

MINUTES OF THE MEETING Cabinet Member Signing HELD ON Tuesday, 29th October, 2024, 10am – 10.30am

PRESENT:

Councillors: Sarah Williams – Cabinet Member for Housing and Planning (Deputy Leader)

**ALSO ATTENDING: Jack Goulde (Head of Housing Development)
Peter De-Bique (Senior Project Manager) Christian Carlisle, Interim AD Asset Management Ayshe Simsek Democratic Services and Scrutiny Manager.**

15. FILMING AT MEETINGS NOTICE

The Cabinet Member for Housing and Planning (Deputy Leader) referred to the filming notice at meetings and attendees noted this information.

16. APOLOGIES FOR ABSENCE

There were no apologies.

Cllr Bevan attended online.

17. URGENT BUSINESS

None

18. DECLARATIONS OF INTEREST

None.

19. AWARD OF A CONTRACT FOR THE DELIVERY OF VOIDS WORKS FOR PROPERTIES RECENTLY ACQUIRED BY THE COUNCIL THROUGH ITS ACQUISITION PROGRAMME

The Cabinet Member for Housing Planning (Deputy Leader) considered a report which sought approval to deliver important voids works to properties that have been acquired by the Council for onward leasing to the Haringey Community Benefit Society (HCBS). The Housing Team had been successful in acquiring much needed additional homes in the borough with the support of external funding from the GLA and MHCLG.

The Cabinet Member was asked, in light of a formal procurement exercise outlined in 8.1-8.3 of the attached report to approve the appointment of Contractor A (set out in the exempt report) to deliver these voids works.

It was expected, subject to the Cabinet Member's approval, that the contract would mobilise in the autumn of 2024. The contract would run for an initial period of one year, with an option to extend.

In response to a question from Cllr Bevan regarding meeting forthcoming increased comprehensive standards for void works and avoiding a need to update the works in future years, it was noted that voids work compliance was set according to the GLA requirements, and these would have included these increased specifications. The recommended contractor was also experienced. They had already worked on a significant number of voids in the borough and had good knowledge of the Council's housing stock.

Further to considering the exempt information and exempt recommendations,

RESOLVED

1. To approve pursuant to the Council's Contract Standing Orders (CSO) 9.07.01d, the appointment of Bidder A (named in Appendix Two, the Exempt Report) to undertake building works as set out in Appendix One to the properties for a contract sum as set out in the exempt part of this report
2. To approve the total sum set out in Appendix Two (Exempt Report).

Reasons for decisions

Haringey Council is forecasting a significant expansion in the number of properties acquired for onward lease to the HCBS that will require void works.

Following an assessment of the available options, the council requires the works set out in Appendix One and Appendix Two (Exempt Report) to be completed for these properties to be let rapidly to Haringey residents.

After the conclusion of a formal procurement process, Contractor A has been identified to deliver this contract.

Alternative options considered

The primary alternative to the proposed contract would be for the required services to be delivered by existing teams within the council. However, as noted in 3.1, the council is forecasting a significant increase in the number of properties that require void works in the next two years owing to an expansion of the council's successful acquisition programme. These voids will require rapid, specialist work to allow them to be let to Haringey residents. This is a time dependent priority given that, like most local authorities, Haringey is facing acute housing need from homeless households and a requirement to reduce the council spending on expensive private rented sector accommodation for residents who have presented as homeless (please see 5.1-5.4).

As a consequence, it has been concluded that existing council services would benefit from additional support from a short-term void works contract to deliver these essential works in the quick timeline required.

An alternative option would be to conduct a direct appointment, but this option was rejected due to the estimated contract value of the scheme and to drive value for

money through competitive bidding. Instead, this contract was procured via a competitive tender through the London Construction Programme Dynamic Purchasing System and Haringey Procurement and Contract System for mini competition, using a standard, fixed price, JCT Contract with contractor's design based upon the National Federation Scale of Rates.

20. KENNETH ROBBINS HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader) considered a report, which sought approval to award a contract for the major refurbishment programme at Kenneth Robbins House.

The works to Kenneth Robbins House included the replacement of flat entrance doors, fire doors to communal stairwells, emergency lighting, replacement of windows to dwellings and communal areas, replacement of soil and vent pipes, renewal of lateral mains and other external and communal building fabric repairs and redecorations to include the application of fire rated coatings to all previously painted elements.

The Cabinet Member noted that the cost of the works was £8.4m and this included contingency costs, consultant fees and multi- disciplinary services as well as structural surveys covering building safety requirements.

There had been no compliant bidders in the first procurement tendering round and the second tender exercise was completed through the DPS (Dynamic Purchasing System). This had activated 11 bids and 7 of these had been compliant. This interest had demonstrated the appetite in the sector for completion of refurbishment works. It was noted that Section 20 costs were around £30k and leaseholder charges in the realm of £660K. There was significant social value built into the contract and opportunities to be added to the portal.

The contract was expected to be awarded at the end of November to enable an 18-month delivery programme, completing in the spring of 2026.

In response to questions from Cllr Bevan, the following information was provided:

- The tender percentage allocation for quality had been 60 % (including a 10% requirement for social value) and 40 % allocated to cost. The tenders which were not compliant did not meet health and safety and engagement requirements.
- The pre - tender estimate had been over £20m for both major works at Kenneth Robbins House and Stellar House but the combined total was at £14m and these were competitive bids. The contracts were particularly attractive as they were in one area and contained appropriate contingency levels to complete the works.

- Assurance was provided of the leaseholder engagement activities taken forward and the senior project manager had met with 5 leaseholders and written to absent leaseholders. There would be a payment saving provided to leaseholders for window replacement works which would be notified in the coming days. Engagement with leaseholders would also continue with the ongoing works.
- Noted the suggestion to engage the participation of the concierge services at the blocks as they had been working with residents for a number of years and could support access to homes which may feel intrusive to some residents. Officers appreciated this suggestion and were also expecting a proactive approach from the contractor.
- In response to the savings made on the pre- contract estimate and taking forward decoration works in the five neighbouring blocks, which had not received decoration works for the last 30 years, the Council had significant financial constraints, and this request would need to be considered in this context.

RESOLVED

1. That In line with Contract Standing Order (CSO) 16.02, to approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £8,412,853.64.
2. To issue a Letter of Intent to the contractor for a value of no more than £100k. The Letter of Intent will enable the contractor to place an order with their supply chain to enable the programme to be met.

Reasons for decision

The works to Kenneth Robbins House have been identified following a RIBA Stage 1-3 Report produced by Ridge and Partners in 2020, and a range of surveys carried out over the past 3-5 years. The surveys were commissioned to assess the performance of the structural fabric, the building's compliance with current health and safety and fire regulations, the condition of services such as internal drainage and electrical components, and the general condition of decorations to the external and communal parts.

The surveys revealed that significant works are required to ensure the building complies with current fire safety and Building Regulations. The surveys also highlighted a need to address the ongoing leaks throughout the block, and suggested the renewal of the internal soil stacks and associated drainage connects. Other works were identified such as the replacement of windows, external fabric / structural repairs, electrical upgrade, and decorations to the external and communal parts.

Alternative options considered.

Do nothing is not an option as the surveys revealed essential works to ensure compliance with current fire safety and building regulations. The surveys also revealed

significant works, which will not only prolong the life of the building by replacing key elements but will also; provide a safe and healthy environment for the residents.

The only option available to the Council is to combine the essential works under a single project, procure a suitable contractor and deliver in accordance with the outline budget and programme.

21. STELLAR HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader) considered a report, which sought a decision to award a contract for the major refurbishment programme at Stellar House.

The works to Stellar House included structural repairs to all elevations, replacement of flat entrance doors, fire doors to communal stairwells, emergency lighting, replacement of windows to dwellings and communal areas, replacement of soil and vent pipes, renewal of lateral mains and other external and communal building fabric repairs and redecorations to include the application of fire rated coatings to all previously painted elements.

It was noted that this block had a history of leakages and the need for works was driven by building safety requirements. The original tender process had received only one compliant bid, and a second tender process had been taken forward through the DPS (Dynamic Purchasing System) framework. The bids were at £7.2m and this was £3.1m below the previous pre- contract estimated cost of the contract. It was further noted that the cost of the Section 20 process was in the region of £26k and income from leaseholders expected to be at £420k. There had been a poor response from leaseholders to the engagement activities, but the contractor would continue to engage with them in the ongoing works.

In response to questions from Cllr Bevan, the following was noted:

- The contractor and Council officers would work with legal services if there needed to be court orders sought to gain access to properties.
- In relation to rubbish dumping on the first-floor patio area, officers were fully aware of this issue and trying to compile a safe way to clear this area.

Following consideration of the exempt information and exempt recommendations,

RESOLVED

1. That in line with Contract Standing Order (CSO) 16.02, to approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £6,612,850.35.
2. To approve a Letter of Intent to be issued to the contractor for a value of no more than £100k prior to issue of the formal contract. The Letter of Intent will

enable the contractor to place an order with their supply chain to enable the programme to be met.

Reasons for decision

The works to Stellar House have been identified following the Council's instruction to John Rowan and Partners LLP (JRP) in May 2022, to undertake an options appraisal and feasibility study to assess the condition of the block for a major works programme.

The feasibility study concluded that major works are required to the block, and these range from the replacement of windows to dwellings and communal areas, replacement of front entrance and communal fire doors, structural repairs, and fire upgrade / improvements to the common parts and the general upgrade to the main fabric of the building.

Alternative options considered.

Do nothing is not an option as the feasibility study carried out by JRP revealed essential works to ensure compliance with current fire safety and building regulations. The study also revealed significant works, which will not only prolong the life of the building by replacing key elements but will also; provide a safe and healthy environment for the residents.

The only option available to the Council is to accept the recommendations put forward by JRP to develop a major works project and procure a suitable contractor to deliver the scheme in accordance with the outline budget and programme.

22. NEW ITEMS OF URGENT BUSINESS

None.

23. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

To exclude the press and public from the meeting as items 10 - 11 contained exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

24. EXEMPT AWARD OF A CONTRACT FOR THE DELIVERY OF VOIDS WORKS FOR PROPERTIES RECENTLY ACQUIRED BY THE COUNCIL THROUGH ITS ACQUISITION PROGRAMME

The Cabinet Member for Housing and Planning (Deputy Leader) considered the exempt information and agreed the exempt recommendations.

25. EXEMPT KENNETH ROBBINS HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME

The Cabinet Member for Housing and Planning (Deputy Leader considered the exempt information and agreed the exempt recommendations.

26. EXEMPT STELLAR HOUSE - AWARD OF CONTRACT FOR MAJOR REFURBISHMENT PROGRAMME.

The Cabinet Member for Housing and Planning (Deputy Leader considered the exempt information and agreed the exempt recommendations.

27. NEW ITEMS OF EXEMPT URGENT BUSINESS

None

CHAIR:

Signed by Chair

Date