

Report for: Cabinet - 11 November 2025

Item number: 10

Title: Approval to tender a JCT Design and Build Contract for the Kings Road Car Park site, N17

Report Authorised by: Taryn Eves, Corporate Director of Finance and Resources

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

Ward(s) affected: Bruce Grove

Report for Key/Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 Cabinet is requested to approve, as required under Contract Standing Order 2.01(b), the commencement of a tender process for the selection of a contractor to deliver a new-build housing development comprising nine three-storey four-bedroom Council homes.
- 1.2 The development will be situated on Council-owned land to the rear of St James Place, known as the Kings Road Car Park (N17 8NP). The location of the proposed homes is illustrated in the 'Proposed Site Plan' provided in Appendix 1.
- 1.3 All nine homes will be delivered as Council housing and let at Social Rent levels.

2. Cabinet Member Introduction

- 2.1 This report seeks Cabinet approval to progress the development of the Kings Road Car Park site (land to the rear of St James Place, N17 8NP) as part of the Council's Housing Delivery Programme.
- 2.2 The Council has committed to delivering 3,000 new council homes by 2031 in response to the significant and growing demand for genuinely affordable housing in the borough. This commitment forms a central part of our strategy to address the housing crisis and improve outcomes for residents in housing need.
- 2.3 The Kings Road Car Park scheme will contribute to this target by delivering nine new council homes for affordable rent. The scheme has been designed to make efficient use of underutilised council-owned land while enhancing the surrounding environment and supporting inclusive neighbourhood development.
- 2.4 This project reflects the Council's wider approach to placemaking, delivering high-quality, sustainable homes that meet local needs and contribute positively to the

character and functionality of the area.

3. Recommendations

It is recommended that Cabinet:

- 3.1. Approves the initiation of a tender process for the selection of a contractor to deliver the new-build development of nine Council homes at Kings Road Car Park (land to the rear of St James Place), N17 8NP. This approval includes the anticipated total scheme cost as detailed in the exempt section of this report.

4. Reasons for decisions

- 4.1. The Council's Contract Standing Order item 2.01.b) requires Cabinet approval to commence a procurement exercise for proposed contracts valued £500,000 or above.
- 4.2. The site known as Kings Road Car Park (to the rear of St James Place), N17 8NP, was approved by Cabinet in October 2021 for inclusion in the Council's Housing Delivery Programme. A planning application for the proposed redevelopment will be submitted by October 2025; the application is scheduled for determination at December's 2025 Planning Committee.
- 4.3. Financial appraisals, supported by the Council's independent cost consultant, confirm that the scheme is viable and represents value for money.
- 4.4. The proposed development will deliver nine much-needed affordable homes on Council-owned land. The inclusion of larger four-bedroom homes responds directly to a significant gap in the Council's existing housing stock, particularly for larger households currently placed in temporary or high-cost accommodation due to the lack of suitable provision. This scheme not only meets urgent housing needs but also supports long-term financial sustainability by reducing reliance on more expensive housing solutions. Additionally, the development contributes to the Council's strategic target of delivering 3,000 new Council homes by 2031.
- 4.5. The proposed development makes efficient use of an underutilised Council-owned site, providing high-quality, affordable housing. This aligns with the Council's strategic objective to maximise the use of its land assets to meet pressing housing needs.
- 4.6. The proposed development has been designed to address existing issues of anti-social behaviour through improved site layout, natural surveillance, and secure access arrangements. Upgraded refuse storage facilities will support the Council's efforts to reduce fly-tipping in the area, contributing to a cleaner and safer environment. Collectively, these improvements will enhance the overall quality of the public realm and promote a more positive living environment for existing and future residents.

5. Alternative options considered

- 5.1. One option considered was not proceeding with a competitive tender or developing the site for housing. However, this approach was discounted as it does not align with the Council's strategic objective to deliver a new generation of Council homes.

6. Background information

- 6.1. The Kings Road Car Park site, located to the rear of St James Place, Tottenham (N17 8NP), is a Council-owned parcel of land situated within a densely populated residential area. The site currently functions as a surface-level 40 space estate permit car park serving residents of the adjacent blocks on St James Place and Church Road. In addition to parking provision, the site includes six disused garages and a refuse and bulky waste storage area.
- 6.2. The site was approved by Cabinet in October 2021 for inclusion in the Council's Housing Delivery Programme, as part of the Council's wider commitment to delivering 3,000 new Council homes by 2031.
- 6.3. A planning application for the redevelopment of the site will be submitted by October 2025 and scheduled for determination at December 2025 Planning Committee.
- 6.4. The site presents several physical and operational constraints. It is located in extremely close proximity to an active Network Rail line, which imposes strict limitations on building design, construction methodology, and ongoing maintenance. These constraints require careful coordination with Network Rail to ensure compliance with safety and operational standards.
- 6.5. In its current form, the site is associated with a number of long-standing issues. The disused garages and poorly defined boundaries have contributed to persistent anti-social behaviour (ASB), including loitering, vandalism, and unauthorised dumping. The refuse and bulky waste storage area is frequently misused, leading to regular fly-tipping and environmental degradation. These issues have had a detrimental impact on the quality of life for nearby residents and have placed a recurring burden on Council resources for waste clearance and enforcement.
- 6.6. Furthermore, the current refuse collection arrangements are inefficient due to the site's layout, which does not support safe or convenient access for collection vehicles.
- 6.7. The redevelopment of the Kings Road Car Park site presents a significant opportunity to deliver nine high-quality, large family council homes alongside much needed improvements for the surrounding residents including secure refuse storage, improved public realm, and enhanced natural surveillance to deter ASB.
- 6.8. The site is Council-owned and is currently held in the Council's Housing Revenue Account (HRA).

Planning consultation

- 6.9. The scheme has made positive progress through the planning process. To date, two formal pre-application meetings have been held in July and August, with two additional sessions scheduled for September 2025. These meetings have facilitated close collaboration with the Local Planning Authority (LPA). We anticipate submitting the planning application in October, with a decision expected by December 2025.
- 6.10. A planning consultation will be launched to invite resident feedback, which will be considered as part of the formal planning process.
- 6.11. The Council has opted not to submit the scheme to a Quality Review Panel (QRP), in line with its adopted policy for non-major schemes (those delivering fewer than 10 units). While QRP reviews are encouraged for larger developments, they are not a formal requirement for smaller schemes. In this case, the decision was influenced by the tight programme constraints associated with funding from the Greater London Authority's Affordable Homes Programme 2021–2026. Given the lack of tolerance in the programme for delays, and the importance of meeting the start-on-site funding deadline, the risk of postponement due to QRP scheduling was considered too great.
- 6.12. Despite not attending a QRP, the Council is confident in the quality and robustness of the scheme's design. This confidence is underpinned by the involvement of multiple architectural voices throughout the design process. Metropolitan Workshop, the lead architect, brings extensive experience from sitting on various QRPs and has actively sought feedback from other architects acting as informal critical friends. This peer engagement has helped refine and strengthen the design.
- 6.13. In addition, the Council's internal Design Review Officer from the Housing Delivery team has attended all design meetings, providing consistent oversight and challenge to ensure high standards are maintained.
- 6.14. The LPA's Design Officer has also been closely involved through the pre-application process, offering constructive feedback and confirming their support for the scheme. The combination of internal and external design expertise has resulted in a well-considered proposal that responds effectively to site constraints, community needs, and planning policy.
- 6.15. Design development will continue through RIBA Stage 3, focusing on technical refinement, coordination of disciplines, and preparation of planning documentation, ahead of submitting the scheme for planning approval.

Proposed Tender process

- 6.16. This report seeks Cabinet approval to initiate a competitive tender process for the appointment of a contractor to deliver the new-build development of nine Council homes at the Kings Road Car Park site.
- 6.17. Subject to the granting of planning permission, a contractor will be required to progress the scheme through technical design and deliver the construction works to completion and handover.

- 6.18. We will collaborate with Strategic Procurement to determine the most suitable route to market, with primary consideration given to the LCP DPS and Framework, in accordance with CSO 7.02 and 8.01.
- 6.19. Tenderers will be evaluated on the basis of both price and quality, ensuring a balanced approach to value for money and delivery capability.
- 6.20. The quality evaluation will be undertaken by the Council's project team, with moderation led by the Strategic Procurement Team to ensure consistency, transparency, and rigour in the assessment process. The evaluation will be based on a pre-agreed set of qualitative questions included in the tender documentation. Responses will be scored on a scale from 0 (no response) to 5 (excellent), with each question weighted according to its importance to the successful delivery of the scheme.
- 6.21. The Council's appointed Cost Consultant will independently assess the financial submissions to ensure value for money in line with current market conditions. All clarification responses will be reviewed to validate the robustness of the cost proposals. A comprehensive tender report will be produced at the conclusion of the process, detailing the outcome of both the quality and cost evaluations.
- 6.22. Subject to a successful tender outcome, a further report will be brought to Cabinet at Gateway 3 to seek approval to award the construction contract.

Cabinet to note:

- 6.23. The new build construction costs presented in the part B exempt report have been prepared by the Council's appointed Quantity Surveyor (QS) based on the current stage of the scheme's design development (RIBA Stage 2). As such, they reflect the best available information at this point in time but remain subject to change as the scheme design progresses to RIBA Stage 3.
- 6.24. Key variables that may influence the final cost include design development as the scheme progresses and fluctuations in the construction market as the scheme enters the formal tendering phase in Winter 2025.
- 6.25. These cost estimates are indicative and intended to support decision-making at this stage. They do not represent a final budget. The total scheme cost will be confirmed following completion of the competitive procurement process and will be reported through the appropriate governance channels for approval, in accordance with CSO 2.01. c.

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 nine 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 proposed development at Kings Road Car Park is currently at RIBA Stage 2, with design work ongoing. As such, detailed information regarding carbon emissions and environmental performance is not yet available. However, the scheme is being developed in line with best practice sustainability principles and the Council's climate emergency commitments. The design aims to incorporate passive measures, energy-efficient systems, and renewable technologies to reduce carbon emissions wherever feasible.
- 8.2. The site's location adjacent to an active Network Rail line presents environmental considerations, particularly around noise and air quality. The building layout has been carefully planned to mitigate these impacts, with key habitable room windows positioned away from the rail line and acoustic treatments integrated into the building envelope.
- 8.3. Overheating risk has been addressed through thoughtful design. All proposed homes are dual or multiple aspect, enabling natural cross-ventilation, enhanced daylighting, and the ability for residents to orient living spaces away from the rail corridor.
- 8.4. As the design is still evolving at the time of seeking pre-tender approval, further details and specifications will be provided in the post-tender report.

9. Statutory Officer Comments

Legal

- 9.1. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.2. 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 paragraph 3.1 of the report is in line with the Council's CSO.

- 9.3. The use of a Framework (CSO 7.02) or Dynamic Purchasing System (8.01 or 8.02) to procure the contract as indicated by Strategic Procurement are complaint route to procure the contract in the report.
- 9.4. The Director of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendation in the report.

Procurement

- 9.5. Strategic procurement notes the contents of this report, and the recommendations as set out.
- 9.6. 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.
- 9.7. 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.
- 9.8. 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.
- 9.9. 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.

Finance

- 9.10. Please see part B exempt

Equality

- 9.11. The Council has a statutory duty under the Equality Act 2010 to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a protected characteristic and those who do not; and
- Foster good relations between persons who share a protected characteristic and those who do not.

9.12. This duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. The characteristic of marriage and civil partnership is relevant only to the first limb of the duty (elimination of discrimination).

9.13. Although not a protected characteristic under the Equality Act 2010, Haringey Council recognises socio-economic status as a local priority and considers it in its decision-making processes to promote fairness and inclusion.

9.14. The proposed decision relates to the procurement of a contractor to deliver nine new Council homes at the Kings Road Car Park site. The Kings Road Car Park site is in the Bruce Castle ward, adjacent to Tottenham Central and St Ann's. These areas are among the most diverse and socio-economically challenged in Haringey.

9.15. Over 60% of residents in Bruce Castle identify as Black, Asian or Minority Ethnic (BAME), significantly higher than the London average. Bruce Castle falls within the 20% most deprived wards in England, with high levels of income deprivation, child poverty, and unemployment. Haringey has over 3,000 households in temporary accommodation, many of whom are families with children living in overcrowded or unsuitable conditions. The area has a higher-than-average proportion of residents reporting long-term health conditions or disabilities. The local population is younger than the borough average, with a high proportion of children and young adults under 35.

9.16. Data held by the Council indicates that women, young people, individuals from lower socio-economic backgrounds, and Black, Asian and Minority Ethnic (BAME) residents are disproportionately represented among those in temporary accommodation. As such, the delivery of these new homes is expected to advance the Council's Public Sector Equality Duty by improving access to secure, affordable housing for groups with protected characteristics.

9.17. The scheme will increase the supply of genuinely affordable housing in the borough, including larger family-sized homes. This will have a positive impact on residents on the housing register, particularly those in severe housing need and those currently living in temporary accommodation.

9.18. A full Equality Impact Assessment (EQiA) has been completed, which concluded that the decision will have a positive impact on equalities within the borough. While there may be a minor negative impact due to the reduction in parking spaces, this is fully mitigated by the area's high public transport accessibility rating and the continued availability of Blue Badge parking nearby.

9.19. In relation to the procurement process, the appointed contractor acting on behalf of

the Council in delivering a public function will be required to comply with the Public Sector Equality Duty. This includes having due regard to the three aims of the duty throughout the delivery of the contract.

10. Use of appendices

Appendix 1 – Red Line Boundary

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).