

Report for: Cabinet Member Signing – The Cabinet Member for Housing & Planning

Item number: CP - 00219

Title: Chettle Court, Cordell House, Edgecot Grove
Structural Remediation Works

Report authorised by: Sara Sutton, Corporate Director Adults, Housing & Health;
Jahed Rahman, Director of Housing.

Lead Officer: Lauren Parker – Senior Project Manager
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Ward(s) affected: St Ann, South Tottenham and Stroud Green

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

1. Describe the issue under consideration

This report seeks approval from the Cabinet Member of Housing & Planning, in accordance with the Council's Standing Order (CSO) 0.08, for the direct award of a contract under CSO 10.1 to Contractor A. The proposed contract, valued at £2,943,866, is for the structural remediation of three residential blocks: Chettle Court, Cordell House and Edgecot Grove. Upon completion, the works will fully restore the structural integrity of the buildings, ensuring their long-term stability and safety. Works will be delivered under the **JCT** Standard Building Contract with Approximate Quantities (2016 Edition) over a 30-week period.

- 1.1 Details of the successful contractor are provided in Appendix A (exempt information).

2. Recommendations

- 2.1. Pursuant to the CSO 0.08, it is recommended that the Cabinet Member of Housing & Planning approve the direct award of the contract to Contractor A for structural remediation works at Chettle Court, Cordell House, and Edgecot Grove for £2,943,866, with a 30-week delivery period.
- 2.2. It is further recommended that the Cabinet Member for Housing and Planning approves the professional fees of £155,621 which represents 5.29% of the contract sum. And notes the total project cost of £3,009,487.

- 2.3. For Cabinet Member for Housing and Planning to note that an estimated total of £851,890.51 that will be recovered from leaseholders as their contribution to the cost of the works.

3. Reasons for decision

- 3.1. A key objective of the Housing Asset Management Strategy is to ensure that Haringey's housing assets are safe and fully compliant with the latest Building Safety Regulations. In addition, the strategy supports the overarching priorities set out in the Corporate Delivery Plan (2024-2028), specifically: 'Homes for the Future – Everyone has a home that is safe, sustainable, stable and affordable' and 'We will work together to drive up the quality of housing for everyone'
- 3.2. Cabinet Member for Housing & Planning approval is sought to directly award a JCT Standard Building Contract with Approximate Quantities 2016, for the delivery of essential structural remediation works at Chettle Court, Cordell House and Edgecot Grove. This contract will be awarded via a direct appointment under Lot 2.2 of the London Construction Programme Major Works Framework. The procurement process was fully overseen and managed by Haringey Council's Strategic Procurement team to ensure compliance and transparency. The contract will run for a duration of 30 weeks.
- 3.3. The three blocks included in the project have been identified as requiring structural remediation works following structural surveys, asbestos surveys and a fire safety survey. The project will enable works to commence and contribute to properties being maintained to a safe and compliant standard.
- 3.4. In 2022 the works were tendered and, following evaluation, awarded by a member decision dated 18 March 2022, to Cosmur Construction (London) Limited. However, following the contract award but before commencement on site the contractor began experiencing financial difficulties and in May 2023 a Company Voluntary Arrangement (CVA) was approved. Cosmur's CVA was then terminated in September 2024, and they formally entered into liquidation. The works were then retendered in 2024.
- 3.5. The Tenderers were asked to provide social value submission, which accounted for 10% of the total Tender score. The London Borough of Haringey is dedicated to a performance and evidence-based approach to Social Value. Using the National TOMs (Themes, Outcomes, and Measures) System developed by the Social Value Portal, bidders were required to propose credible targets for the following performance areas, which would be monitored:
- **Employment:** Direct FT employees hired for duration of contract.
 - **Employment:** Direct FT employees from a NEET background hired for the duration of the contract.
 - **Employment:** Work experience placements.
 - **Local Businesses:** Expert advice to VCSE and MSE.

- **Local Businesses:** into work for local jobseekers.
- **Local Businesses:** Local spend targeted areas.
- **Employment:** Percentage of staff paid London living wage.
- **Supply Chain:** Percentage of supply chain paid London living wage.
- **Training:** Access to accredited short course portal
- **Local education:** School engagement and curriculum support activities.
- **Volunteering:** 32 hours of volunteer time to support local initiatives.
- **Training:** Resources to support VCSE.
- **Environment:** Carbon offsetting donation.
- **Community:** Donations to community projects.
- **Health:** Donation to health interventions.
- **Training:** Equality, diversity and inclusion training for staff.
- **Health:** Staff provided access to health and wellbeing programmes.
- **Health:** Access to accredited training portal

3.6. The value of the Social Value commitment is detailed in Appendix A – Exempt Report.

3.7. Following evaluation of bids bidder A was the preferred bidder. The S20 notice issued to leaseholders was however discovered to be incorrect, so an award could not proceed.

3.8. Bidder A is however a top-ranking contractor on Lot 2.2 on the LCP framework, a Qualifying Long-Term Agreement covering the works involved. Officers therefore propose a direct award, subject to appropriate S20 consultation to bidder A. The correct S20 notices have now been served (see Leasehold Implications below).

4. **Alternative options considered**

4.1. An alternative option would be to advertise the contract through the London Construction Programme Major Works framework. However, as the contract had already been competitively tendered, and the successful contractor is also the top ranked provider under Lot 2.2 of the framework a decision was made to proceed with a direct award to this contractor. This approach was endorsed by Haringey Council's Strategic Procurement team, which considered factors such as the efficiency of accessing pre-approved contractors and the added value of engaging a company with a strong local presence and commitment of resources within the borough.

4.2. The option of not proceeding with the proposed work was considered. However, this would prevent the Council from fulfilling a key priority of the Housing Asset Management Strategy 2023-28 – namely ensuring that existing council owned properties are maintained to a safe and compliant standard.

5. **Background information**

5.1. As the landlord, the Council has a statutory and legal obligation to maintain its housing stock in a good state of repair. Prior to the commencement of the programme, comprehensive surveys were undertaken to identify all necessary

works, ensuring the properties will be structurally sound and compliant with current building and fire safety regulations. Although the works were previously tendered, the process was discontinued due to procedural considerations. A revised approach has since been adopted to ensure compliance and timely delivery of the required works.

- 5.2. Haringey Council commissioned consultants Ridge and Partners LLP, as the multidisciplinary construction related consultant to manage these works. The scheme under consideration will be designed, costed and project managed by Ridge in partnership with Haringey Council. Works included within this scope include aspects such as pre-surveys, validation inspections and monitoring of works, progress and programme.
- 5.3. Chettle Court requires remediation works to extend the width of the piers to North and East elevations of the building, masonry crack repair and masonry wall tying, existing underpass steelwork support and movement joint steelwork alterations. Cordell House requires remediation works to multiple areas of spalled and cracked concrete to concrete façade, spalled concrete to vent shaft at roof level, cracking to slab soffit, plant room wall concrete damage. Edgecot Grove requires remediation works to extend the width of the piers to North and East elevations, masonry crack repair details, movement joint steelwork alterations and high-level expansion joint replacement.
- 5.4. The award process was carried out in accordance with the London Construction Programme Major Works Housing Framework under Lot 2.2
- 5.5. The project details are as follows: -

Number of dwellings in project	148 Units
Anticipated start on site	10th November 2025
Anticipated practical completion	8 th June 2026
Contractor	Details in appendix A (exempt report)

- 5.6. The total cost of this scheme, including professional fees, is estimated at £3,099,487 and projected to be spent as shown below: -
- 5.7. The Projected expenditures of £2,826,856 in 2025/26, £155,308 in 2026/2027 and £73,597 in 2027/28 are all contained in the Capital works programme budget.
- 5.8. This project is part of the structural works programme as part of the overall Capital Works programme for 2025/26, 2026/27 and 2027/28. A provision has been made in the 2026/27 Capital Works budget.

Financial year	Works	Fees	Total
2024/2025	£0	£42,882	£42,882
2025/2026	£2,720,514	£106,342	£2,826,856
2026/2027	£149,755	£5,553	£155,308
2027/2028	£73,597	£0	£73,597

Total	£2,943,866	£155,621	£3,099,487
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- 5.9. The Contractor was invited to submit a price for the works. As part of the submission the Contractor was required to also provide a social value submission to meet the requirements of Haringey's social value commitments.

6. **Consultation**

- 6.1. The residents will be consulted by letter and resident meetings. In addition to this dedicated Resident Liaison Officers will be assigned to each block by both the contractor and Haringey Council for the duration of the contract.
- 6.2. A follow up newsletter/leaflet will provide an update on progress and will confirm the appointment and details of the successful contractor.

7. **Leasehold Implications**

- 7.1. There are 96 leaseholders living within Chettle Court, Cordell House and Edgecot Grove who will be affected by the structural works.
- 7.2. Under the terms of their lease, the leaseholder is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are normally recovered by the freeholder through the lessees' service charge account.
- 7.3. The statutory Notice of Estimates was issued on 11th July 2025 inviting observations by 10th August 2025. Observations were received and a summary of the observations and officer responses appears at Appendix B.
- 7.4. The total amount estimated to be recovered from the Leaseholders is £851,890.51.

8. **Conservation Areas**

- 8.1. The properties are not located within a conservation area.

8.2. **Contribution to the Corporate Delivery Plan 2024-2028 High level Strategic outcomes**

- 8.3. 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: -
- Meeting all Building Safety and Compliance regulatory requirements to ensure the safety of residents living in council homes
- 8.4. Outcome 3 which comes under the Borough Plan's Housing priority for which the vision is for safe, stable and affordable homes for everyone, whatever their circumstances.

8.5. The project will also contribute to the delivery of outcome 'Homes for the future - Everyone has a home that is safe, sustainable, stable and affordable'. This will include contributing to the delivery of the following objective: tcome 'Homes for the Future – Everyone has a home that is safe, sustainable, stable and affordable'. This will include contributing to the delivery of the following objective:

- Improving social housing and the private rented sector.

9. Statutory Officers comments (Chief Finance Officer, including Procurement), Head of Legal and Governance, Equalities)

9.1. Finance Comment

- 9.1.1. This report recommends the award of contract to carry out the structural remediation works at Chettle Court, Cordell House and Edgecot Grove.
- 9.1.2. The total project value is a maximum sum of £3.099m, including professional fees for a period of 30 weeks.
- 9.1.3. This total sum is projected to be spent over three financial years as shown in the table in section 6.5
- 9.1.4. It is anticipated that £2.8m will be spent in this financial year. There is provision in 2025/26 Major works capital programme budget for this.
- 9.1.5. The sums for 2025/26, 2026/27 and 2027/2028 will be contained within the 2025/26 major works budget and MTFS.
- 9.1.6. It is estimated that £0.852m will be recovered from leaseholders as their contribution to the cost of the project.
- 9.1.7. There is a risk of costs escalation if project is not properly monitored. The progress of the project will be reported as part of the quarterly capital programme reporting.

9.2. Procurement Comment

- 9.2.1. Note that this report relates to appointing bidder A in the exempt part of this report (Appendix A) for the structural remediation of three residential blocks: Chettle Court, Cordell House and Edgecot Grove this is in line with Council's Contract Standing Order (CSO) 10.01.
- 9.2.2. A Direct Award Design and Build Single Stage process was the chosen route for this procurement after the abandonment of a previous competitive tender where bidder A was the successful tenderer. The previous tender was withdrawn due to the S20 notices being incorrectly served. The Direct Award for the structural remediation works at Chettle, Edgecot & Cordell was

issued utilising the MW24-H Housing Framework - Lot 2.2 Retro-Fit Refurb & Adaptations Housing.

- 9.2.3. SP conclude that bidder A demonstrated they were able to meet the requirements for this tender with their submission and recommend the award of the JCT Standard Building Contract for Structural Remediation Works at Chettle Court, Cordell House, Edgecot Grove in accordance with (CSO) 10.01.

9.3. Legal Comments

- 9.3.1. The Director for Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.3.2. The Council's Contract Standing Order (CSO) 10.1 gives the Council power to award a contract by way of direct award and as such the recommendation in paragraph 2.1 of the report is in line with the Council's CSO.
- 9.3.3. Pursuant to the Council's CSO 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 and more and as such the recommendation in paragraph 2 of the report is in line with the Council's CSO.
- 9.3.4. Further to paragraph 11.3 above and pursuant to the Council's 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 recommendation in paragraph 2 of the report requesting Cabinet Member for Housing and Planning to approve the recommendations in the report is in line with the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.
- 9.3.5. The terms of the Council's standard right to buy lease permit recovery of a proportion of the cost of these works from leaseholders, subject to compliance with the consultation requirements set out in the Landlord and Tenant Act 1985 and the Regulations ("the provisions").
- 9.3.6. As the works are proposed to be carried out by a contractor under a qualifying long term agreement (QLTA), the provisions set out a single-stage process for consultation with leaseholders, setting out the proposed works and likely cost and inviting comments on both the works and the costs (the leaseholders are not entitled to nominate an alternative contractor where the Council proposes that the works be carried out under a QLTA). The leaseholder is to be given a minimum of 30 days to respond with observations. The Council must, respond to any observations within 21 days, and have proper regard to them when considering awarding the contract.
- 9.3.7. Details of compliance with the provisions are set out in the body of this report under the heading "Leasehold Implications". Legal Services were consulted on and approved the form of the notice served.

9.3.8. Entry into the QLTA itself was subject to a separate consultation process under the Regulations.

9.3.9. The Director for Legal and Governance (Monitoring Officer) see no legal reasons preventing Cabinet from approving the recommendations in the 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 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 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.

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 decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share some protected characteristics. It is notable that disabled people and those belonging to a minority ethnic background 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.

9.4.5. Overall, in so 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 on protected characteristics who might be disproportionately impacted by poor housing conditions and its impact on health or employment.

9.4.6. 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.

10. Use of Appendices

Appendix A: Part A exempt information.

Appendix B: Leaseholder comments and officer responses

11. Local government (Access to information) Act 1985

11.1. Asset Management Strategy 2023-2028

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