

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

Item number: 8

Title: Lift Maintenance Contract – Approval for One-Year Extension

Report authorised by: Sara Sutton - Corporate Director Adults Housing Health

Lead Officer: Mena Rahim, Contract Support Manager

Ward(s) affected: All Wards

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

1. Describe the issue under consideration.

- 1.1 To extend the Lift Service and Maintenance Contract with Jackson Lift Services Limited, by implementing the second of two one-year contract extension, from 01 April 2026 to 31 March 2027.
- 1.2 And to vary the contract by increasing the value by a further £358,324.49 from an original contract value of £2,804,585.00, to £3,261,254.49. This value includes a previous variation of £98,345.00 for the first-year extension in 2025 to 2026.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

- 3.1 That the Cabinet Member for Housing and Planning and Deputy Leader, approves the extension and variation of the contract for Lift Service and Maintenance with Jackson Lift Services Limited from 1st April 2026 to 31 March 2027, for an additional £358,324.49. as permitted under CSO 18.03.3 pursuant to CSO 2.02 b).
- 3.2 The approval of this annual extension will result in an annual value of £600,000 which is the remaining contract value plus the requested variation value.

4. Reasons for decision

- 4.1 The reasons for seeking to extend this contract are to ensure continuation of a statutory service provision and enable the re-procurement of a new lift maintenance contract during the period.

4.2 Due to the number of contracts in procurement and the available resources, we are, where possible, utilising extensions to stagger the re-procurement of major contracts. This approval will enable time to procure the new long-term Lift Service & Maintenance contract by 01 April 2027 and allow future procurements to avoid co-termination and reduce future pressure on resources.

5. Alternative options considered.

5.1 Do Nothing - This is not an option, as we must provide this essential lift service to residents in the borough in line with the Council's statutory health and safety obligations.

5.2 Re-Tender Contract - This is not possible within the immediate timescales, but will be commenced and completed, during the period of this extension.

5.3 Undertake the maintenance in-house - This is not an option due to the specialist skills and equipment required and would not be a feasible and cost-effective solution.

6. Background

6.1 We have a statutory obligation under LOLER, fire safety and building regulations to ensure lifts are regularly serviced, maintained, and repaired. Under following UK current regulations:

- LOLER (Lifting Operations and Lifting Equipment Regulations 1998):
- PUWER (Provision and Use of Work Equipment Regulations 1998):
- Health and Safety at Work etc. Act 1974:
- Part M of the Building Regulations
- BS EN 81 series of standard

6.2 The Lift Service and Maintenance contract with Jackson Lift Services Limited was originally awarded by Homes for Haringey and commenced on 01 April 2020 for a total potential term of seven years. The contract comprises an initial five-year period, with the option to extend for a further two one-year periods for a total contract value of £2,804,585.00 for the seven-year period.

6.3 The contract was novated to Haringey in June 2022 due to Homes for Haringey insourcing back to the Council.

6.4 Haringey engaged the first of the two one-year extensions for current financial year 2025-26 and increased the value by £98,345.00 to revised £2,902,930.00.

6.5 This contract is essential Health & Safety related spend and ensures compliance with statutory obligations.

6.6 The budget for 2026-27 will cover the annual £600,000.00 value of this extension within the Housing Revenue Account's Lift Maintenance budget, which takes into account the increase in costs due to inflation, increased property numbers and additional works being identified that were not previously apparent.

- 6.7 There is an average annual trend that indicates approximately 83.33% will be revenue and that 16.67% can be capitalised and the expenditure profile in relation to the contract value is provided in the exempt part of this report, Appendix A.
- 6.8 Leaseholder contributions are already included for within the budgeted amounts and anticipated income as was set out under the original contract implementation.
- 6.9 Section 20 consultation is not required as this is extending an original contract as allowed for under the contract terms and conditions and it does not affect the leasehold contributions or recovery.
- 6.10 Performance and expenditure will be continuously monitored using monthly key performance indicators (KPIs) and financial tracking tools, with progress and any issues reviewed during the monthly contractor meetings.
- 6.11 This proposal relates to an extension of the existing contractual arrangement. There are no changes to the scope of services, delivery model, or contractual terms. As such, there will be no adverse impact on Social Value. The current terms and conditions will be carried forward and will remain in force, consistent with previous years.

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

- 7.1 This initiative will help to deliver the 'Homes for the future' theme of the Corporate Delivery Plan where everyone should have a safe, sustainable, stable, and affordable home and aims to improve the quality of our social housing and landlord services

8. Carbon & Climate Change

- 8.1 There will be no impact on Carbon & Climate Change from this extension.

9. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities

9.1 Finance

- 9.1.1 The cost of £600,000 for the contract extension will be met from the existing revenue budget. The current allocation is approximately £30k short of the required amount given there is a small reduction against the overall annual budget due to recharge to other areas. However, all elements of the works will be reviewed to ensure compliance with accounting policies, which may reduce the impact on revenue. Additional funding is not required at this stage, and there is potential to cover the small shortfall from other M&E contracts, the extension is expected to be manageable within the financial plans for the coming year.

There remains a risk of cost escalation if the contract and associated works are not closely monitored.

9.2 Procurement

- 9.2.1 Strategic Procurement (SP) notes that this report seeks approval to exercise the second of two optional one-year extensions to the current Lift Service and Maintenance contract for the provision of Lift Service and Maintenance with Jackson Lift Services Limited in accordance with CSO's 18.02.1, 18.02.2 and vary the approved spend in accordance with CSO's 18.03.3 and 2.01(d).
- 9.2.2 The variation is in accordance with Regulation 72(1) (a) of the public Contracts Regulations.
- 9.2.3 This is the final extension and as such the contract cannot be used following expiry. SP recommend that a new contract is in put in place before this current contract expires to maintain continuity of service and prevent disruption to service users.

9.3 Head of Legal & Governance [Derron Jarell]

- 9.3.1 The Director of Legal and Governance has been consulted in the preparation of this report which is seeking approval for a contract variation and extension to increase the currently approved contract duration and value.
- 9.3.2 Under Contract Standing Order (CSO) 18.02.1, 18.02.2, 18.03.1, 18.02.2 and 2.02 (a) and (b), a contract variation valued at £500K or less may be approved by Cabinet provided that the Public Contracts Regulations 2015 ("the Regulations"), particularly Regulation 72, as well as the Council's Finance Regulations are complied with and subject to satisfactory contract outcomes. Under CSO 2.02, the decision to approve the variation and extension sought may be made by a Cabinet Member allocated by the Leader to do so instead of by Cabinet.
- 9.3.3 Regulation 72(1) expressly permits contract modifications once certain conditions are met. Under Regulation 72(1)(a) a variation is permissible if it is provided for in clear, precise and unequivocal price revision clauses in the contract to be varied as tendered. As body of the report indicates, the contract value variation proposed is attributable in part to an allowance for indexation, ad hoc works, and the addition of new build lifts in the contract.
- 9.3.2 Under Regulation 72(1)(b) a contract variation is permissible on condition that the need for the variation must have arisen from circumstances that a diligent contracting authority could not have foreseen, the variation must not alter the overall nature of the contract and any price increase involved must not exceed 50% of the original contract value.
- 9.3.3 As a result, the proposed variation and extension to the currently approved contract value appears to meet the requirements of CSO 18.02.1, 18.02.2, 18.03.1, 18.02.2 and 2.02 (a) and (b) permitting the variation and extension.

9.3.3 The Director for Legal and Governance is not aware of any legal reasons preventing the Cabinet Member from approving the recommendation in section 3 of the report.

9.4 Equality

9.4.1 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.

9.4.2 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.

9.4.3 The annual continuation of the passenger lift service and maintenance contract is expected to have a **positive impact** on residents, more specifically older people, families with young children, and those with mobility challenges within the borough. Reliable lift operation is particularly critical for these groups.

9.4.4 Extending the existing contract ensures continuity of essential lift servicing and maintenance across council residential blocks, minimising the risk of service disruption, breakdowns, and safety issues. Additionally, continued maintenance of disability lifting equipment within individual homes directly supports vulnerable residents to live safely and independently.

9.4.5 As this is a contract extension rather than a new procurement or change in service scope, there is no anticipated negative impact on residents. Instead, it maintains service stability, safety compliance, and operational reliability, thereby safeguarding resident wellbeing and access to housing services.

10. Use of Appendices

Appendix A – Exempt Part for Lift Maintenance Contract – Approval for One-Year Extension.

11. Background paper

[Jackson Lift Contract - One-Year Extension 2026-27-EQIA.docx](#)
Equalities screening report showing no known equalities issues.