

## **DECISION MAKING REPORT**

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

**Item number:** N/A

**Title:** Waiver and award of contract to Silver DCC for EA services on the scheme known as supported living development at N22 in accordance with CSO's 12.02, 18.01.2d i ii iii, 18.01.4(b) and 2.05.1(n).

**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 requests approval to waive and award the recommended consultant, Silver DCC, to deliver consultant services as the Employer's Agent (EA) for the supported living development at N22 in accordance with CSO's 12.02, 18.01.2d i ii iii, 18.01.4(b) and 2.05.1(n).

### **2 Recommendations**

2.1 It is recommended that:

The Head of Housing Development approves a waiver to award a contract to Silver DCC, in accordance with CSO's 12.02, 18.01.2d i ii iii, 18.01.4(b) and 2.05.1(n) for the sum of £59,828.56 plus VAT. The contract covers consultant services as Employer's Agent (EA) for the delivery of affordable homes at the supported living development in N22.

### **3 Reasons for decision**

3.1 The supported living scheme is a 14-bed supported living development providing specialist accommodation and services for women fleeing domestic abuse. Due to the highly sensitive nature of the scheme, all procurement activities have been conducted with strict discretion to protect the confidentiality of the scheme's location and operational details. This approach

is essential to safeguard the wellbeing and anonymity of future residents and the service provider.

- 3.2 Walker Management was originally appointed as Employer's Agent (EA) for the scheme; however, their contract was terminated in July 2025. At that time, the scheme was already out to tender. To ensure continuity and avoid delays, Silver DCC was engaged on a short-term basis to support the completion of the tender evaluation and contract finalisation.
- 3.3 Given Silver DCC's existing involvement, their detailed knowledge of the scheme, and the need to maintain confidentiality and continuity, it is proposed to award the contract directly through a waiver. Running a new competitive tender would risk exposing sensitive information to the wider market and could significantly delay delivery.
- 3.4 Furthermore, withholding key scheme details for safeguarding reasons would likely result in limited market engagement or inflated pricing, as suppliers would need to account for unknowns in their bids. This would not represent best value for money or guarantee the quality of service required for such a sensitive scheme.
- 3.5 This appointment aims to ensure the successful delivery of the scheme as we enter into contract for the construction phase of the project.
- 3.6 Strategic Procurement has been consulted on this waiver and has confirmed that awarding the contract to Silver DCC is appropriate, given their current involvement in the scheme's tender evaluation and contractor contract award.

#### **4 Alternative options considered**

- 4.1 One option considered was to run a new competitive tender process to appoint an Employer's Agent (EA). While this is technically possible, it was discounted because releasing only limited scheme details, necessary to protect the confidentiality of the supported living development would likely result in inflated pricing due to suppliers pricing in significant unknowns. Additionally, this approach would introduce delays to the programme and increase the risk of exposing sensitive information to the wider market.
- 4.2 The Council could opt not to award this appointment at all. This would significantly delay the delivery of the Council's Housing Delivery Programme and compromise the provision of specialist accommodation for vulnerable women fleeing domestic abuse.

## 5 Background information

5.1 The site known as 1-8 Barbara Hucklesbury Close is a Council-owned parcel of land occupied by eight bungalows previously used for temporary accommodation. The site is Council-owned and currently held in the Housing Revenue Account (HRA). The site has been vacated and is ready for redevelopment, representing a significant opportunity to deliver high-quality, affordable supported living accommodation.

5.2 The site was approved by Cabinet in January 2020 for inclusion in the Council Housing Delivery Programme. The scheme specifically contributes to the Council's goal of increasing the supply of specialist supported housing for vulnerable adults.

5.3 Planning permission for the redevelopment of the site was granted in 2022. The development was designed to meet the needs of adults with mental health support requirements, enabling them to live semi-independently with on-site access to tailored support. The scheme includes 14 one-bedroom supported living homes, two of which are wheelchair-accessible (M4(3), and an on-site support office. The landscaping proposal aims to increase active and natural surveillance to whilst the outdoor spaces including a growing garden, relaxation space, and contemplation garden, have been designed to promote resident wellbeing and environmental quality.

5.4 The site presents several design and operational considerations due to its proximity to existing residential buildings and its location near a conservation area. The proposed development has been carefully designed to respect the surrounding context, with a mix of one-, two-, and three-storey elements, green roofs, and sustainable energy features such as air source heat pumps and solar panels.

5.5 Viability challenges including build cost inflation at the time and securing funding for the support provision prevented the scheme from progressing.

5.6 The Greater London Authority (GLA) launched the 'Domestic Abuse Safe Accommodation Homes Programme (DASAHP) in Spring 2024. The programme uniquely offered capital and revenue funding, encouraging partnership working across the domestic abuse and housing sector.

5.7 The project team worked closely with the Housing Demand team to first identify the client group with the highest need in the borough for domestic abuse support services and then identify the community partner to deliver the support service. The two single biggest groups of people approaching the

council for support due to domestic abuse are black and ‘white other’ women. London Black Women’s Project (LBWP) who support Black, Asian and minoritised women and have one of their seven refuges in Haringey, were identified as the community partner to deliver the support service.

- 5.8 The project team worked closely with the Metropolitan Police Secure by Design (SbD) Borough Officer, Council Safer Estates team and Housing Demand team to robustly review the design; the scheme will aim to achieve SbD platinum accreditation and provide a ‘sanctuary’ space in each of the apartments and the support office. Walls, doors and windows will be reinforced with no visually identifiable markers alongside CCTV, lighting and access controls given the highest-level of priority.
- 5.9 In Spring 2025 the GLA confirmed that the project team funding bid had been successful.
- 5.10 The consultancy’s main responsibilities will include:
- 5.11 Act as employer’s agent / contract administrator for the duration of the contract, including during the defect’s rectification period – which may include (without limitation):
  - Review and comment on the contractor’s programme.
  - Monitor progress of works and other activities against the programme.
  - Prepare and issue instructions, notices and certificates under the contract.
  - Co-ordinate review of information prepared by the contractor.
  - Consider, advise the employer on, and respond to contractor proposals and requests for
    - Oversee the contractor’s compliance with the contractual requirements
    - Manage change control procedures
    - Advise the employee on any variations it may require.
    - Consider, advise the employer on, and respond to contractor claims.
    - Advise in relation to contractual disputes.
  - Arrange handover, manage snagging and de-snagging, and certify practical completion.
  - Record and report defects to the contractor and monitor rectification.
  - Manage end-of-defects inspections and issue certificate of making good defects.

- 5.12 The submission from Silver DCC offers a competitively priced fee proposal of £59,828.56+ VAT, which aligns with similar appointments on housing schemes managed by the Council. Their response showcased a thorough understanding of the brief and the site's complexities
- 5.13 It is therefore recommended that Silver DCC be appointed to carry out this commission. This tender is compliant and within the budget allocated for this service.

## **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**

- 7.1.1 Strategic Procurement note that this report relates to the approval to award a contract to Silver DCC for EA services on the scheme known as supported living development at N22 in accordance with CSO's 12.02, 18.01.2d i ii iii, 18.01.4(b) and 2.05.1(n).
- 7.1.2 SP understands that the appointment of the supplier provides continuity of service and reduces any inherent risks which could adversely impact on the programme and budget by carrying out a competitive process.
- 7.1.3 The supplier has also demonstrated their competence and capability to deliver these services in the past and have offered competitive prices, meeting with the Council's expectations and approved budget.
- 7.1.4 This award is below the applicable threshold for works under the Procurement Act.
- 7.1.5 SP support the approval to waive of the applicable CSO's and award the contract in accordance with CSO's 12.02, 18.01.2d i ii iii, 18.01.4(b) and 2.05.1(n)

## **Finance**

Finance has reviewed the recommendation and confirms that there is a budget for the proposed contract expenditure and the total value can be contained within the HRA.

## **Legal**

7.1

## **SSC**

## **Equalities**

7.2 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