governance (Monitoring Officer) sees 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 may 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 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 The scheme is included in the HRA capital programme and in the Council's Medium-Term Financial Strategy (MTFS).
- 9.3.2 The cost was modelled in the planning of the HRA income and expenditure and can be contained within the HRA.
- 9.3.3 Further finance comments are contained in the Exempt part of this report.

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 potential for disproportionate impacts on groups sharing protected characteristics has been considered and set out in the project's accompanying Equality Impact Assessment.

10 **Use of appendices**

11 **Local Government (Access to Information) Act 1985**

- 11.1 Appendix 1 – site plan showing location of development site at Tiverton Estate
- 11.2 Appendix 2 and 3, are 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).
- 11.3 Appendix 4 – Equalities Impact Assessment