

**Report for:** Cabinet – 9 December 2025

**Title:** Housing Asset Management Multi-Disciplinary Consultants Contracts

**Report authorised by:** Jahed Rahman, Director of Housing

**Lead Officer:** Christian Carlisle, Assistant Director of Asset Management

**Ward(s) affected:** All

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

## **1. Describe the issue under consideration**

- 1.1 This report seeks approval to award four long-term Multi-Disciplinary Consultancy Contracts in support of the **Partnering Contracts Strategy for Housing Major Works**. strategy approved by Cabinet in July 2022.
- 1.2.1 The four long-term Multi-Disciplinary Consultancy Contracts are geographically based and are designed to support the four, recently awarded, long-term partnering contracts for housing capital major works. The four contracts are to be awarded to four separate providers, with the successful service providers providing a range of multi-disciplinary services on a call off basis, to support the investment, and refurbishment works to the Council's housing stock. The providers will also carry out several initiatives through the Social Value portal.
- 1.3 The contracts will be awarded for a period of 12 years, with an initial 5-year period and subject to performance - an option to extend for the remaining term. The procurement was undertaken via Haringey's Dynamic Purchasing System (DPS). The appointed Multi-Disciplinary Consultant, will be commissioned as and when required, and will be aligned with the major works programme. Value for money testing will be undertaken as part of the commissioning process and there are no guarantees of work.

## **2 Cabinet Member Introduction**

- 2.1 The Council has ambitious plans for investing in its housing stock, investing £570m over the next 10 years. This will ensure the Council achieves and maintains 100% Decent Homes from 2028 onwards and includes supporting the delivery of Haringey's zero carbon targets by bringing the stock from an average Energy Performance Rating (EPC) C to B by 2035.
- 2.2 The Asset Management Strategy approved by Cabinet in December 2023 set out a new approach to delivering capital works to the council's housing stock; namely that works would be delivered holistically through long-term partnering contracts. This contributes to the Corporate Delivery Plan 2024-26 objective to drive up the quality of homes for everyone. This will include supporting Haringey's zero carbon targets through improving the energy efficiency of the housing stock.
- 2.3 The new MDC (Multi-Disciplinary Consultants) contracts will support the recently procured partnering contracts - where 4 long-term Partnering Contracts were awarded to four separate main contractors. The MDCs will support the delivery of the major works programme by enabling

greater resident involvement in procurement and governance. Resident feedback will be provided to drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.

- 2.4 A key element of the new MDC (Multi-Disciplinary Consultants) Contracts is maximizing the Social Value benefits of the new contracts which includes: Maximizing the employment, training, social and environmental benefits to communities in Haringey from the £570 millions of investment in the Council's owned housing stock; Requiring that all consultants set out social value commitments and approach to the delivery of these commitments; Employ one apprentice per £1m expenditure as well as wider jobs and training initiatives for local people, supply chain activities and career support; Promote the use of local supply chain recognizing the Council's Borough Plan objectives for maximizing use of, upskilling and enabling the local supply-chain.

### **3 Recommendations**

It is recommended that Cabinet:

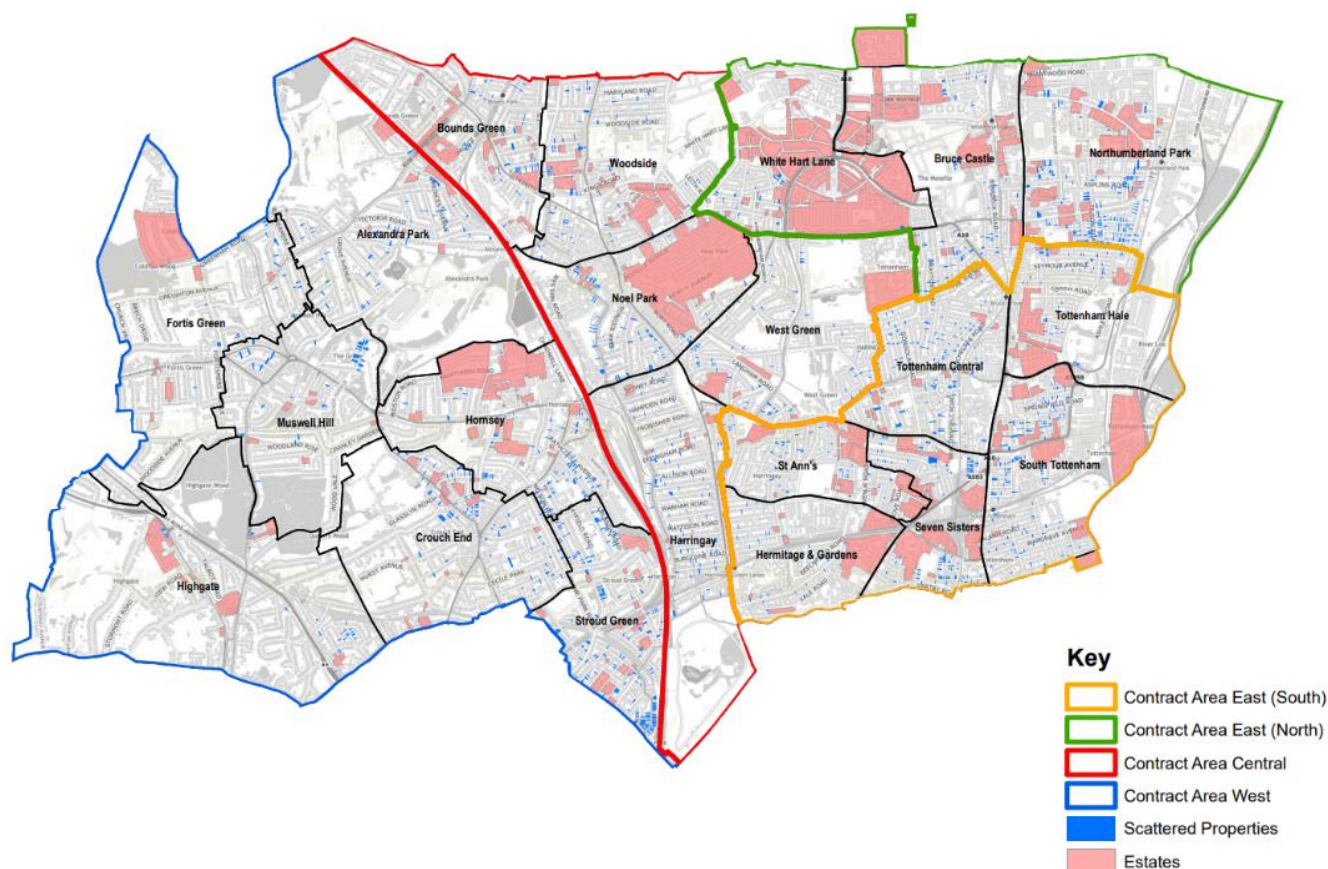
- 3.1 Approve the provisional award of MDC (Multi-Disciplinary Consultants) Contracts across four geographical Lots, to four separate successful bidders identified as Bidders 1, 2, 3 and 4 in the Exempt portion of this report in accordance with CSO2.01 (C).
- 3.2 Note that following this provisional award the second stage of section 20 consultation will take place by issue of a Notice of Proposal and that following the consultation a report will be brought back to Cabinet for decision taking account of any observations made in that consultation
- 3.3 The Award will be for a period of 12 years with a 5-year break clause. The 12-year period considers the recently procured 10-year partnering contracts, and the time required to support the contract by completing and agreeing final accounts during the final years of the partnering contracts.
- 3.4 The approximate value of the contract award to the four selected bidders is determined based on a fee percentage, as outlined in Appendix A – Part A - Exempt Report, Sections 1.7.2 and 2.1.1.
- 3.5 Approve delegated authority for the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue task orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme.

### **4 Reasons for decision**

- 4.2 Haringey Council (the Council) owns and manages approximately 20,500 properties within the London Borough of Haringey.
- 4.3 The award of the four MDC (Multi-Disciplinary Consultants) Contracts will support the strategy approved by Cabinet in July 2022 'Partnering Contracts Strategy for Housing Major Works' and establishes four long-term contracts which were identified as the best way to support the major works programme and address decency issues which adopts a holistic approach to refurbishing properties and blocks (both tenanted properties and leasehold) and maximizes the social value benefits of the Council's investment. Key objectives of these contracts will include:

- Ensuring that all stock meets the Decent Homes Standard, and this is maintained going forward.
  - Ensuring that all Council owned homes have a minimum of an EPC B by 2035.
  - Ensuring that statutory safety standards are maintained in all blocks.
  - Providing employment and training opportunities; supporting and enabling SME supply chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.
- 4.4 In December 2023 Cabinet approved a New Housing Asset Management Strategy. This strategy established a clear process for prioritizing investment in the Council's Housing stock; set a new Haringey Investment Standard and defined the framework for the delivery of investment. This framework will be created through the establishment of the long-term partnering contracts, the Cabinet approved strategy (July 2022), and will provide a robust streamlined framework, which will enhance the commissioning and delivery of housing investment, the contract administration and management of contracts and contractors and the realization of value for money and social value.
- 4.4 The MDC (Multi-Disciplinary Consultants) Contracts will support the delivery of Housing capital investment works to properties owned and managed by the Council and includes but not restricted to:
- Decent Homes Related Works
  - Building Safety & Fire Safety Related Works
  - Block Refurbishment Works
  - Mechanical & Electrical Works
  - Decarbonisation Related Works
  - Neighbourhood & Estate Improvement Works
  - Internal and External Cyclical Works
- 4.5 A procurement process was undertaken via Haringey's Dynamic Purchasing System (DPS), to find four suitably qualified Multi-Disciplinary Consultants to support the partnering contractors in the delivery of the Council's Housing Capital Investment Programme. A separate contractor for each of the four geographical lots will be awarded for MDCs (Multi-Disciplinary Consultants) to provide professional services to draft specifications, compile scope of works and administer the agreed contract for capital repairs and maintenance services to the Council's housing stock. It is recommended that four contracts are awarded, one to each of four separate recommended bidders identified through the tender evaluation process.
- 4.6 As part of the procurement, bidders could apply for multiple lots but be awarded a maximum of one lot and required to set out their lot preferences in their tender submission.

## CONTRACT AREAS, WARDS, ESTATES & SCATTERED PROPERTIES



## 5 Alternative options considered

### 5.1 Contractual Options

**5.1.1 Continue with procuring MDC services individually.** This route does not support wider corporate objectives as it limits the opportunities for co-production and delivery of social value. This approach will be at risk of the uncertain market conditions in the construction industry. When consultants have the certainty of longevity it enables them to invest in the contract, implement social value and offer competitive fees for their key services. This cannot be achieved when contracts are let individually.

There is also the management cost of continuously producing scope of services for procuring consultants, and the time and costs associated with managing the tender period as well as running leaseholder consultation processes. The approach of procuring a long-term agreement will allow officers to concentrate resources on contract management, which in turn will result in better value for the Council.

**5.1.2 Retain the existing framework agreement.** The Council currently holds a framework agreement with a single multi-disciplinary consultant, established to support the delivery of a broad range of services. This agreement was originally entered into following Cabinet approval on 13 February 2018 for an initial term of five years, with an option to extend for a further five years.

In line with this provision, the agreement was first extended for a period of two years from April 2023 to April 2025. Subsequently, on 03 March 2025, a further extension was approved via Delegated Authority for the remaining three years, bringing the total duration of the framework agreement to ten years, concluding in April 2028.

Although retaining the existing framework ensures continuity of service, preserves institutional knowledge, and maintains the efficiency and value established through the long-standing relationship with the appointed consultant, the existing agreement will expire in 2028, and the Council would generally seek to procure these services via the wider open market. However, considering the £570m investment in the Council's housing stock and the procurement of four partnering contractors, this provides an opportunity to invite other consultants to tender for these services, which will not only ensure the Council is receiving best value for these services, it will provide an opportunity to procure a single consultant for each of the 4 lots, which will also limit the exposure to the risk of having one supplier for the multi-disciplinary services across the borough.

Considering this paper seeking approval to award a contract to four multi-disciplinary consultants, it is important to note that the existing framework agreement with the current multi-disciplinary consultant will be terminated upon the appointment of the new consultants. However, their contract will remain in effect until April 2028.

While no further commissions will be issued beyond the date the new consultants are in place, the incumbent consultant will be required to complete and hand over all ongoing projects.

**5.1.3 Deliver the MDC services in-house.** The Asset Management team do not have the staffing structure or expertise to deliver the MDC services in-house. The capital programme will have a significant level of complexity that is best managed by external partners. For example, the programme includes works to high-risk buildings which require expertise in the design and delivery of these works to ensure compliance with current fire and building safety regulations.

Using multi-disciplinary consultants will limit Council's exposure to financial and operations risks. Also, should the Council opt for delivering the services in-house, they could lose the competitive pressure and potential for innovation that come from market-driven competition. Outsourcing can also encourage fresh thinking from experienced consultants who are tuned to changes in the industry.

It should also be noted that working with multi-disciplinary consultants in a partnering arrangement will also enable our staff to develop key skills, which if at a future date it was seen as appropriate to move to an in-house delivery model there would have been considerable learning from commercial partners in delivering services of this nature.

## **5.2 Partnering Approach**

**5.2.1 Period of the Contract** the Council will appoint 4 partnering contractors across 4 lots for a period of 10 years. This follows a review of recently awarded partnering contracts for several local authority and registered social housing providers. It was noted that the 10-year with a 5-year break clause was considered appropriate for Haringey's capital works programme.

To support the 10-year partnering contracts, it was noted that the Council will require professional support to administer the partnering contracts and protect the interests of the Council. It was therefore agreed that the procurement of 4 independent multi-disciplinary consultants would be necessary for a period of 12 years with a 5-year break clause. The 12-year period considers the time required to complete and agree final accounts during the final year of the partnering contracts.

**5.2.2 Number of contracts** to align with the partnering contractors, it was agreed that the Council would appoint 4 multi-disciplinary consultants – one for each of the 4 partnering contractor lots. Appointing one or two multi-disciplinary consultants was ruled out due to the capacity of one or two consultants to provide services across all 4 lots and the risks associated with working with less than four consultants and the need to manage poor performance and the risks associated with insolvency. Appointing more than four consultants was ruled out as it was felt that this would

not be in line with the partnering contracts, and could dilute the benefits of long-term agreements, particularly around social value benefits.

## **6 Background information**

- 6.1 The Council has ambitious plans for investing in its housing stock over the next ten years. This includes supporting the delivery of Haringey's zero carbon targets by bringing the stock from an average Energy Performance Rating (EPC) C to B by 2035. Additional work strands include fire safety, regeneration works to the existing blocks on Broadwater Farm and new homes initiatives including conversions, infill, and rooftop developments. These measures are over and above the traditional major works programme which ensures that properties meet the Decent Homes Standard.
- 6.2 In December 2023 Cabinet approved a new Housing Asset Management Strategy (HAMS) following a review commissioned as part of the Housing Improvement Programme. The review considered the impact of various changes which have impacted on Housing since the previous Asset Management Strategy was approved in 2021. These changes include: Homes for Haringey brought into the Council in June 2022; the changing economic environment with the resulting pressures on the HRA; new additional building safety regulatory requirements; the Council's Housing Energy Action Plan target of EPC B by 2035; new Social Housing regulatory requirements and the findings from reviews by Social Housing Regulator and Ombudsman; with spotlight on Decent Homes, Building Safety and compliance, damp & mould and enhanced resident engagement. The procurement of long-term partnering contracts underpins the delivery of the approved HAMS by creating a streamlined framework for the delivery of investment in the Council's housing stock. This framework provides competition ensuring value for money whilst establishing long term relationships with partner consultants. The delivery framework enables an enhanced approach to contract administration and management; improves performance management and increases the delivery of social value benefits to the Council and its residents.
- 6.3 Between 2025/26 to 2035/36, there is £570 million in the Asset Management plan for works to the Council owned Housing stock which will contribute to the Corporate Delivery Plan objective to drive up the quality of homes for everyone. This will include supporting Haringey's zero carbon targets through improving the energy efficiency of the housing stock. The new multi-disciplinary contracts will enable greater resident involvement in procurement and governance. Resident feedback will be used to drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.
- 6.4 These new multi-disciplinary consultants' contracts will be used to meet the wider objectives set out in the Corporate Delivery Plan 2024-26 of:
- Growing the economy and thriving local businesses, supported by a community wealth building approach.
  - To be a borough where all residents have access to training and skills development opportunities and more people are supported into work.
  - A borough with more quality jobs with opportunities for progression.
- 6.5 Up until 2018 planned works were successfully delivered, through partnering framework contracts. Since then, the works programme has been delivered through single contract arrangements. This has impacted on the amount of work which has been delivered since 2018. In some cases, it has also impacted on the standard of these works and the resident experience on-site. The single contract delivery is also resource and time intensive and is recognised within the sector as an expensive way to procure this type of work. Single contract procurement also limits resident involvement in the development of works to their homes, as the works are tendered using

contractors to complete the design and planning after they have tendered for works at a fixed costs and with target timescales for delivery. Long-term contractual arrangements involve contractors early in the process which also enables early resident engagement and input in works to their homes as well as strengthening the approach to securing meaningful social value.

- 6.6 In July 2022, the Cabinet approved the Partnering Contracts strategy for Housing Major Works which was developed to improve the way in which the capital investment in the Council's housing stock is procured and delivered. The purpose of the strategy is to deliver the core objectives of the Council's Housing Investment programme ensuring that all of the stock meets the Decent Homes Standard by 2028, and this is maintained going forward; that all Council owned homes have a minimum of an EPC B by 2035 and that statutory safety standards are maintained in all of our blocks. It also aims to ensure, that alongside the core objectives, the Housing Investment programme delivers to the wider borough plan objectives. These include providing employment and training opportunities, supporting, and enabling SME supply-chain in the borough to benefit from the investment and involving our residents at all stages in the procurement and delivery process.
- 6.7 This approved strategic approach involved the Council entering into four partnering contracts to deliver the Capital Programme for the improvement works to Haringey owned housing stock. In line with the approved Asset Management Strategy, it assumes holistic delivery of works to existing properties and the works will include Decent Homes; energy improvements to deliver the Borough's zero carbon target. This approach requires the support of multi-disciplinary consultants to provide professional services such as contract administration, project management, cost consultancy, CDM / health and safety, architectural, structural and civil engineering and other key disciplines to cover RIBA Stages 1-6.

### **Service requirements**

- 6.8 The requirements for the multi-disciplinary consultants' services have been set out in the scope of services that was issued as part of the tender process. The key requirements of the service include:

- Provide the following disciplines for services to cover RIBA Stages 1-6

Lead Consultant (Project Manager)	Principal Designer for Building Regulations and Building Safety Regulator Approval	Planning Consultant
Architect	Principal Designer CDM 2015	Sustainability Consultant
Building Surveying	Lift Engineer	Procurement and Contract Support
Contract Administrator	Clerk of Works	Party Wall Surveyor
Cost Consultancy	Heritage Consultant	Ecological Surveyor
M&E Engineer Fire Engineering Services	Civil Engineer and Structural Engineer	Retrofit Assessor Retrofit Coordinator Retrofit Designer Retrofit Evaluator

- Administer the TAC-1 Contract with the Partnering Contractors
- Support the Council in ensuring that all Council owned homes have a minimum of EPC B by 2035.
- Support the Council in ensuring that statutory safety standards are maintained in all

blocks.

- Social Value - maximizing the employment, training, social and environmental benefits to communities in Haringey from the investment in the Council's owned housing stock including apprenticeships lined to capital investment, as well as wider jobs and training initiatives for local people, supply chain activities and career support.
- Support the Council with resident involvement and co-design

#### Leaseholder implications

- 6.9 A leaseholder consultation process has been undertaken in line with the Landlord and Tenants Act 1985 Section 20 and the Service Charges (Consultation Requirements) (England) Regulations 2003. The Council has followed the appropriate approach to the Section 20 process when procuring these contracts through Haringey's Dynamic Purchasing System (DPS). The Notice of Intention was issued on 20 January 2025 with the observation period ending on 22 February 2025. The Council received observations from two leaseholders. A summary of these is shown in Appendix A – Part D – MDC Leaseholder Observations, along with the responses. The process followed is not expected to impact on the Council's ability to recover appropriate costs from leaseholders.
- 6.10 A Notice of Proposal will be issued, setting out the provisional award made in response to this report.

### **Procurement process**

#### Overview

- 6.11 Tender were invited via Haringey's Dynamic Purchasing System (DPS) under the category Professional Services DPS - Construction related Multi-Disciplinary Services category. There was no requirement to advertise the opportunity outside of DPS despite it being above the public works threshold. Haringey's Dynamic Purchasing System (DPS) was selected as the preferred route due to the relevance of the services being procured, e.g. high value multi-disciplinary consultancy services to support the delivery of major works to the Councils residential properties.
- 6.12 The tender was published 19 May 2025 with an initial tender return date of 18 June 2025. During the tender period, two extensions of time requests was granted due to the extensive scope of services and the high number of clarifications. The tender return date was duly extended to 08 July 2025. This was granted to enable the bidders to submit a robust and accurate tender submission.
- 6.13 Each of the bidders who submitted a tender applied for all four lots.

#### Preferences

- 6.14 Through the procurement process bidders were able to submit bids for all of the 4 lots, however to minimise risk and maximise competition, bidders were only able to win one of the four geographical lots. During the tender process those bidders who submitted bids for more than one lot, were required to express their lot preferences in priority order. These preferences formed part of the evaluation process.



### Evaluation criteria

- 6.15 Selection of the Multi-Disciplinary Consultants was based on 60% quality, 30% cost and 10% Social Value. Bidders were provided with a worked example in the Invitation to Tender showing how the weightings will apply.

### Evaluation Stage - Price

- 6.16 Following the clarification stage undertaken during the initial compliance evaluation, the price evaluation was undertaken by a team of external independent consultants. The evaluation was conducted in accordance with the criteria set out within the Invitation to Tender documents. During the tender period multiple clarifications were issued in relation to the pricing document and scope of services.
- 6.17 The price element of 30% was based on the table below. The method of scoring each criterion will be that the Tenderer with the lowest price will receive the maximum points available for that criterion.

Ref	Description	Element weighting (%)
1.00	Fee Table 1A	20.00
2.00	Time Charges Table 2A	5.00
3.00	Additional Services Table 3A	5.00
	<b>Total:</b>	<b>30.00</b>

### Evaluation Stage – Social Value

- 6.18 Tenderers were required to submit Social Value Proposal for each Lots they were applying for via the Social Value Portal, in accordance with CSO 6.01, 6.02 and 6.03. The social value element of 10% was apportioned as 4% Quantitative and 6% Qualitative and was evaluated by the Social Value Portal.

### Evaluation Stage – Quality

- 6.19 The quality element has a weighting of 60%. The assessment of the quality element will be evaluated based on the written tender submission (The Qualitative Delivery Proposals). The quality elements have a maximum of 100 points available, which will then be weighted to the 60%.
- 6.20 The written responses to the Qualitative Delivery Proposal were evaluated by a panel of officers representing Haringey Council. Each question was scored by each individual evaluator and then a moderation exercise was undertaken, to determine a single overall score for each question to be agreed by consensus. All pricing information was excluded from the team evaluating the quality submission

Q.no	Questions	Max points
Q1a	Management of pre-works stages, design, planning and mobilisation (RIBA Stages 1-4)	20.00
Q1b	Management of Delivery Stage, Handover and defects (RIBA Stages 5-6)	20.00
Q2	Risk Management, Issues Management & Lessons learned	10.00
Q3	Accurate and timely provision of reporting information	10.00
Q4	Collaboration and partnering	10.00

Q5	Legislation	10.00
Q6	Team Structure	10.00
Q7	Case Studies	10.00
	<b>Total</b>	<b>100.00</b>

### Outcome

6.21 Following the completion of the tender adjudication process, the consideration of the information gathered, the agreement by tenderers to confirm that their rates fully cover the required work and are commercially sustainable, with no intention for post-contract adjustments, the following can be concluded:

The table below shows the combined overall cost, quality, and social value scores for each bidder.

<b>Bidder</b>	<b>Lot 1 - West (Weighted 100%)</b>	<b>Lot 2 - Central (Weighted 100%)</b>	<b>Lot 3 - East (North) (Weighted 100%)</b>	<b>Lot 4 - East (South) (Weighted 100%)</b>
1	77.09	76.93	77.17	77.27
2	73.61	74.21	73.57	73.31
3	72.35	72.62	72.14	71.87
4	72.11	73.25	71.80	71.42
5	71.60	71.93	71.29	70.92
6	70.61	71.28	70.38	70.10
7	68.80	69.17	68.49	68.12
8	54.39	54.70	54.15	53.85
9	43.44	43.66	43.26	43.04

### Quality Assurance of Tender Evaluation:

To ensure the accuracy of the tender evaluation and the outcome scores presented in the table above, the Council commissioned an independent consultant to conduct a quality assurance exercise. This review was undertaken to confirm that both the Council's internal team and its external consultants fulfilled their responsibilities in accordance with procurement regulations and the requirements set out in the Invitation to Tender.

The purpose of this exercise is to provide the Council with assurance that the evaluation of cost, quality, and social value components was carried out rigorously, fairly, and in full alignment with the tender documentation. The resulting quality assurance report is attached and forms part of the Exempt Report – Appendix A Part C of this report.

### 6.22 Lot 1 – West:

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the East South Lot (4).

The second and third highest Bidders (Bidders 2 and 3) did not select Lot 1 as their preference. Therefore, Lot 1 would then pass to the fourth placed Bidder (Bidder 4).

With consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 4** is appointed to **Lot 1 (West)**.

### 6.23 Lot 2 – Central:

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the East South Lot (4).

The second highest Bidder (Bidder 2) selected Lot 2 as their preference. Therefore, with consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 2** is appointed to **Lot 2 (Central)**.

#### 6.24 Lot 3 – East North

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the East South Lot (4).

The second and third placed Bidders (Bidders 2 and 3) both indicated the same preference for Lot 2 (Central) as their first choice. As Lot 2 (Central) will be offered to Bidder 2, Lot 3 (East North) will pass to Bidder 3, which is their second choice.

With consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 3** is appointed to **Lot 3 (East North)**.

#### 6.25 Lot 4 – East South

From the results of the tender evaluation, Bidder 1 achieved the highest combined scores, since they submitted the most economically advantageous tender. As Bidder 1 was the top placed tenderer on all four of the four Lots and were only permitted to win a single Lot, their preferences set out in their tender submission were considered. Bidder 1's preference was to be awarded the **East South Lot (4)**.

With consideration of the information provided in this report, we recommend that Cabinet approves that **Bidder 1** is appointed to **Lot 4 (East South)**.

#### 6.26 Overall Cost

The cost of providing the Multi-Disciplinary Consultancy services is funded through the Housing Revenue Account (HRA) capital budget, which is approved annually by Cabinet as part of the business planning process.

#### 6.27 Duration and Award of Contract

The Award will be granted for a total duration of 12 years, incorporating a break clause at the 5-year point. This term aligns with the recently procured 10-year partnering contracts and ensures sufficient time is available to support the effective closure of those agreements. In particular, the contract duration allows for the completion and agreement of final accounts and any residual contract management activities during the final years of the partnering arrangements.

Contracts will be awarded to the four selected bidders based on the value of their proposed fees, the quality of their submissions, and their demonstrated commitments to social value. The outcome of this evaluation process is detailed in Appendix A – Exempt Report.

## **7 Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes**

7.1 Haringey has developed the Corporate Delivery Plan 2024-2026 which sets out a series of outcomes that the Council is working towards achieving. This includes responding to the borough's housing needs. The plan covers 8 Themes. The key aspects of the Corporate Delivery Plan 2024-2026 are reflected in the delivery of the Partnering Contracts:

- resident experience and enabling success
- responding to the climate emergency
- children and young people
- adults, health, and welfare
- homes for the future
- safer Haringey
- culturally rich borough
- place and economy.

### **7.2 Carbon and Climate Change**

7.2.1 A key objective of the four partnering contracts is to ensure all Council owned homes have a minimum of an EPC B by 2035 in support of the council climate emergency action plan. The scope of works included within the new contracts includes the delivery of decarbonisation related works to the Councils housing stock.

## **8 Statutory Officers' comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)**

### **Finance**

8.1 This report recommends the award of the four Multi-Disciplinary Consultants (MDC) contracts to support the delivery of Major Works across the Council housing portfolio for the entire period of the partnering contract.

8.1.1 There is an existing multi-disciplinary consultant contract in place and remains in effect until April 2028 to enable completion and handover of on-going works.

8.1.2 These contracts do not guarantee any work as tasks orders will be issues as and when required; and will go through the appropriate governance process.

8.1.3 The potential cost of these contracts has been built into the estimated total cost of the partnering contract and spend will be monitored to ensure that it is in line with the annual Cabinet approved HRA Housing Capital Programme.

Further Finance comments are set out in the Exempt Part of this report

### **Procurement**

8.2.1 Strategic Procurement (SP) notes that this report relates to the approval to award a contract to 4 contractors, Bidder 1,2,3 and 4 for the provision of a range of multi-disciplinary services to support the investment, and refurbishment works to the Council's housing stock.

8.2.2 SP note that a competitive tender was launched via the LCP's DPS for Professional Services. The adopted procurement is in line with Contract Standing Order (CSO) 8.01 and Regulation 34 of the Public Contracts Regulations.

- 8.2.3 The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.
- 8.2.4 Bid evaluation was based on price and quality, and the top 4 highest scored bidders will be awarded a contract following approval Cabinet approval.
- 8.2.5 SP supports the recommendation to approve the award in accordance with CSO 2.01(c)

Further Procurement comments are set out in Exempt Part B of this report.

## **Legal**

- 8.3.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 8.3.2 The Council's residential leases granted under Right to Buy include provision for leaseholders to pay service charges toward the cost of works and services delivered to the estates and blocks in which their homes are situated. The services contemplated by this proposed contract award fall within the recharge provisions in the leases.
- 8.3.3 Provisions in the Landlord and Tenant Act 1985 and the Service Charges (Consultation Requirements) (England) Regulations 2003 (the legislation) set out a framework for statutory consultation of leaseholders. The proposed contract awards are of Qualifying Long-Term Agreements (QLTAs) within the legislation, and the expected cost to individual leaseholders triggers a requirement to consult.
- 8.3.4 The legislation requires a two stage consultation on QLTAs; at each stage, a notice is served giving the leaseholders prescribed information, and they are invited to make observations within a (minimum) 30 day period following service of the notice, and the Council is required to have regard to respond to, and have regard to, any observations made. The first stage, the Notice of Intention, indicates the Council's intention to award a QLTA; the second, the Notice of Proposal, sets out details of the award the Council proposes to make.
- 8.3.5 Details of the Council's compliance with the legislation to date are set out under the heading "Leasehold implications"; the Notice of Intention complies with the legislation.
- 8.3.6 In considering whether to make the award recommended in this report, Cabinet must have regard to the observations made in response to the Notice of Intention which appear (with responses) at exempt Appendix A – Part D of this report.
- 8.3.2 Pursuant to the provisions of the Council's Contract Standing Order (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 3 of the report is in line with the Council's CSO.
- 8.3.3 The recommendation in paragraph 3.5 of the report to delegated authority to the Director of Housing, in consultation with the Corporate Director of Finance and Resources, to issue task orders under the contract in line with the annual Cabinet approved, Housing Revenue Account Housing Capital Programme is in line with the provisions of Part 4 Section F paragraph 1.3(a) of the Council's Constitution and also in line with law. Cabinet has power under the Local Government Act 2000 to delegate the discharge of any of its functions to an officer (S.9E (Discharge of Functions)).

8.3.4 The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Cabinet from approving the recommendations in the report.

## **Equality**

8.4 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.

8.4.1 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.

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

8.4.3 This report seeks approval from Cabinet to award a contract to four Multi-Disciplinary Consultants to support the Council's Capital Programme for improvements to its residential housing stock. Approval of the contract award will enable essential refurbishment works to be carried out to the Council's housing stock, and will support the recently procured partnering contractors in delivering essential works to these properties. The MDC (Multi-Disciplinary Consultants) will enable greater resident involvement which in turn will drive continuous improvement to the way works are delivered to council housing across the borough. This should increase satisfaction with the quality of Council owned homes and estates.

8.4.4 The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. BAME people and disabled people are overrepresented in our council housing stock. 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.

8.4.5 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.

8.4.6 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.

## **Use of Appendices**

### **Exempt Part**

## **9 Local Government (Access to Information) Act**

### **Background papers**

Appendix A – Part A – EXEMPT MDC Report

Appendix A – Part B – EXEMPT MDC Tender Report

Appendix A – Part C – EXEMPT MDC QA Report

Appendix A – Part D – EXEMPT Leaseholder Observations

Appendix B - Partnering Contracts Strategy for Housing Major Works – Cabinet 19 July 2022.