

Report for: 20th March 2026 - Cabinet Member signing

Item number: TBC

Title: Archway Road, N6 - Award of construction contract

Report

Authorised by: Taryn Eves, Corporate Director of Finance and Resources

Lead Officer: Robbie Erbmman, Delivery Director of Capital Projects & Property

Ward(s) affected: Highgate

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 On 16 September 2025, Cabinet approved the procurement exercise for the selection of a main contractor to deliver the proposed development on the Council owned site on the land at 505-511 Archway Road, N6 4HX, in line with Contract Standing Order (CSO) 2.01 (b). Following a formal tender process, this report now seeks permission to proceed with the appointment of a main contractor to allow the construction of the project, In line with Contract Standing Order (CSO) 2.01 (c) and 0.08.
- 1.2 The Cabinet Member for Housing and Planning, in consultation with Section 151 Officer and the Delivery Director of Capital Projects and Property, is asked to approve the appointment of the recommended contractor, identified in the exempt part of the report, to construct the new build development of 16 Council homes comprising 4 x one-bed two-person flats, 2 x one-bed two-person M4(3) 'wheelchair' flats, 8 x two-bed four-person flats and 2 x three-bed four-person family houses on Council-owned land at 505-511 Archway Road, N6 4HX ("the development"). The location of the proposed new homes is shown in the 'Site Plan' included in Appendix 1. All 16 new council homes will be let at Social Rent.
- 1.3 The Cabinet Member for Housing and Planning, in consultation with Section 151 Officer and the Delivery Director of Capital Projects and Property, is asked to approve the appropriation of the land edged red on the 'Site Plan' at Appendix 1 from its current purpose to planning purposes, to facilitate the development process and allow the Council to utilise its powers to override any third party interests and rights (subject to engagement with and compensation of any potential claimants); and then to appropriate the land back to housing following practical completion of the development.

2. Cabinet Member Introduction

The driving mission of this Council is to build a fairer and greener borough. London has a housing crisis – and we are seeing more and more local residents unable to afford rents, let alone afford to buy.

In order to do our part in addressing this situation, we, with financial support from both the Mayor of London and the government, are building at least 3,000 new council homes – at council rents. We are creating more genuinely affordable homes for local people.

Numbers are essential, but we're focused as much on quality as quantity. We're building homes that will last, with great insulation standards, great interior and exterior design standards and a strong mix of family and individual homes. We make sure homes are as well-insulated and energy-efficient as possible, because we want homes that aren't just affordable to rent but affordable to run.

505-511 Archway Road will be another fine example. 16 new council homes in the north west of our borough, designed using Passivhaus insulation principles, powered by heat pumps and solar panels, and designed to minimise noise from the main road.

It's a brownfield site – currently being used as a car wash – that has won funding from the government's Brownfield Land Release Fund.

Archway Road will have two fully wheelchair-accessible homes, four 1-bedroom, eight 2-bedroom and two 3-bedroom family homes. Proposals also include a private garden courtyard away from the main road – complete with a play space for children.

This is another great contribution to affordable housing – real affordable housing – in this borough.

3. Recommendations

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

- 3.1.** Approves the appointment of Contractor A, identified in the exempt of this report, to undertake the new build works to provide 16 new Council Homes at 505-511 Archway Road, for a total contract sum and client contingency set out in the exempt part of this report - Appendix 2. The anticipated commencement date of the contract is 3 August 2026.
- 3.2.** Approves the appropriation of the land at 505-511 Archway Road edged red on the 'Site Plan' at Appendix 1, from the General Fund for planning purposes pursuant to Section 122 of the Local Government Act 1972, as it is no longer required for the purpose for which it is currently held, and to enable the delivery of the development as approved by planning permission reference HGY/2025/1220.
- 3.3.** Approves 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

relating to the land edged red on the 'Site Plan' at Appendix 1 infringed by the works for the development approved under planning permission reference HGY/2025/1220.

- 3.4.** Delegates authority to the Delivery Director of Capital Projects and Property, in consultation with the Corporate Director of Finance and the Cabinet Member for Housing and Planning, to agree and make any necessary compensation payments arising from valid claims relating to third-party rights affected by the development as a result of Recommendation 3.3
- 3.5.** Approves the appropriation of the land shown edged red on the 'Site Plan' at Appendix 1, from planning purposes to the Housing Revenue Account (HRA) for housing purposes pursuant to Section 19 of the Housing Act 1985 such appropriation to take effect only upon practical completion of the development works anticipated for March 2028.
- 3.6.** Approves the total scheme cost as set out in the exempt part of the report - Appendix 2.
- 3.7.** Approves the issuance of a letter of intent for up to 10% of the contract value as set out in the exempt part of the report – Appendix 2.

4. Reasons for decisions

- 4.1.** The site known as 505-511 Archway Road, was approved by Cabinet in January 2021 to be included in the Council's Housing Delivery programme. A planning application for the redevelopment of the site was submitted on 02 May 2025. (planning reference: HGY/2025/1220). The scheme was considered at the Planning Sub-Committee on 06 November 2025 where there was a resolution to grant consent. Planning Decision notice granting consent was received on 16 January 2026. The site is now ready to progress to the construction phase. This report therefore marks the final Members' decision required to proceed with the development of this scheme.
- 4.2.** Contractor A has been identified through a formal tender process to undertake these works.
- 4.3.** The contract award and planning appropriation approval decisions will allow the Council to enter into contract with the building contractor and facilitate the carrying out of the works for the proposed development at 505-511 Archway Road. This will ensure that the Council will not lose the external grant allocations it has secured, by entering into contract by the agreed deadlines. Details of grant funding are set out in the exempt report – Appendix 2 - Section B.
- 4.4.** Appropriation of the development site for planning purposes is required to facilitate the carrying out the works under planning powers in accordance with the planning permissions. By appropriating the site for planning, it will allow the Council to use the powers contained in Section 203 to override easements and other third-party rights that may be infringed by the development and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converts the right to seek an injunction into a right to compensation.

4.5. The site proposal will provide 16 much-needed affordable homes on Council-owned land, including M4(3) wheelchair homes and family homes, with associated refuse stores, cycle stores, service space, amenity space and landscaping. These 16 homes will contribute to The Council's aspiration to build 3000 Council homes by 2031.

5. Alternative options considered

5.1. The Council could choose 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 much needed affordable homes.

5.2. The Council could continue with the scheme without appropriating the site for planning purposes, but this would risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established.

5.3. The Council could decide not to appropriate the land for housing purposes upon practical completion of the building works. This option was rejected because it could prevent the Council from being able to offer up these homes for occupation, thereby not supporting the delivery of much needed affordable homes.

6. Background information

6.1. 505 – 511 Archway Road development site

6.1.1 In January 2021, Cabinet approved the inclusion of 505-511 Archway Road into the Council's Housing Delivery programme.

6.1.2 The site is Council-owned and is currently held in the Council's General Fund.

6.1.3 As shown in the 'Site Plan' in Appendix 1, the site makes up the south-eastern portion of a large, triangular shaped island block bounded by Archway Road, Bakers Lane and North Hill. The site is currently surrounded by a busy gyratory road system, with a service station to the west of the site and a terrace of two storey period cottages to the rear of the site with entrances fronting onto North Hill.

6.1.4 The site is located within the Highgate Conservation Area, at its northern edge (Sub-area 3) and lies at the junction of Archway Road and Bakers Lane. The site is currently in use as a car wash, consisting of a collection of non-descript buildings and sheds and a yard and holds no heritage significance in itself. The Archway Road is an important arterial route that bifurcates at the Wellington Roundabout into the Great Northern Road and Falloden Way meaning that the site is located at a key junction on a historically significant route into London. The whole island site is, therefore,

significant in townscape terms and, with the exception of the houses facing North Hill, is identified by Haringey as an enhancement opportunity. The site is also located in proximity to land with specific site allocations in the Highgate Area, notably Site Allocation SA38 at 460-470 Archway Road, which sits directly across the road from the site. Currently occupied by a builder's merchant and DIY yard, this site has been identified as comprising a significant parcel of land suitable for a major mixed-use development, including residential and employment use.

- 6.1.5 Given the context with proximity to the Conservation area and neighbouring properties to the rear of the site, principles of height, massing and architectural treatment have been carefully considered. In addition to review through an extensive Quality Review Panel process, there has been input from Local Authority Conservation and Urban Design officers. Proposals for the site are supported by specialist consultant technical reports that accompanied the planning application. A specialist consultant has advised the design team on heritage and townscape impacts throughout the design development process.
- 6.1.6 In addition to the provision of new homes, proposals include public realm / Section 278 improvements, including provision of a new pedestrian crossing intended to improve access to the site for both new and adjacent existing residents, and vehicle layby to allow for servicing and disabled parking for the proposed development.

6.2. Engagement and Consultation

- 6.2.1 Community engagement was undertaken by the Council having regard to the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement.
- 6.2.2 The objectives of the engagement activities were to ensure that local residents, key stakeholders and elected representatives were made fully aware of the proposals and had an opportunity to participate in shaping the plans, along with providing their feedback to the Council.
- 6.2.3 To date engagement has consisted of: pre-application community engagement exercise, including online events, letters circulated and in person with residents and local stakeholders; dialogue with ward Councillors; the Council's Assets Team, the Metropolitan Police Designing Out Crime section, the Haringey Quality Review Panel and the Local Planning Authority (LPA).
- 6.2.4 As part of the community engagement exercise, letters were distributed to 333 local addresses around the site. The responses included 57 online Commonplace comments and 27 paper responses with 84 comments in total. It should be noted that engagement was undertaken when COVID-19 restrictions were in place, as such the majority of the engagement took place online.
- 6.2.5 The engagement events started in February 2022, including engagement with local stakeholder groups including the Highgate Society, representatives from the Highgate Conservation Area Advisory Committee, separate to the engagement process: who both had significant concerns about the proposals. There was also a

Development Management Forum undertaken by the planning department in November 2022, as part of the pre-application planning engagement process.

- 6.2.6 During the engagement process the residents' raised concerns in relation to the scale, height and design of the proposed buildings; transport concerns regarding the gyratory, parking etc; pedestrian safety with the gyratory raised as not suitable for families; concern about waste and recycling facilities.
- 6.2.7 Feedback received during the engagement process, from the scheme's inception through to the detailed design state, has been considered carefully and several changes to the scheme have been made to reflect the comments received.
- 6.2.8 In late 2024 and early 2025, stakeholder engagement was reviewed with ward members, the Highgate Society and the Highgate Conservation Area Advisory Committee, to update on the progress of the proposed development.

6.3. Planning

- 6.3.1 The planning application for the scheme was submitted on 02 May 2025 and Statutory consultees as well as local residents were formally consulted as part of the planning process. (planning reference: HGY/2025/1220).
- 6.3.2 The scheme was considered at the Planning Committee on 06 November 2025 where there was a resolution to grant consent. Decision notice was received on 16 January 2026, with agreed conditions and Section 106 obligations.

6.4. Tender and Build Contract

- 6.4.1 The housing scheme at 505-511 Archway Road has been designed up to Stage 2+ of the Royal Institute of British Architects (RIBA) Plan of Works 2020. A contractor is required to be appointed to develop the technical design and complete the new build works. It is currently anticipated that the contract period will be 80 weeks as per Contractor A's proposed programme, submitted as part of their tender. This report is seeking approval for the award of the construction contract to enable the new build works to commence.
- 6.4.2 This opportunity was competitively tendered in line with the Councils' Contract Standing Order (CSO) 7.02, using the LCP DPS 'Principal Contractor' Framework.
- 6.4.3 The procurement process adopted a single stage JCT Design and Build Contract, largely driven by timescales required to meet funding deadline requirements.
- 6.4.4 In total five suppliers opted into the tender opportunity. Of the five bidders returning tenders, four bidders produced compliant bids with one bidder returning a non-compliant bid. Bidders were asked to respond to a 50% cost and 50% quality assessment (including a 10% social value component).
- 6.4.5 The quality assessment was conducted by 3 council officers representing Haringey's project team, 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 was conducted via a pre-agreed list of questions that were included as part of the delivery proposals in the tender. Each question was scored between 0 (question not answered) and 5 (excellent) and then weighted as set out in the tender.

- 6.4.6 The cost assessment was conducted by the project team's Cost Consultant who independently evaluated the costs to ensure value for money in line with current market trends. A number of requests for clarification were issued with the responses analysed by the Cost Consultant to establish robust costing for the Council. Details of works cost received from all bidders has been provided in Appendix 2, which is exempt from publication due to the commercially sensitive nature of this information.
- 6.4.7 Following the evaluation process, the total overall Quality and Price scores have been tabulated by the Procurement team to provide the ranking of the bidders in accordance with the assessment criteria defined as part of the formal procurement process. The recommendation following assessment is to award the contract to Contractor A, as outlined in more detail in the exempt part of the report – Appendix 2.
- 6.4.8 The contract is to be awarded on a fixed price basis. It is to include new build works, public realm works, site establishments, design works, site enabling, management costs as well as overheads and profits - and there is a defects liability period of 24 months.
- 6.4.9 The tender currently assumes signing of the contract and site possession to allow start on site in August 2026.

6.5 Land Appropriation

- 6.5.1 The 505-511 Archway Road development site edged red on the plan titled 'Site Plan' attached at Appendix 1, is currently held in the General Fund. In order to carry out the proposed 505-511 Archway Road development, the land must be appropriated for planning purposes pursuant to Section 122 of the Local Government Act 1972. It will then be held by the Council under the statutory provisions of Part 9 of the Town and Country Planning Act. The practical consequences (by virtue of Section 237 of the Town and Country Planning Act 1990, as amended by Schedule 9 of the Planning Act 2008) is that demolition, erect, construction or carrying out of any maintenance of any building or work on the land and subsequent use of the land is authorised under those planning powers, if the works are done in accordance with a planning permission, even if they interfere with third party rights.
- 6.5.2 Appropriating the site for planning purposes allows the Council to use its powers under Section 203 of the Housing and Planning Act 2016 ("HPA 2016") to override easements and other third-party rights and interests infringed upon by the works. This may include a claim to a right to light or interest in land which entitles a potential claimant to enjoy such rights over the development site.
- 6.5.3 Any interference with such right may entitle the claimant to seek an injunction preventing the development from proceeding or seek damages for the value of the

right lost because of the interference. The Council recognises the potential right of such third parties and will pay compensation where a legal basis for a genuine claim is established. The project team actively engaged with local residents about the development of this site as the scheme proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision. Further information on engagement and consultation can be found in Section 6.2 of this report.

- 6.5.4 The use of the Council's powers under section 203 for the development site would override potentially enforceable third-party rights and interests that may prevent the construction of the development from progressing. It will have the effect of turning genuine claims into a claim for compensation for the loss of that right. The Council has received correspondence from adjacent landowners outlining potential impacts to the Right to Light to adjacent properties. The Council is in the early stages of engagement with these parties.
- 6.5.5 To appropriate the land at this development site into the HRA for housing purposes on completion of the development, will enable the Council to then offer these homes for rent at affordable levels thereby positively contributing to the demand for affordable housing in the Borough.
- 6.5.6 The appropriation of the land edged red on the plan titled 'Site Plan' attached at Appendix 1, shows the extent of the land moving from the General Fund to the HRA. The value of this land is set in the exempt part of this report, upon which an accounting adjustment will be made to show the land moving from the General Fund to the HRA.

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

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

- 7.1. Homes for the future:** The construction of these new 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. Providing 16 high-quality new homes at council rent will meet this key theme.
- 7.2. Responding to the climate emergency:** Responding to the climate change emergency is a core part of the Housing Delivery Programme. This scheme has been designed to Passivhaus principles and employs the latest sustainable technologies resulting in significant carbon emission reductions over the Building Regulations baseline, ensuring homes that are comfortable and efficient to run.
- 7.3. Place and economy:** This project will ensure that the objectives set out in this theme are met by providing jobs 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.

8. Carbon and Climate Change

- 8.1.** The proposals for the 505-511 Archway Road have been designed in-line with Passive principals. As required by the London Plan, the development follows the energy hierarchy, incorporating passive design measures, energy efficient equipment and renewable energy. Carbon emissions have been calculated over a baseline scenario. The baseline is based on the 2021 building regulations notional building. The development achieves an 77% improvement over the baseline.
- 8.2.** Homes are designed to include high levels of insulation, efficient heating systems using a highly efficient packaged Exhaust Air Heat Pump (EAHP) solution and solar PV panels that will keep running costs low. The building will be constructed with responsibly sourced and environmentally friendly materials.
- 8.3.** The building layout has been designed to address a number of environmental challenges at source, with noise and air quality mitigation addressed by orientating the principal windows of habitable rooms away from the Archway Road frontage.
- 8.4.** Overheating is addressed by providing appropriately sized windows to exposed elevations along with deep window reveals and Juliet balcony balustrading providing passive shading. All proposed homes are either dual or multiple aspect. This enables all the dwellings to benefit from openable windows and aspect away from the busy road frontages. Passive shading is provided to larger windows to the south elevation by recessed balconies.
- 8.5.** Extensive soft landscaping and planting aims to balance biodiversity enhancements and maintenance considerations, while meeting the GLA Urban Greening Factor (UGF) targets as well as the latest requirements on Biodiversity Net Gain (BNG).

9. Statutory Officer Comments

9.1. Legal

- 9.1.1 The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.1.2 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(c) Cabinet has authority to approve the award of a contract where the value of the contract is £500,000 or more and as such Cabinet has power to approve the recommendation in paragraph 3.1 of the report.
- 9.1.3 Further to paragraph 9.1.2 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 3.1 of the report seeking approval from the Cabinet Member for Housing and Planning to approve the appointment of Contractor A, identified in the exempt part of the report, to undertake the new build works to provide 16 new Council Homes at 505-511 Archway Road, for a contract sum and client contingency set out in the exempt part of the report - Appendix 2 is in line the Council's CSO so long as the Cabinet Member is taking the decisions with the agreement of the Leader.
- 9.1.4 Recommendation 3.2 seeks to appropriate the land edged red on the Plan at Appendix 1 from the General Fund for planning purposes. In order to carry out the development under planning permissions reference for HGY/2025/1220, the land is required to be appropriated from the general fund for planning purposes under Section 122(1) of the Local Government Act 1972 ("Section 122 LGA 1972"), which allow the Council to utilise it powers under Section 203 of the Housing and Planning Act 2016 at Recommendation 3.3.

Section 122(1) LGA 1972 provides that the Council may appropriate for any purpose for which the Council is authorised by any statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation.

The key procedural points are as follows:

- a) The land must already belong to the council
- b) The land must no longer be required for the purpose for which it is currently appropriated; and
- c) The purpose for which the Council is appropriating must be authorised by statute.

In applying the requirements (a) – (c) of Section 122 LGA 1972 set out above:

- a) the site is Council owned land;
- b) the site is no longer required for general purposes; and
- c) the Council is seeking to appropriate the land for the statutory purpose of planning.

The site does contain open space.

Section 203 of the Housing and Planning Act 2016.

9.1.5 By appropriating the land for planning purposes, the Council is therefore able to engage the powers contained in Section 203 of the HPA 2016.

Under Section 203 the Council may carry out the development even it involves (a) interfering with a relevant right or interest (b) breaching a restriction as to use of land.

This applies to building work where: -

- a) there is planning consent;
- b) the work is on land appropriated for planning purposes (as defined under section s.246(1) of the Town and Country Act 1990);
- c) the authority could acquire the land compulsorily (under section 226(1) of the Town and Country Planning Act 1990) for the purpose of the building work.

In applying the requirements of Section 203 above:

- a) planning permission was granted for the development under planning permissions reference for HGY/2025/1220
- b) it is recommended at 3.2 of this report that the land be appropriated for planning purposes under the Section 122 of the LGA 1972;
- c) this requires that the Council acquire the land compulsorily for the purposes of the building work. Section 226(1) of the Town and Country Planning Act 1990 contains the compulsory purchase powers of the Council which 'the authority think that the acquisition will facilitate the carrying out the development, re-development on or in relation to the land' or 'required for a purpose which is necessary to achieve the proper planning of an area in which the land is situated'. This requirement is satisfied as the Council considers that the development will lead to an improvement in the economic, social and environmental wellbeing of the area, as outlined in this report.

9.1.6 Under Section 203, the Council must demonstrate that that the interference is necessary, that reasonable steps have been taken to engage with affected parties, and that the public interest in delivering the development outweighs the impact on private rights. Paragraph 6.2 of this report sets out details of the engagement and consultation that has taken place on the development.

9.1.7 Under Section 204 of the Housing and Planning Act 2016, any third-party rights interfered with by the proposed development are converted into rights to compensation. Recommendation 3.4 seeks delegated authority to approve and make such compensation payments where applicable.

Appropriation for Housing Purposes

9.1.8 Recommendation 3.5 seeks to appropriate the land from planning purposes for housing purposes be held within the HRA, following practical completion works. The Council can do so under Section 19 (1) of the Housing Act 1985. The legislation allows the Council as a local housing authority to appropriate for housing purposes any land for the time being vested in them and at their disposal. This appropriation is necessary as the new build units will be used for social housing by the Council and therefore must be held in the HRA. The appropriation of the land moving from

the General Fund to the HRA and associated land valuation is an administrative requirement for the Council in relation to the transfer of the land from the General Fund to the HRA. It is advisable the valuation is within 6 months of the appropriation decision. There is a risk an outdated valuation could be challenged.

9.1.9 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 16.04 a Letter of Intent may be issued 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 and as such the recommendation in paragraph 3.7 of the report is in line with the Council's CSO.

9.1.10 The Director of Legal and Governance (Monitoring Officer) see no legal reasons prevent the approval of the recommendations in the report.

9.2. Procurement

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

9.2.2 SP note that a competitive tender was launched via the LCP DPS Service Category Principal Contractor, Principal contractor - Housing & residential. The adopted procurement is in line with Contract Standing Order (CSO) 2.01(c) and Regulation 34 of the Public Contract Regulations 2015.

9.2.3 The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document. The preferred bidder's bid submission also represents value for money, including delivery of the social value aligned with the Council's priorities.

9.2.4 SP support the recommendation to approve the award in accordance with CSO. 2.01 (c).

9.3. Finance

9.3.1 Finance has reviewed the contents of this report and confirms that the scheme is included in the Housing Revenue Account (HRA) capital programme.

9.3.2 The site is currently held in the General Fund and will be appropriated to the HRA, subject to Cabinet approval, at a value determined by an independent professional valuer.

9.3.3 Any compensation arising from genuine claims from third party infringements is captured in the total scheme cost and will be managed within the approved budget for the scheme.

9.3.4 Further finance comments are contained in Appendix 2 – Exempt Report attached.

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

9.4.4 The proposed decision relates to new build works to provide 16 new Council homes at 505-511 Archway Road. The decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, including families in need of 3-bed homes, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the council suggests that women, young people, those from a lower socio-economic background and BAME people are over-represented among those living in temporary accommodation. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics and this decision will therefore positively advance the public sector equality duty in Haringey.

9.4.5 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.

10. Use of appendices

Appendix 1 – Site Plan, Floorplans and Views

Appendix 2 – EXEMPT - Financial Report

11. Local Government (Access to Information) Act 1985

11.1. Appendix 2, is 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).