

Report for: Cabinet Member Signing – 7 April 2026

Title: Approval to Tender, Woodridings Court N22

Report

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

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

Ward(s) affected: Alexandra Ward

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 Cabinet Member for Housing and Planning (Deputy Leader) is requested to approve, as required under Contract Standing Order 2.01b and CSO 0.08 the commencement of a tender process for the selection of a contractor to deliver a new-build housing development comprising thirty-seven Council homes.
- 1.2 The development will be situated on Council-owned land to the rear of Woodridings Court (N22 7RX). The location of the proposed homes is illustrated in the 'Proposed Site Plan' provided in Appendix 1.
- 1.3 All thirty-seven homes will be delivered as Council housing and let at Social Rent levels.

2 Cabinet Member Introduction

- 2.1 This report seeks Cabinet Member approval to progress the development of the Woodridings disused undercroft car park and podiums site (land to the rear of Woodridings Court N22 7RX) as part of the Council's Housing Delivery Programme.
- 2.2 The Council has committed to delivering 3,000 new council homes by 2031 in response to the significant and growing demand for genuinely affordable housing in the borough. This commitment forms a central part of our strategy to address the housing crisis and improve outcomes for residents in housing need.
- 2.3 Woodridings Court scheme will contribute to this target by delivering thirty-seven new council homes for affordable rent. The scheme has been designed to make efficient use of underutilised council-owned land while enhancing the surrounding environment and supporting inclusive neighbourhood development.
- 2.4 This project reflects the Council's wider approach to placemaking, delivering high-quality, sustainable homes that meet local needs and contribute positively to the character and functionality of the area.

2. Recommendations

It is recommended that Cabinet Member for Housing and Planning (Deputy Leader):

- 2.1. Approves the initiation of a tender process for the selection of a contractor to deliver the new-build development of thirty-seven Council homes at land to the rear of Woodridings Court N22 7RX. This approval includes the anticipated total scheme cost as detailed in the exempt section of this report.

Cabinet Member for Housing and Planning (Deputy Leader) to note:

- 2.2. The new build construction costs presented in the part B exempt report have been supported by the Council's appointed Quantity Surveyor (QS) based on the current stage of the scheme's design development (RIBA Stage 3b). As such, they reflect the best available information at this point in time but remain subject to change once suppliers submit their bids.
- 2.3. These cost estimates are indicative and intended to support decision-making at this stage. They do not represent a final budget. The total scheme cost will be confirmed following completion of the competitive procurement process and will be reported through the appropriate governance channels for approval, in accordance with CSO 2.01.(c) and CSO 0.08.

3. Reasons for decisions

- 3.1. The Council's Contract Standing Order item 2.01.b requires Cabinet approval to commence a procurement exercise for proposed contracts valued £500k or above.
- 3.2. The site known as Woodridings Court Car Park and podium (to the rear of Woodridings Court N22 7RX) was approved by Haringey Planning Authority on 13th March 2023 planning ref HGY/2022/2354. Planning approval was permitted for the delivery of thirty-three Council homes. Following a requirement under the funding conditions, secondary lobbies for evacuation lifts is required. A section 73 application was submitted to Haringey Planning Authority for inclusion of secondary lobbies and an increase in the number of homes from thirty-three to thirty-seven. The section 73 was approved on 4th November 2025, planning ref HGY/2024/3339.
- 3.3. Works were undertaken to preserve the planning permission approved on 13th March 2023 planning ref HGY/2022/2354. All relevant pre-commencement conditions associated with the application were fully discharged prior to the commencement of the works. HGY/2026/0234 - Condition: 7 (Existing and proposed site levels) HGY/2026/0570 - condition 12 (NRMM & Plant) HGY/2026/0571 - condition 13 (DEMP/CEMP) HGY/2026/0230 - condition 19 (Construction Logistics Plan). The final pre-commencement conditions relating to Biodiversity Net Gain, was amended by Non-Material Amendment (NMA) planning application ref: HGY/2026/0286, changing the trigger to 'above ground works.
- 3.4. The proposed development will deliver thirty-seven much-needed affordable homes on Council-owned land. The inclusion of the development responds directly to a significant gap in the Council's existing housing stock. This scheme not only meets urgent housing needs but also supports long-term financial sustainability by reducing

reliance on more expensive housing solutions. Additionally, the development contributes to the Council's strategic target of delivering 3,000 new Council homes by 2031.

- 3.5. The proposed development makes efficient use of an underutilised Council-owned site, providing high-quality, affordable housing. This aligns with the Council's strategic objective to maximise the use of its land assets to meet pressing housing needs.
- 3.6. The proposed development has been designed to address existing issues of anti-social behaviour by improving the site layout, enhancing natural surveillance, and introducing secure access arrangements for both existing and new residents. The scheme includes the installation of new lifts serving the existing blocks and the new homes, alongside upgraded refuse storage and dedicated cycle facilities for all residents. Collectively these measures will significantly improve the quality of the public realm and support a cleaner, safer, and more positive living environment for current and future residents.

4. Alternative options considered

- 4.1. One option considered was not proceeding with a competitive tender or developing the site for housing. However, this approach was discounted as it does not align with the Council's strategic objective to deliver a new generation of Council homes.

5. Background information

- 5.1. The Council is undertaking a development to provide 37 new homes for council rent, including three wheelchair adaptable homes on derelict land to the rear of Woodridings Court. Alongside the development of these new homes, the project will deliver new landscaped amenity areas, lifts which will provide accessibility to the whole development including the 56 flats in the existing block, and new defensible boundaries approved by the Designing-out Crime Officer.
- 5.2. The scheme is an extremely complex one and has evolved with considerable collaborative working both externally and within the Council and the Planning Authority. The Council now requires the services of a modular and principal contractor to be responsible for ensuring the timely delivery of new build housing on the sites to a high quality, on time and to budget.
- 5.3. The Council is seeking to award a contract to an organisation that has available capacity along with unique first-hand knowledge of the evolution and preferred direction of the Project. To ensure that the scheme is procured at best value, and to protect the interests and wellbeing of existing residents in Woodridings Court, it has been decided to deliver the scheme as a category 1 volumetric development. Category 1 requires a systemised approach based on volumetric construction involving the production of four-dimensional units in controlled factory conditions prior to final installation. All parts of the development excluding, demolition and some elements of the groundworks will be manufactured offsite and delivered to the site in completed form. This expertise will support the Council's use of the Seismic Platform

or similar to ensure best value for the Project and the best, and least disruptive, outcome for the existing residents at Woodridings Court.

- 5.4. The site presents several physical and operational constraints. It is located in extremely close proximity to an active Network Rail line, which imposes strict limitations on building design, construction methodology, and ongoing maintenance. These constraints require careful coordination with Network Rail to ensure compliance with safety and operational standards.
- 5.5. The redevelopment of the Woodridings Court site presents a significant opportunity to deliver thirty-seven family council homes alongside much needed improvements for the surrounding residents including secure refuse storage, improved public realm, and enhanced natural surveillance to deter ASB.
- 5.6. The site is Council-owned and is currently held in the Council's Housing Revenue Account (HRA).

Community and Engagement s105 Consultation

- 5.7. Community engagement was undertaken by the Applicant having regard to the Localism Act 2011, the National Planning Policy Framework, and the Council's Statement of Community Involvement.
- 5.8. 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 of the applicant.
- 5.9. 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).
- 5.10. As part of the community engagement exercise, letters were distributed to 973 local addresses around the site. The responses, set out in detail later in this document included 29 online Commonplace comments and 68 paper responses with 97 comments in total.
- 5.11. The engagement events started in September 2021 to 17th October 2021. During the engagement process the residents raised concerns in relation to the scale, height, parking, green space and waste and recycling.
- 5.12. 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.
- 5.13. In August 2021, the Council launched a section 105 consultation based on proposals for a new housing development on Woodridings Court which would result in changes

to the amenities of secure tenants in the area.

- 5.14. The Council consulted 56 households, forty secure tenants and sixteen leaseholders. The consultation period commenced 2nd August 2021 until 2nd September 2021. A consultation pack was posted to consultees and included an outline of the impact of the proposed developments of their affected amenities and a selection of site location plans, questionnaire and equality and diversity questionnaire. There was also an onsite meeting during the consultation period on 5th August to discuss the proposals as well as online engagement on 9th August 2021 and 26th August 2021.

Proposed Tender process

6. This report seeks Cabinet Member approval to initiate a competitive tender process for the appointment of a contractor to deliver thirty-seven new build Council homes at the Woodridings Car Park site.
- 6.1. Work will take place with Strategic Procurement to determine the most suitable route to market, with primary consideration given to the LCP DPS and Framework, in accordance with CSO 7.02 and 8.01.
- 6.2. Tenderers will be evaluated on the basis of both price and quality, ensuring a balanced approach to value for money and delivery capability.
- 6.3. The quality evaluation will be undertaken by the Council's project team, with moderation led by the Strategic Procurement Team to ensure consistency, transparency, and rigour in the assessment process. The evaluation will be based on a pre-agreed set of qualitative questions included in the tender documentation. Responses will be scored on a scale from 0 (no response) to 5 (excellent), with each question weighted according to its importance to the successful delivery of the scheme.
- 6.4. The Council's appointed Cost Consultant will independently assess the financial submissions to ensure value for money in line with current market conditions. All clarification responses will be reviewed to validate the robustness of the cost proposals. A comprehensive tender report will be produced at the conclusion of the process, detailing the outcome of both the quality and cost evaluations.
- 6.5. Subject to a successful tender outcome, a further report will be brought to Cabinet at Gateway 3 to seek approval to award the construction contract.

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 Deliver 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 thirty-seven 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 proposed development at rear of Woodridings Court has been designed to tackle carbon emissions and environmental performance in line with best practice sustainability principles and the Council's climate emergency commitments. The design aims to incorporate passive measures, energy-efficient systems, and renewable technologies to reduce carbon emissions wherever feasible.
- 8.2. The site's location adjacent to an active Network Rail line presents environmental considerations, particularly around noise and air quality. The building layout has been carefully planned to mitigate these impacts with acoustic treatments integrated into the building envelope.
- 8.3. Overheating risk has been addressed through thoughtful design. All proposed homes are dual aspect, enabling natural cross-ventilation and enhanced daylighting.

9. Statutory Officer Comments

Legal

- 9.1. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.2. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has authority to approve the commencement of a procurement exercise where the value of the contract to be procured is £500,000 or more and as such the recommendation in paragraph 2 of the report is in line with the Council's CSO.
- 9.3. Further to paragraph 9.2 above and 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 recommendation seeking approval from the Cabinet Member for Housing and Planning (Deputy Leader) in paragraph 2 of the report is line

with the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.

- 9.4. The use of a Framework (CSO 7.02) or Dynamic Purchasing System (8.01 or 8.02) to procure the contract as indicated by Strategic Procurement are complaint route to procure the contract in the report.
- 9.5. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendation in the report.

Procurement

- 9.6. Strategic procurement notes the contents of this report, and the recommendations as set out.
- 9.7. This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.
- 9.8. Strategic procurement (SP) will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 9.9. It is recommended that Cabinet member approves the commencement of this procurement exercise in accordance with CSO's 2.01(b) and 0.08.

Finance

- 9.10. Finance acknowledges the recommendation above and confirms that the scheme is included in the Housing Revenue Account (HRA) financial plan incorporated within the recently approved Medium Term Financial Plan (MTFP).
- 9.11. The scheme will deliver thirty-seven new council homes in line with the Council's stated objective of delivering 3,000 homes by 2031.
- 9.12. Further finance comments are provided in Part B – Exempt of this report.

Equality

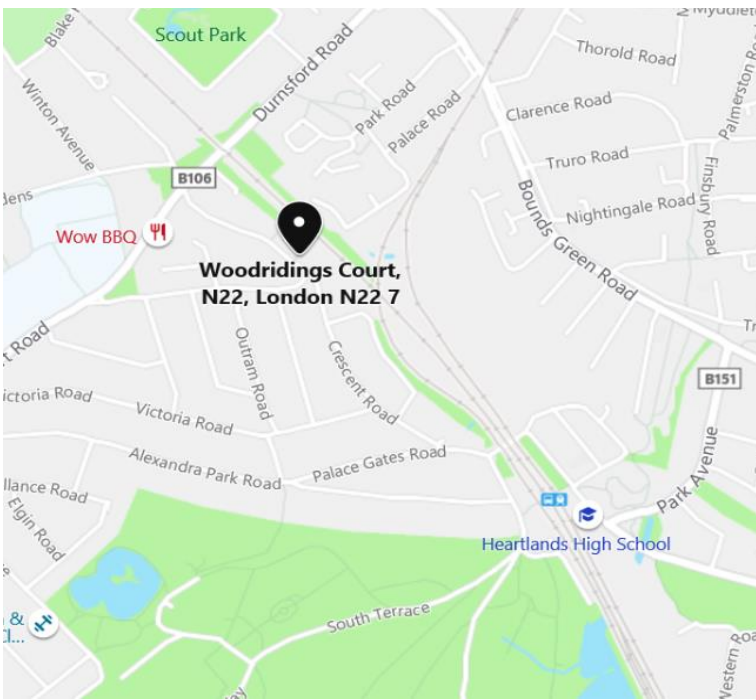
- 9.13. The Council has a statutory duty under the Equality Act 2010 to have due regard to the need to:
 - Eliminate discrimination, harassment, victimisation, and any other conduct prohibited under the Act;
 - Advance equality of opportunity between persons who share a protected characteristic and those who do not; and

- Foster good relations between persons who share a protected characteristic and those who do not.

- 9.14. This duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. The characteristic of marriage and civil partnership is relevant only to the first limb of the duty (elimination of discrimination).
- 9.15. Although not a protected characteristic under the Equality Act 2010, Haringey Council recognises socio-economic status as a local priority and considers it in its decision-making processes to promote fairness and inclusion.
- 9.16. The proposed decision relates to the procurement of a contractor to deliver thirty-seven new Council homes at land to the rear of Woodridings Court N22. The Woodridings site is in the Alexandra ward area.
- 9.17. Haringey has over 3,000 households in temporary accommodation, many of whom are families with children living in overcrowded or unsuitable conditions.
- 9.18. Data held by the Council indicates that women, young people, individuals from lower socio-economic backgrounds, and Black, Asian and Minority Ethnic (BAME) residents are disproportionately represented among those in temporary accommodation. As such, the delivery of these new homes is expected to advance the Council's Public Sector Equality Duty by improving access to secure, affordable housing for groups with protected characteristics.
- 9.19. The scheme will increase the supply of genuinely affordable housing in the borough, including larger family-sized homes. This will have a positive impact on residents on the housing register, particularly those in severe housing need and those currently living in temporary accommodation.
- 9.20. A full Equality Impact Assessment (EQiA) has been completed, which concluded that the decision will have a positive impact on equalities within the borough. Demolishing the disused undercroft car park and podium will provide much needed new homes and offer meaningful shared amenity green space for all residents to enjoy. Three parking spaces will be provided onsite for the three wheelchair homes as approved by Haringey Planning Authority.
- 9.21. In relation to the procurement process, the appointed contractor acting on behalf of the Council in delivering a public function will be required to comply with the Public Sector Equality Duty. This includes having due regard to the three aims of the duty throughout the delivery of the contract.

10. Use of appendices

Appendix 1 – Red Line Boundary





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).