

Report for: Cabinet Member for Housing and Planning (Deputy Leader)

Item number: CP-00418

Title: Approval to Procure – Carlton Lodge and Henrietta House Structural Works

Report Authorised by: Sara Sutton – Corporate Director of Adults, Housing & Health

Lead Officer: Peter De-Bique – Head of Housing Investment Delivery

Ward(s) affected: **Stroud Green and Seven Sisters**

Report for Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 In line with Contract Standing Order (CSO) 2.01.b and CSO 0.08 this report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to commence procurement for essential structural works at Carlton Lodge and Henrietta House. The project will be funded from the existing budget for Asset Management's Capital Works Programme.
- 1.2 Carlton Lodge and Henrietta House have suffered major structural deterioration, causing concrete to fall from balconies, windowsills, and communal walkways.
- 1.3 Temporary scaffolding and debris netting have been installed to both blocks to mitigate the immediate risk of the falling concrete. These protective measures have been implemented to safeguard residents, visitors, and the public from potential hazards while permanent structural repairs are planned and undertaken.

2. Cabinet Member Introduction

N/A

3. Recommendations

It is recommended that:

- 3.1. In accordance with Contract Standing Order 2.01. b) and 0.08, the Cabinet Member for Housing and Planning (Deputy Leader) grants approval to commence the procurement of essential external structural repairs at Carlton Lodge and Henrietta House. The pre-tender estimate for these works is set at £1.2m.
- 3.2. Delegate the appropriate procurement route to the Chief Procurement Officer in compliance with Contract Standing Order 12.

4. Reasons for decisions

- 4.1 In July and October 2024 - Carlton Lodge and Henrietta House experienced significant structural deterioration affecting the concrete windowsills and the reinforced concrete beams supporting the

balconies and communal walkway and landing areas. The defects have resulted in spalling concrete, which has exposed the reinforcement bars and led to progressive corrosion. Urgent remedial works are required to both blocks to stabilise these elements to prevent further degradation and mitigate the risk of collapse and/or falling debris.

- 4.2 As the pre-tender estimate for the remedial works are above £500k, approval is required from the Cabinet Member for Housing and Planning (Deputy Leader) to invite tenders via the LCP (London Construction Programme) Framework.

5. Alternative options considered

- 5.1. The option of taking no action has been reviewed and formally discounted. Given the urgent nature of the structural defects and the risk of falling masonry, inaction would pose an unacceptable risk to the health and safety of residents and visitors. Furthermore, failure to address the issues promptly would accelerate the deterioration of critical concrete components within the blocks, leading to more extensive damage and significantly higher repair costs in the future.

6. Background information

- 6.1 **Carlton Lodge and Henrietta House sites** Following reports of falling concrete at Carlton Lodge and Henrietta House, Haringey's Repairs Service (HRS) erected scaffolding and safety netting in July and October 2024 respectively. These works were introduced as protective measures to safeguard residents, visitors, and the public from potential hazards while permanent structural repairs are planned and undertaken.
- 6.2 Ridge and Partners were appointed in October 2024 to carry out an investigation into the reasons why the masonry was deteriorating and to produce a comprehensive specification and tender package for the procurement of a contractor to undertake the necessary urgent remedial works.
- 6.3 The investigations undertaken by Ridge and Partners identified concrete carbonation as the cause of deterioration, leading to corrosion of the embedded steel reinforcement. This has resulted in cracking, weakening of the surrounding concrete, and significant spalling across various areas of Carlton Lodge and Henrietta House. Considering these findings, essential repairs to the brickwork, weatherproofing of the walkways at Henrietta House, roofing works, and general external fabric repairs are considered necessary for both blocks.
- 6.4 Following discussions with Strategic Procurement, the recommended approach for procuring these works is to invite tenders via an appropriate Lot on the LCP (London Construction Programme) Framework, ensuring compliance with approved procurement routes and enabling timely appointment of a contractor.

7 Engagement and Consultation

- 7.1 In relation to leasehold consultation requirements, the Notice of Intention (Stage 1) is not applicable because the procurement route is through an approved Lot on the London Construction Programme (LCP) Framework. Written notification of the proposed works has been issued to all leaseholders at Carlton Lodge and Henrietta House, and the Major Works and Home Ownership Teams have responded to all enquiries received.
- 7.2 Resident for Carlton Lodge and Henrietta House have been informed of the proposed works and have received several written updates which will continue until the works are completed.
- 7.3 Two letters have been issued to all residents at Carlton Lodge and Henrietta House in June and

October 2025. The letters provided residents with a detailed update on the Council's proposals for essential external works following the completion of structural and building surveys and specialist concrete testing.

- 7.4 The letters issued in October 2025, outlined the proposals to select and appoint a specialist contractor to undertake the works. Resident queries following these letters have been dealt with individually by the Major Works and Home Ownership Teams.

8 Proposed Tender process

- 8.1 This opportunity will be competitively tendered in line with the Council's Contract Standing Order (CSO) 7.02. The timeframe for procurement is February/March 2026, with the works starting on-site after April 2026.
- 8.2 The procurement process will adopt a single stage JCT Intermediate Building Contract 2024 with contractor design.
- 8.3 Bidders will be asked to respond to a price and quality assessment which is weighted 60/40 in favour of price.
- 8.4 The quality assessment will be conducted by Haringey's project team supported by Ridge and Partners, with the moderation led by the Council's Procurement Team to ensure a high level of quality across both the submissions and scoring. The quality assessment will be conducted via a pre-agreed list of questions that are to be included as part of the delivery proposals in the tender. Each question will be scored between 0 (question not answered) and 5 (excellent) and then weighted as set out in the tender.
- 8.5 Ridge and Partners will be appointed and the multi-disciplinary consultants and will be assigned to independently evaluate the cost to ensure value for money in line with current market trends. Any requests for clarification that are issued will have responses analysed to establish robust costing for the Council. Ridge and Partners will also draft and issue a tender report which will include the detailed outcome of the quality and cost evaluation.
- 8.6 Assuming a successful tender process - the scheme will return for cabinet approval.

9 Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

The recommendations in this report will contribute and support the delivery of key themes within the Corporate Delivery Plan (CDP) 2024-2026.

- 9.1 **Homes for the future:** The repair of these existing homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Ensuring that existing homes are kept in a good standard of repair and are free from health and safety hazards.
- 9.2 **Responding to the climate emergency:** Responding to the climate change emergency is a core part of the Housing Delivery Programme. Sustainable materials and building practices will be used to carry out the essential repairs to the blocks in accordance with the current Building Regulations.
- 9.3 **Place and economy:** A key part of the procurement exercise is achieving social value. This project will ensure that the objectives set out in this theme are met by providing jobs and training through construction. This will help contribute to 'a thriving economy and a pleasant place' where 'everyone can find access to rewarding work that pays a living wage', as set out in the CDP.

10 Carbon and Climate Change

- 10.1 The external repair works at Carlton Lodge and Henrietta House will be delivered in accordance with the Council's Policy for reducing Carbon and addressing climate change.
- 10.2 Sustainable building materials will be selected, waste will be recycled, and sustainable working practices will be employed by the contractor. This will form part of the tender selection process.

11 Statutory Officer Comments

11.1 Legal

- 11.1.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 11.1.2 Under CSO2.01 (b) Cabinet is required to approve a procurement exercise where the value of the procurement is valued at £500,000 or above.
- 11.1.3 The recommendation includes provision for the final procurement route to be approved by the Chief Procurement Officer as allowed under CSO 12.
- 11.1.4 Where a decision is required to be made by Cabinet, this may also be taken by a Cabinet Member with the Leader's agreement (CSO 0.08).
- 11.1.5 The Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning from approving the recommendations in this report.

11.2 Procurement

- 11.2.1 Strategic procurement notes the contents of this report, and the recommendations as set out.
- 11.2.2 This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.
- 11.2.3 Strategic procurement (SP) will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 11.2.4 Pursuant to the provisions of the Council's Contract Standing Orders (CSO) 2.01(b) Cabinet are required to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above, and as such the recommendation in paragraph 3.1 above which include approval by a Cabinet Member (CSO 0.08) is in line with the provisions of the Council's CSO.

11.3 Finance – draft comments to be obtained from Finance

- 11.3.1 The proposed procurement for essential structural works at Carlton Lodge and Henrietta House has a pre-tender estimated value of £1.2m, with works expected to commence on site after April 2026.

- 11.3.2 This project will be met from the Asset Management Capital Works Programme, where budget provision is already in place. The contract is capital funded. No additional funding is required outside the approved capital budget envelope.
- 11.3.3 Any applicable uplifts or indexation clauses will be reviewed as part of the tender evaluation and incorporated into the final cost assessment.
- 11.3.4 The annualised cost is approximately £1.2m in 2026/27, and this has been reflected within the service's MTFS forecasts.
- 11.3.5 Ongoing costs will be monitored through regular capital budget monitoring processes. Based on the information provided.

11.5 **Equality**

- 11.5.1 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 those protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 11.5.2 The three parts of the duty applies 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.
- 11.5.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 11.5.4 The proposed decision relates to essential external works to be completed at Carlton Lodge and Henrietta House which are required to address health and safety issues arising from falling masonry from the external façade of the property. The decision will ensure existing homes are kept in good repair and are improved. This will have a positive impact on leaseholders and tenants living at Carlton Lodge and Henrietta House. As such, it is reasonable to anticipate a positive impact on residents with protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.
- 11.5.5 With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

12 **Use of appendices**

N/A

