

Report for: Member for Housing and Planning (Deputy Leader)
Title: Contract uplift in respect of contract for the provision of refurbishment works at Void Properties in the area of Haringey.

Report

Authorised by: Taryn Eves, Corporate Director of Financial Resources

Lead Officer: Jack Goulde, Head of Design Quality and Acquisitions

Ward(s) affected: All wards

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. This report seeks the Lead Member's approval to apply an uplift to a previously approved contract to deliver important voids works on a short-term basis to properties that have been acquired by the council for onward leasing to the Haringey Community Benefit Society (HCBS). The contract also included work to Private Sector Leased (PSL) properties that are being leased on a long-term basis to Haringey Council or Homes for Haringey from private sector landlords for use as temporary accommodation. No uplift is being requested for PSL properties.
- 1.2. The original contract was approved at a Cabinet Member signing on [15 May 2025](#) with permission given to appoint two contractors to deliver the scope of the works outlined in that decision process on behalf of Haringey Council. This followed a robust procurement process, outlined in that paper.
- 1.3. Following the mobilisation of the contract, an assessment of the extent of the works required on the properties included within the contract's scope, specifically those recently acquired for onward leasing to HCBS, has indicated that an uplift is required to the contract value. Further details of the required uplift can be found in the Exempt Report (Appendix One). The additional uplift will be used to fund works to acquired HCBS properties only.
- 1.4. As noted in the original contract decision paper referenced in 1.2, it is expected, subject to the Lead Member's approval, the contract will run for a short-term period to deliver improvements across a significant number of acquired HCBS properties. The council is currently working on longer term arrangements for voids work across HCBS properties, and other council owned voids.

2. Recommendation

- 2.1. It is recommended that the Cabinet Member for Housing and Planning (Deputy Leader):
 - 2.1.1 Approves the variation of the contract for the provision of refurbishment works at Void Properties in the area of Haringey between the Council and D C K Construction Limited as outlined in the Exempt Report (Appendix One) in accordance with the Council's Contract Standing Order (CSOs) 18.03.3, 2.01(d) and 0.08.

3. Reasons for decisions

- 3.1. As noted in the original Lead Member contract decision paper (1.2), Haringey Council is forecasting a significant expansion in the number of properties acquired for onward lease to the HCBS that will require void works.
- 3.2. In total, it is expected that a very significant number of properties, as outlined in 3.1, will require voids works over the next 2 years.
- 3.3. An initial assessment of the required works to HCBS properties referenced in 3.1 has indicated that an uplift in the value of the contract is required to carry out the necessary improvements that will result in the properties reaching a habitable standard.

4. Alternative options considered

- 4.1. The primary alternative to the proposed contract uplift would be for the contract to not deliver the required works or reduce the number of void properties within the scope of the contract specifically in relation to recently acquired HCBS properties. This is judged to be unviable as to not carry out these required, essential works would leave these properties uninhabitable and vacant. This would result in the council incurring significant costs, with prospective households continuing to reside in more expensive, private sector accommodation. It would also leave Haringey Council in possession of vacant properties in a deteriorating condition. Additional expenditure would be incurred from the need to secure these properties and prevent squatting or other damage.
- 4.2. A secondary alternative, as outlined in the original Lead Member decision paper, would be for the council's inhouse team to deliver the additional works. However, as noted in 3.1, the council is forecasting a significant increase in the number of properties that require void works over the next two years. These voids will require rapid, specialist work to allow them to be let to Haringey residents. This is a time dependent priority given that, like most local authorities, Haringey is facing acute housing need from homeless households and a requirement to reduce the council spending on expensive private rented sector accommodation for residents who have presented as homeless. Additional capacity, through the required contract uplift, is therefore required to deliver these works in a timely manner.
- 4.3. Consequently, it has been concluded that existing council services would benefit from additional support from a short-term void works contract: to facilitate this aim, an additional contract uplift would be required.

5. Background information

- 5.1. As outlined in the original Lead Member decision making paper, Haringey Council has made delivering a new generation of genuinely affordable homes a key corporate priority. Since 2019 a total of 370 homes have been acquired for the HCBS to assist with the growing requirement to provide high quality accommodation to homeless households. Haringey Council and Homes for Haringey are targeting acquisitions of 250 new properties per year.

- 5.2. The council is expecting that these two strategies, outlined in 1.1, will result in works to a large number of properties being completed enabling the council to bring them into use as accommodation for our residents.
- 5.3. By providing more properties in Haringey that the council can let rapidly to tenants, this contract will contribute towards reducing the borough's expenditure on other forms of expensive accommodation, including properties in the private rented sector which come at a significant financial cost. It will also allow more families to remain inside Haringey and maintain their local community connections in our borough.
- 5.4. As outlined in 1.1, the contract for HCBS and PSL voids work was let on the basis of delivering the positive corporate delivery plan outcomes highlighted in 7. Since the mobilisation of the contract, an assessment of the scope of works required to recently acquired properties for onward leasing to HCBS, has indicated that an additional uplift in the value of the contract will be required in order for the aims of the contract to be delivered. This will allow more properties to be completed to a high standard and brought back into use by the council.

6. Procurement Process

- 6.1. The procurement process for this contract was outlined in the original Lead Member decision paper, please see 1.1.

7. Contribution to the Corporate Delivery Plan (CDP) 2022-2024 high level

Strategic Outcomes

- 7.1. The uplift in the contract value will make a significant contribution to Haringey's strategic objectives and support the delivery of key themes within the CDP.
- 7.2. **Homes for the Future:** The contract uplift will ensure that:
 - Properties within the remit of this contract will receive timely and efficient void improvement works that will ensure tenants are living in high quality and well-maintained accommodation.
 - As noted in 5.3, bringing more council run properties into use will contribute to the reduction in spending on costly private sector housing for homeless households as well as allowing tenants to remain part of the community in Haringey.
- 7.3. **Responding to the Climate Change Emergency:** Responding to the climate change emergency is a core part of this contract's requirements, including:
 - As noted in 8.1-8.4, the contract contains specific requirements for the maintenance of high-quality technical infrastructure within the properties that are part of the remit of this contract. This includes provisions to enhance water consumption and energy efficiency.
- 7.4. **Placemaking and economy:** The contract includes an emphasis on creating new economic opportunities in the borough:
 - The recommended contractor has committed to providing additional

social value to Haringey by the use of apprenticeships and, where possible, by utilising local supply chain procurement of labour and materials.

8. Carbon and Climate Change

- 8.1. The original cabinet member decision making paper outlines the significant carbon and climate change benefits from this contract, please see 1.1 for more details. This will include works to increase energy efficiency within the properties that will receive voids work.
- 8.2. The contract uplift will allow these significant benefits to be delivered to a high standard and in a timely fashion.

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) 18.03.3 and CSO 2.01(d), Cabinet may approve the variation of a contract where the value of the variation is £500,000 or more and as such Cabinet has power to approve the recommendation sought in paragraph 2.1.1 of the report.
- 9.1.3 Further to paragraph 9.1.2 above and pursuant to 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 recommendation seeking approval from Cabinet Member for Housing and Planning (Deputy Leader) in paragraph 2.1 of the report is in line with the Council's CSO so long as the Cabinet Member is taking the decisions with the agreement of the Leader.
- 9.1.4 The contract to be varied is below the public procurement threshold for such contracts and as such the provisions of public procurement regulations is not applicable.
- 9.1.5 The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendation in the report

9.2. Procurement

- 9.2.1 Strategic Procurement note that this report relates to the approval to vary a contract.
- 9.2.2 The purpose of this variation has arisen due to the increase in the number of properties acquired by the Council for onward leasing to the HCBS. These properties require work to which the Council aim to bring them to a liveable standard (decent home standard)
- 9.2.3 The initial award value including the extension value falls outside of the Works threshold under the Public Contracts Regulations (PCR 2015) and the

Procurement Regulations 2024.

9.2.4 Strategic Procurement support the recommendation to approve this variation in accordance with CSO's 18.03.1. 18.03.3 & 2.01(d).

9.3. **Finance**

9.3.1 This report recommends a variation in contract value as stated in the exempt report.

9.3.2 Further finance comments are contained in the exempt report

9.4. **Equality Impact Assessment**

9.4.1 The council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:

9.4.2 Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act

9.4.3 Advance equality of opportunity between people who share protected characteristics and people who do not

9.4.4 Foster good relations between people who share those characteristics and people who do not

9.4.5 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.

9.4.6 Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic.

9.4.7 Haringey Council treats socioeconomic status as a local protected characteristic.

9.4.8 There is no change to the equality implications as outlined in the original decision paper on this contract. This paper can be viewed [here](#).

10. **Use of appendices**

10.1 Appendix One – Exempt Report

11. **Local Government (Access to Information) Act 1985**

11.1. Appendix One 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).