

Report for: Cabinet Member signing – The Cabinet Member for Housing & Planning

Title: MTC –Structural Programme (2026–2028)

Item number: CP – 00419

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

Lead Officer: Lauren Parker- Alliance Contract Manager

Ward(s) affected: All Wards

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

1. Describe the issue under consideration

- 1.1 In accordance with Contract Standing Order (CSO) 2.01(c) and CSO 0.08 this report seeks approval from the Cabinet Member for Housing and Planning (Deputy Leader) to award a contract to Tenderer A for the sum of £2,000,000. The contract is for delivery of essential structural works to housing properties across the borough.
- 1.2 The main contract will be procured as a two-year JCT Measured Term Contract (MTC) commencing May 2026.
- 1.3 In addition to the contract cost Cabinet Member for Housing and Planning approves the professional fees of £301,555.00 which represents 15.08% of the contract sum. The total project cost will be £2,301,555.00.
- 1.4 Details of Tenderer A and the other bidders are in Appendix A (Exempt Report).

2. Cabinet Member Introduction:

Not Applicable

3. Recommendations

- 3.1 Pursuant to Contract Standing Order (CSO) 2.01(c), it is recommended that the Cabinet Member for Housing and Planning (Deputy Leader) approves the award of a Measured Term Contract to Tenderer A in the sum of £2,000,000 for the delivery of essential structural works to properties across the borough. The Contract will be for a period of two years commencing May 2026 and concluding May 2028. It is expected that financial completion of the scheme will complete December 2029.

- 3.2 The report also requests Cabinet Member approval for issuing a Letter of Intent to Tenderer A for the sum of £200,000.00. The value of the Letter of Intent is in line with CSO 16.04 which allows a Letter of Intent to be issued for £200,000.00 or 10% of the contract value whichever is the higher.
- 3.3 It is further recommended that the Cabinet Member for Housing and Planning approves the professional fees of £301,555.00 which represents 15.08% of the contract sum. The total project cost will be £2,301,555.00.

4.0. Reasons for decision

- 4.1 The Council is currently experiencing a high and increasing volume of structural referrals across its housing stock. These referrals are driven by structural defects identified through inspections and resident reports.
- 4.2 Procuring these works as standalone projects has proven inefficient and costly, particularly for low and medium-value schemes, due to repeated tendering exercises, extended lead times, and fragmented delivery programmes.
- 4.3 A Measured Term Contract (MTC) offers a more efficient and flexible solution in managing these works by enabling the Council to respond quickly to minimising the structural risks and reducing the potential for disrepair claims. The MTC will also enable the Council to maintain control of programming the works and achieving better cost control through an agreed schedule of rates.
- 4.4 The MTC model also supports grouping multiple projects under one contractual framework, reducing procurement overheads and ensuring specialist capability is retained throughout the term.
- 4.5 It should be noted that the £2,000,000.00 contract value represents an estimated cost for the works over the 2-year period rather than a guaranteed spend. This is because the actual volume of works will depend on ongoing structural assessments and prioritisation.
- 4.6 In addition to the cost for the works, the professional fees which will include the following disciplines - structural engineer, building surveyor, contract administrator, CDM 2015 principle designer, cost consultant, party wall surveyor will be for the amount of £301,555 bringing the total project cost to £2,301,555.00.
- 4.7 The properties included in this programme will generally comprise single dwellings, houses converted into self-contained units, and low - to medium-rise blocks. The project will deliver extensive structural remediation works to restore and maintain the long-term integrity of these buildings.

By addressing underlying structural issues, the programme will significantly reduce the need for reactive repairs and associated maintenance, alleviating pressure on the repairs service budget and improving cost efficiency over the life of the assets.

- 4.8 A key objective of the Housing Asset Management Strategy is to ensure that Haringey's housing assets are safe and fully compliant with current Building Safety Regulations. The award of contract to Tenderer A will ensure that compliance is met and the Council meets its legal and statutory obligations.
- 4.9 The programme also supports the Corporate Delivery Plan (2024-2026) objectives under the 'Homes for the Future' and 'Place and Economy' themes by safeguarding residents, reducing reactive repairs demand and delivering social value through local employment and supply chain commitments.
- 4.10 The project was tendered via the London Construction Programme Housing Framework under Lot 2.2 Retro-fit, refurb and adaptations category. The Council received two compliant bids.
- 4.11 The tenders were received on 31st October 2025, and the evaluation was overseen and managed by the Council's Strategic Procurement Team.
- 4.12 The evaluation process was carried out in accordance with the Invitation to Tender requirements and was based on 40% price and 50% quality and 10% social value.
- 4.13 The pricing evaluation of the tenders was carried out by external multi-disciplinary consultants and Haringey Council's quantity surveyor in accordance with the procedures set out in the 'Instructions for Tendering'.
- 4.14 Tenderers were required to present their Quality Submissions, which represented 50% of the overall tender evaluation. To remain eligible for consideration, each tenderer was required to achieve a minimum threshold of 50% of the available quality points within this section.
- 4.15 A moderation meeting was convened on 18th December 2025, chaired by Haringey Council's strategic procurement team. The panel comprised officers from asset management and structural engineering, together with a representative from the multi-disciplinary consultants. During the moderation, panel members reviewed individual quality scores and undertook a structured discussion to ensure that all evaluations were evidence based. Final scores were agreed through a consensus approach, reflecting the majority view.
- 4.16 Both tenderers successfully met the minimum scoring threshold as described above. Consequently, their quality submissions and bids were accepted and evaluated.

The table below displays the scores for each contractor based on price, quality, and social value.

Tenderer	Price 40%	Quality 50%	Social Value 10%	Total %	Rank
A	40.00%	40.00%	8.50%	88.5%	1
B	33.14%	39.50%	4.25%	76.89%	2

- 4.17 Tenderer 'A' was ranked first as they provided the most advantageous tender.

4.18 The combined scores for Price, Quality, and Social Value for Tenderer A resulted in a score of 88.5%. Their pricing is in the lower range compared to other tenderer, and their submission is within an acceptable range, which minimises any degree of risk given the currently unknown quantity and level of works.

4.19 Tenderers were asked to provide social value submissions, which accounted for 10% of the total Tender score. The London Borough of Haringey is dedicated to a performance and evidence-based approach to Social Value. Using the National TOMs (Themes, Outcomes, and Measures) System developed by the Social Value Portal, bidders were required to propose credible targets for the following performance areas, which would be monitored:

- Local employment: The number of residents employed directly or through the supply chain.
- Local supply chain spend: The amount spent within the local supply chain.
- Equipment or resources donated to VCSEs

The financial value of the Social Value commitment is detailed in Appendix A – Exempt Report.

4.20 Based on the outcome of the tender evaluation, it is recommended that the tender is awarded to Tenderer 'A'.

5. Alternative options considered

5.1 An alternative approach considered was to procure individual projects on a case-by-case basis rather than adopting a Measured Term Contract (MTC). This option was discounted because the cumulative cost of repeated procurement exercises, including officer time and consultant fees, would make it economically inefficient.

Furthermore, a fragmented approach would significantly delay delivery, preventing the Council from meeting its strategic objectives of ensuring that 100% of homes achieve the Decent Homes Standard by 2028. The MTC model provides a streamlined, cost-effective solution that supports timely delivery and programme certainty.

5.2 Another option considered was to deliver these works under Haringey Council's existing partnering contracts. However, this approach was deemed unsuitable because partnering arrangements are designed primarily for planned maintenance and standard improvement programmes, not for a programme of specialist structural remediation works.

6. Background information

6.1 The Council has a statutory duty to maintain its housing stock. Failure to fulfil these obligations could lead to significant legal, financial, and reputational risks, as well as having a negative impact on residents' wellbeing. To meet these

requirements, the Council is expected to inspect, identify and carry out any structural works which could compromise the long-term integrity of its housing stock.

- 6.2 During these regular inspections, Haringey Repairs Service have identified properties which require significant structural works. As these works are beyond the scope of the Repairs Service, these projects are referred to the Major Works Team who in conjunction with Haringey's Structural Engineers, commission a team of specialists to manage these works. The specialists provide support in terms of monitoring the structural movement, developing a scope of remedial works, provide costs estimates, prepare tender documents and monitor the quality of works on-site.
- 6.3 The £2m funding for this project enable the Council to identify properties in need of significant structural works and deliver a programme of structural remediation works for the financial years: 2026/27, 2027/28 and 2028-29. The scheme will be funded from the Major Works Capital Programme budget.
- 6.4 The projected cashflow and programme for the project is as follows: -

Projected Cashflow				
	26/27	27/28	28/29	Total
Works	£812,500	£1,137,500	£50,000	£2,000,000
Fee's	£122,525	£171,535	£7,495	£301,555
Total	£935,025	£1,309,035	£57,495	£2,301,555

Outline Programme	
Anticipated start on site	May 2026
Anticipated practical completion	May 2028
Financial completion	December 2029
Contractor	Details in Appendix A - Exempt Report

7. Consultation

- 7.1 Resident and stakeholder consultation will be an ongoing process, beginning as soon as the programme is agreed with the appointed contractor. Engagement activities will include written communication and face-to-face meetings with residents to ensure clarity, transparency, and a shared understanding of the works. Regular updates will be provided throughout the project, covering contractor information, programme timelines, and opportunities for residents to offer feedback at each stage.

To support this approach, dedicated Resident Liaison Officers from both the contractor and Haringey Council will be in place for the full duration of the contract, ensuring consistent communication and support for all residents involved.

8. Leasehold Implications

- 8.1 There will be leasehold properties included in this project.
- 8.2 Under the terms of the lease, the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are normally recovered by the freeholder through the lessees' service charge account.
- 8.3 In accordance with the Service Charges Regulations 2003, under Schedule 2, the statutory 30-day Notification of the Landlord's proposals to enter into Qualifying Long-Term Agreements were issued on 7 April 2025 and expired on 10 May 2025.
- 8.4 This consultation process differs from that of major works, where specific cost estimates can be provided. For longer-term agreements, leaseholders' comment on the necessity of the agreement rather than on specific cost estimates.
- 8.5 Notice of Estimates will therefore be issued once the extent of the works required for leaseholder blocks/houses have been fully assessed and determined. This will ensure Haringey Council can seek to recover costs and that the leaseholders are informed about the anticipated costs and the specific nature of works to be undertaken.
- 8.6 This process has been developed and communicated in close collaboration with Haringey legal department.

9. Conservation Areas

- 9.1 Some of the properties in this project are in conservation areas. Where necessary, statutory consents will be obtained to enable works for those properties to proceed.

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

- 10.1 This project will help to achieve the Council vision to create a borough where everyone has a safe, sustainable, stable and affordable home. We will aim to achieve this vision by focusing on increasing the number of high quality and sustainable homes in the borough'. This will include contributing to delivering on the following objectives:-
- Ensuring the Council delivers our Decent Homes programme of 100% of homes decent by 2028
 - Implementing the new consumer standards across our services to meet our obligations under the new social housing regime.

**Statutory Officers comments (Chief Finance Officer, including Procurement),
Head of Legal and Governance, Equalities).**

11. Finance

- 11.1 This proposed contract is for a period of 2 years from May 2026, and the total cost have been phased as shown in the table 6.4.
- 11.2 The total cost of this contract including the consultancy/professional fees is £2.3m.
- 11.3 The total cost will be contained within the major works capital programme budget/MTFS.
- 11.4 It is anticipated that there will be a contribution from leaseholders to the cost of the works. However, it cannot be reasonably estimated at this stage. Further finance comments are contained in the exempt report.

12. Strategic Procurement comments

- 12.1 Strategic Procurement (SP) note that this procurement was tendered competitively via the London Construction Programme's (LCP's) MW24-H Housing Framework, Lot 2.2 Retro-fit, refurb and adaptations £1m+. This procurement is in line with Contract Standing Order (CSO) 7.02, and Regulation 34 of the Public Contracts Regulations 2015. Tender Responses were evaluated in accordance with the scoring criteria and methodology as detailed in the published Instructions to Tender document.
- 12.2 SP note that Contractor A provided the most advantageous Tender and their offer demonstrates value for money to the Council. SP supports the recommendation to award the Measured Term Contract for Structural Works in accordance with CSO 2.01(c).
- 12.3 SP also recognised the need for the Council to comply with its obligation to meet Decent Homes Standard by 2028 and supports the issuance of a letter of intent pending the issuance and execution of a formal Contract in accordance with 16.04.

13. Legal

- 13.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 13.2 The report indicates, and Strategic Procurement has confirmed that the contract was procured via the London Construction Programme's (LCP's) MW24-H Housing Framework, Lot 2.2 Retro-fit, refurb and adaptations £1m+. This is in line with the Council's Contract Standing Order (CSO) 7.02 and Regulation 34 of the Public Contracts Regulations 2015 (PCR2015) under which the Framework from which the contract in the report was procured.

- 13.3 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.
- 13.3 Further to paragraph 13.3 above and pursuant to the provisions of the Council's CSO 0.08, a decision reserved for cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendations in paragraph 3 of the report seeking approval from the Lead Member for Cabinet Member for Housing and Planning (Deputy Leader) is in line the Council's CSO so long as the Lead Member is taking the decisions with the agreement of the Leader.
- 13.4 The recommendation in paragraph 3.2 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.
- 13.5 The Director for Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

14. Equality

- 14.1 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 protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 14.2 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.
- 14.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 14.4 The decision will primarily impact residents living in properties owned by Haringey Council, a significant number of whom share the protected characteristics. Black people, disabled people, women and those from a lower socioeconomic background are overrepresented in our council housing stock. It is noted that the scope of these works to properties will be adapted if required where residents have disabilities. Engagement with residents will take place to identify any specific needs.

- 14.5 Overall, in so far as this decision will support the Borough Vision call to action for safe and affordable housing for everyone this decision can be expected to have a positive equalities impact.
- 14.6 As a body conducting a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonable measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

Use of Appendices

15. Appendix A: Part A - Exempt Information.
- 16.1 **Local government (Access to information) Act 1985**
- 16.2 Asset Management Strategy 2023-2028

[Housing Asset Management Strategy 5 December 2023 Cabinet Report FV.pdf \(haringey.gov.uk\)](#)