

Report for: December 2025 Cabinet Member signing

Item number: 1

Title: Dawlish & Scales Road, N17 9HP – Approval to Enter into Build Contract

Report authorised by: Jonathan Kirby, Director of Capital Projects & Property

Lead Officer: Robbie Erbmman, Delivery Director

Ward(s) affected: Tottenham Central

Report for Key Decision: As set out in the Council's Constitution (Part 4, Section D, Rule 12 Access to Information Rules)

1. Describe the issue under consideration

- 1.1. The Cabinet Member for Housing and Planning is asked to approve the appointment of the recommended contractor to construct two detached Council homes comprising 1 no. 3- bed 5-person house and 1 no. 2-bed 3-person house on the corner of Dawlish and Scales Roads, N17 9HP.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

It is recommended that the Cabinet Member for Housing and Planning:

- 3.1. Approve pursuant to Council's Standing Orders (CSO) 2.01.1C in line with CSO Statement of Principles 0.08 the appointment of Contractor A, identified in the exempt part of the report to enter into a JCT Design and Build 2016 Contract with Haringey's amendments. (See Appendix 1)
- 3.2. Approve the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third-party rights and interests infringed upon by the Dawlish and Scales Roads development.
- 3.3. Delegate to the Delivery Director, after consultation with the Director of Finance & Resources and the Cabinet Member for Housing & Planning, authority to make payments of compensation of genuine claims of third-party rights affected by the Dawlish and Scales Roads development and payable under the approval in section 3.2, within the existing scheme of delegation.
- 3.4. Approve entering the contract at the contract sum set out in the Dawlish and

Scales Roads Exempt Report (Appendix 1).

3.5. Approve pursuant to CSO 16.04 the issuance of a letter of intent as set out in the Dawlish and Scales Roads Exempt Report.

3.6. Approve the contingencies and on costs associated with the delivery of the scheme

4. Reasons for the decision

4.1. The site known as Dawlish and Scales Roads was approved by Cabinet on 21st January 2020 to be included in the Council's Housing Delivery programme.

4.2. Planning permission was granted in March 2023 for 2 new houses under planning reference HGY/2022/2000.

4.3. These Council homes will contribute to the Council's commitment to have built 3,000 new high-quality council homes by 2031.

5. Alternative options considered

5.1. Not to develop this site for housing purposes however this option was rejected as it does not support the Council's commitment to deliver a new generation of Council homes.

5.2. This build contract was procured via the approved London Construction Programme (LCP) Dynamic Purchasing System as recommended by the Strategic Procurement team. The alternative option would have been to procure a contractor via a restricted tender, a competitive tender on the open market, or an alternative procurement route. These options were not recommended by the Strategic Procurement Team as providing the best value.

6. Site information

The two sites are located to the east of High Road, Tottenham on the corner of Scales Road and Dawlish Road.

6.1. The site on the corner of Scales Road is vacant and adjacent to an electricity sub-station.

6.2. The site on the corner of Dawlish Road has three single storey council-owned garages. Two garages are leased, and one is vacant. If approved, the leases will be terminated and returned to the Council for development.

6.3. The transport and connectivity of the site is rated as 'Good' with a Public Transport Accessibility Rating (PTAL) of 5.

6.4. The land is Council-owned and held in the Housing Revenue Account (HRA).

7. Engagement and Consultation

The consultation period was 21/03/22 – 18/03/22. (See Appendix 3 – Community Engagement information)

8. Proposed Build Contract

8.1. In April 2025 the Council published an invitation to tender. Contractors were invited to submit their price, programme and quality information in response to questions and criteria set out in the Tender. Submissions were assessed on 60% quality, 30% price and 10% social value. The project team's Employers Agent was assigned to independently evaluate the cost to assess value for money in line with current market trends.

8.2. Three bids were received. Their scores were as follows:

Contractor	Quality (50%)	Price (40%)	Social Value (10%)	Total
A	43	40	9.2	92.2
B	39	33	3.27	75.5
C	32	40	7.5	79.5

8.3. Contractor A's contract sum is listed in the exempt part of the report. The Employers Agent has concluded that the tender submitted by Contractor A is the Most Economically Advantageous Tender. The outcome of the tender scoring has been provided in the exempt part of the report.

9. Contribution to Strategic outcomes

9.1. The recommendations in this report will support the delivery of the Housing Priority in the Corporate Delivery Plan 2024-36 This sets out as its first outcome "building high-quality, sustainable homesby focusing on increasing the number of safe, stable, sustainable and affordable homes in the Borough and improving the quality of its social housing".

10. Carbon and Climate Change

10.1. The proposal for the development is committed to ensuring that the new homes will be environmentally sustainable and is designed to achieve low

energy consumption and zero carbon emissions where possible, in support of Haringey's Climate Change Action Plan's (HCCAP) 2041 target.

- 10.2. The approved scheme demonstrates that a 101% reduction in emissions from the Building Regulations Part L (2013) is possible, achieving the 'zero carbon' policy requirement in regulated operational energy.
- 10.3. The Energy Strategy of the Proposed Development has been developed in accordance with the GLA Energy Hierarchy, "Be Lean, Be Clean, Be Green and Be Seen". The 'Be lean' measures associated with reducing energy demand will reduce carbon dioxide emissions of the entire Development by 58% through high levels of insulation, waste-water heat recovery system, and natural ventilation.
- 10.4. The homes will utilise renewable energy sources for the 'Be Green' part of the hierarchy namely: an air source heat pump solution to provide hot water and space heating; and photovoltaic panels to generate electricity. Overheating risk has also been considered in the Cooling Hierarchy, and will be evaluated under the Building Regulations Part O (Overheating) that has been introduced since planning approval.
- 10.5. The Proposed Development will deliver a highly sustainable development to meet the UK government's net zero carbon emissions target for 2030.
- 10.6. The proposed housing scheme is car-free, adopts a progressive approach to sustainability and incorporates high quality landscaping design.

11. Statutory Comments

11.1. Finance

This scheme will deliver two new council homes including 1 wheelchair adaptable home.

Recent cost projection in the new build capital programme suggest that this scheme can be accommodated within the existing budget/MTFS.

Further finance comments are contained in the Exempt Report (Appendix 1).

11.2. Procurement

Strategic Procurement (SP) note that this report relates to the approval to award a contract to Contractor A.

SP note that a competitive tender was launched via the LCP's General Construction Multi Trade DPS. The adopted route to market is in line with Contract Standing Orders (CSO) 8.01

The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. Contractor A bid submission also represents value for money.

SP support the recommendation to approve the award in accordance with CSO 2.0.1.1C in line with CSO Statement of Principles 0.08.

11.3 Equality

The council has a Public Sector Equality Duty (PSED) 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

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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socio-economic status as a local protected characteristic.

The proposed decision relates to the award of contract for the delivery of 2 no. high-quality new Council homes at Social Rents with amenities including bike and bin stores. Building these new Council homes will benefit Haringey's Council tenants and residents who are currently in temporary accommodation or need to move to a new home.

Data held by the Council suggests that women, young people, and BAME communities are over-represented among those living in temporary accommodation. Individuals with these protected characteristics as well as those who identify as LGBT+ and individuals with disabilities are also known to be vulnerable to homelessness, as detailed in the Equalities Impact Assessment of the Council's Draft Homelessness Strategy. As such, it is reasonable to anticipate that residents with these protected characteristics will be positively impacted by the building of new Council homes.

This decision is likely to positively impact women, older people (over 65), households with young children, individuals who identify as trans and LGBT+ who are overrepresented in Council tenants and homeless households. The building of new Council homes is likely to have a positive impact these groups.

The consultation process included efforts to accommodate diverse needs, such as providing materials in alternative formats and languages if requested as well as holding in person and online engagement.

As an organisation carrying out a public function on behalf of a public body, Contractor A will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty. Appropriate contract management arrangements will be established to ensure that the delivery of the works does not result in any preventable or disproportionate inequality.

11.4 Legal

The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.

The report indicates, and Strategic Procurement has confirmed that the contract in the report was procured via the LCP's General Construction Multi Trade DPS which is in line with the Council's Contract Standing Order (CSO) 8.01

Pursuant to the provisions of the Council's (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 3.2 of the report is in line with the Council's CSO.

The recommendation in paragraph 3.4 of the report to delegate authority to the Delivery Director, after consultation with the Director of Finance & Resources and the Cabinet Member for Housing & Planning, authority to make payments of compensation as a result of genuine claims of third-party rights affected by the Dawlish and Scales Road development 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)).

The recommendation in paragraph 3.6 of the report is permitted under the Council's CSO 16.04 which allows the issuance of a Letter of Intent pending the issuance and execution of a formal contract where works, goods or services under a contract is required to commence prior to the issuance and execution of a formal contract.

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

12 Use of Appendices

- APPENDIX 1 - Exempt Report
- APPENDIX 2 – Exempt Tender Report
- APPENDIX 3 - Community Engagement Information

13 Local Government (Access to Information) Act 1985

- 13.1 Appendices 1 and 2 are NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).