

DECISION MAKING REPORT

Report for: Jack Goulde, Head of Housing Development, Placemaking and Housing

Item number: N/A

Title: Approval is sought for a variation to the existing contract with Metropolitan Workshop LLP for the provision of architectural services on the scheme known as Kings Road (N17) Car Park, in accordance with CSO 18. This variation is valued at £9,950, bringing the aggregated contract value to £64,850 + VAT.

Report authorised by: Samantha Jones, Senior Housing Delivery Project Manager, Placemaking and Housing

Lead Officer: Amy Caul Housing Delivery Project Manager, Placemaking and Housing

Ward(s) affected: Bruce Castle

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

1 Describe the issue under consideration

- 1.1 This report seeks approval for a variation to the existing contract with Metropolitan Workshop LLP for the provision of architectural services on the Kings Road (N17) Car Park development, in accordance with CSO 18.03.3
- 1.2 The value of this variation is £9,950, bringing the total aggregated contract value to £64,850, plus VAT.

2 Recommendations

It is recommended that:

- 2.1 The Head of Housing Development approves a variation to the existing contract with Metropolitan Workshop LLP, in accordance with CSO 2.05.1(n)
 - for the amount of £9,950 + VAT.
- 2.2 This variation relates to additional architectural services required for the Kings Road (N17) Car Park development, bringing the aggregated contract value to £64,850 + VAT.

3 Reasons for decision

- 3.1 The Kings Road (N17) Car Park site has been designated by Haringey Council for the direct delivery of new Council homes. The project requires architectural services to design the scheme from RIBA Stage 1 to 3.
- 3.2 The original appointment aimed to ensure successful delivery from initial design and feasibility through to obtaining planning consent. However, programme adjustments and additional scope have necessitated a variation to the existing contract.
- 3.3 The initial programme anticipated durations of 3 months, 2 months, and 2 months for Stages 1, 2, and 3 respectively. In practice, these stages extended to approximately 3 months each. During this period, additional tasks outside the original scope were undertaken to maintain planning compliance, design integrity, and cost certainty.
- 3.4 Additional work included:
 - a) Detailed Drawings (Stage 3+): Preparation of five annotated coloured bay drawings at 1:20, detailed sections, window and door schedules, typical cill/head/jamb details, precast balustrade elements, balustrade details, and wall type drawings. These were required to support tender documentation, improve cost plan clarity, and safeguard design intent.
 - b) Overheating Compliance: Testing various window opening sizes and solar shading options against cost plans to meet Haringey's Key Overheating Planning Application Requirements (DSY1-3).
 - c) Bin Store Negotiations: Capacity testing and design options for three refuse zones, including consultation material for local residents.
 - d) Landscape Drawings: Beyond the original £4,500 proposal, additional work was required to meet Biodiversity Net Gain (BNG) thresholds and Secured by Design (SBD) Gold standards, including indicative planting schedules and proposals outside the redline boundary.
 - e) Due to the site's constraints caused by its close proximity to Network Rail land and an active railway, the scheme design faced several challenges that required reworking to ensure compliance with overheating, daylight/sunlight, acoustic performance, and other technical requirements.
- 3.5 In addition, the scheme's tight budget envelope and the need for a robust cost plan for pre-tender Cabinet approval meant designs had to be worked up to create the most realistic and affordable solution. This included value engineering measures such as the removal of the originally scoped M4(3) unit and the introduction of a partially pitched roof.

- 3.6 These tasks were essential to ensure the scheme complies with planning and building regulations, supports a robust tender process, and aligns with Haringey's design and sustainability objectives.
- 3.7 The variation of £9,950 + VAT reflects the cost of these additional services and brings the aggregated contract value to £64,850 + VAT, which remains within the threshold permitted under CSO 18.

4 Alternative options considered

- 4.1 The option of not awarding this appointment was considered. However, this would have severely impacted the delivery of the Council's Housing Delivery Programme and jeopardised the ability to bring forward affordable homes on this site.
- 4.2 Given the site's complexity, including its proximity to Network Rail land and an active railway, tight budget constraints, and the need for a robust cost plan for pre-tender Cabinet approval, the chosen approach was to appoint Metropolitan Workshop LLP directly and subsequently approve a variation. This ensured continuity, safeguarded design intent, and allowed for critical reworking of the scheme to address compliance issues such as overheating, daylight/sunlight, acoustic performance, and other technical requirements.
- 4.3 In addition, the scheme's tight budget envelope required designs to be worked up to create the most realistic and affordable solution. This included value engineering measures such as the removal of the originally scoped M4(3) unit and the introduction of a partially pitched roof. These steps were essential to achieve a viable design aligned with planning, sustainability, and cost objectives.

5 Background information

- 5.1 Kings Road (N17) Car Park is part of Haringey Council's ambitious Housing Delivery Programme, which aims to deliver 3,000 new council homes by 2031 in response to the borough's significant demand for genuinely affordable housing. This scheme will contribute to that target by providing nine new family-sized council homes for social rent on underutilised council-owned land.
- 5.2 The site currently accommodates approximately 40 car parking spaces and several disused garages, all of which will be demolished as part of the redevelopment. The site is located to the rear of St James Place and is adjacent to an active railway line, which introduces design and compliance challenges such as overheating, daylight/sunlight, and acoustic performance.

- 5.3 Early capacity studies identified the potential to deliver nine three-storey, four-bedroom homes, addressing a critical gap in the Council's housing stock for larger households currently placed in temporary or high-cost accommodation.
- 5.4 The scheme includes improvements for existing residents such as upgraded bin stores and enhanced security measures (CCTV and lighting) to tackle anti-social behaviour.
- 5.5 The redevelopment aims to maximise land use while delivering high-quality, sustainable homes aligned with the Council's environmental objectives. The design seeks to achieve net zero carbon standards and incorporate biodiversity enhancements, supporting placemaking and improved public realm.
- 5.6 Metropolitan Workshop LLP was appointed in February 2025 following a competitive tender process to provide architectural services from RIBA Stages 1 to 3. Their appointment was based on a strong understanding of the site's complexities and a competitively priced fee proposal of £54,900 + VAT.
- 5.7 Since appointment, Metropolitan Workshop has worked closely with the Council to develop the scheme design, undertake feasibility studies, and prepare for planning submission. Due to the site's constraints and the scheme's tight budget envelope, additional work was required to produce a robust cost plan for pre-tender Cabinet approval. This included value engineering measures such as the removal of the originally scoped M4(3) unit and the introduction of a partially pitched roof to ensure affordability and compliance.
- 5.8 The project also involved extensive community engagement under Section 105 of the Housing Act 1985, with consultations completed in July 2025. Feedback from residents helped shape proposals for bin store locations, security improvements, and parking arrangements.

6 Contribution to strategic outcomes

- 6.1 This scheme is a part of the Council's broader Housing Delivery Programme will play a role in achieving the outcomes under the CDP theme: 'Homes for the Future'. In particular, the targeted outcomes to achieve 'an increase in the number and variety of high-quality and sustainable homes in the borough' and 'an improvement in the quality of housing and resident services in the social rented'.

6.2 The appointment will support housing growth and will make a meaningful contribution to the Council's target of 3,000 homes by the end of 2031.

7 Statutory Officers comments

Strategic Procurement

7.1 SP notes the content of this report.

7.2 The variation including the original contract value is below the threshold for Services under the Public Contracts Regulations (PCR 2015). This procurement was initial procured under PCR 2015.

7.3 This variation is in accordance with CSO's 18.03.3 and recommends the approval of the variation in accordance 2.05.1(n).

Finance

7.4 New Homes Board (NHB) approved a revised pre-contract budget allocation of £504k within the overall scheme budget. This allocation included £80k for Architectural services. Metropolitan Works LLP was awarded the contract to provide the service at a value of £54,900, which is now fully exhausted.

7.5 To progress the scheme to Gateway 3 – award of contract, additional services are required. The service is seeking approval to extend the existing contract with Metropolitan by £9,950. Finance confirms that this extension can be contained within the budget allocation for Architectural services.

Legal

7.6 n/a

SSC

Equalities

7.7 Not required as per s23.2 of Haringey's Procurement Code of Practice.

8 Use of Appendices

8.1 n/a

8 Background Papers

8.1 Cabinet Agenda item - [Update on the Council housing delivery programme | Haringey Council](#)

9 Local Government (Access to Information) Act 1985
n/a