

MINUTES OF THE Cabinet Member Signing HELD ON Tuesday, 7th April, 2026, 11.30 - 11.37 am

PRESENT:

Councillors: Sarah Williams

1. FILMING AT MEETINGS

RESOLVED:

The filming at meetings notice was noted.

2. APOLOGIES FOR ABSENCE

There were none.

3. DECLARATIONS OF INTEREST

There were none.

4. URGENT BUSINESS

There was none.

5. DEPUTATIONS / PETITIONS / QUESTIONS

There were none.

6. CONTRACT UPLIFT IN RESPECT OF CONTRACT FOR THE PROVISION OF REFURBISHMENT WORKS AT VOID PROPERTIES IN THE AREA OF HARINGEY.

The Head of Design Quality & Acquisitions introduced the report. The rationale for the report was outlined.

It was explained that there was a need to ask for a contract uplift to the previously agreed contract in order to to complete additional voids work.

It was stressed that the contractor would have capacity to undertake the works required.

RESOLVED:

That the Cabinet Member for Housing and Planning (Deputy Leader):

1. Approved 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 Orders (CSOs) 18.03.3, 2.01(d) and 0.08.

Reasons for decisions

As noted in the original Lead Member contract decision paper, Haringey Council was forecasting a significant expansion in the number of properties acquired for onward lease to the HCBS that would require void works.

In total, it was expected that a very significant number of properties would require void works over the following two years.

An initial assessment of the required works to HCBS properties indicated that an uplift in the value of the contract was required to carry out the necessary improvements that would result in the properties reaching a habitable standard.

Alternative options considered

The primary alternative to the proposed contract uplift would have been for the contract not to deliver the required works or to reduce the number of void properties within the scope of the contract, specifically in relation to recently acquired HCBS properties. This was judged to be unviable, as failure to carry out these required, essential works would have left the properties uninhabitable and vacant. This would have resulted in the Council incurring significant costs, with prospective households continuing to reside in more expensive private sector accommodation. It would also have left Haringey Council in possession of vacant properties in a deteriorating condition. Additional expenditure would have been incurred due to the need to secure these properties and prevent squatting or other damage.

A secondary alternative, as outlined in the original Lead Member decision paper, would have been for the Council's in-house team to deliver the additional works. However, as previously noted, the Council was forecasting a significant increase in the number of properties requiring void works over the following two years. These voids would have required rapid, specialist work to allow them to be let to Haringey residents. This was a time-dependent priority, given that, like most local authorities, Haringey was facing acute housing need from homeless households and a requirement to reduce Council spending on expensive private rented sector accommodation for residents who had presented as homeless. Additional capacity, through the required contract uplift, was therefore needed to deliver these works in a timely manner.

Consequently, it was concluded that existing Council services would have benefited from additional support through a short-term void works contract. To facilitate this aim, an additional contract uplift was required.

7. APPROVAL TO TENDER, LAND REAR OF WOODRIDINGS COURT N22

The Head of Design Quality & Acquisitions introduced the report. The rationale for the report was outlined.

It was noted that original tender exercise was unsuccessful. However, officers stressed that the Council had undertaken work to produce a viable scheme, and were seeking approval for retendering, in compliance with procurement standing orders.

RESOLVED:

That the Cabinet Member for Housing and Planning (Deputy Leader):

1. Approved 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 included the anticipated total scheme cost as detailed in the exempt section of the report.
2. Noted that the new build construction costs presented in the Part B exempt report were 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 reflected the best available information at that point in time but remained subject to change once suppliers submitted their bids.
3. Noted that these cost estimates were indicative and intended to support decision-making at that stage. They did not represent a final budget. The total scheme cost would be confirmed following completion of the competitive procurement process and would be reported through the appropriate governance channels for approval, in accordance with CSO 2.01.(c) and CSO 0.08.

Reasons for decisions

The Council's Contract Standing Order item 2.01.b required Cabinet approval to commence a procurement exercise for proposed contracts valued at £500k or above.

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 13 March 2023 under planning reference HGY/2022/2354. Planning permission was granted for the delivery of thirty-three Council homes. Following a requirement under the funding conditions, secondary lobbies for evacuation lifts were required. A Section 73 application was submitted to Haringey Planning Authority for the inclusion of secondary lobbies and an increase in the number of homes from thirty-three to thirty-seven. The Section 73 application was approved on 4 November 2025 under planning reference HGY/2024/3339.

Works were undertaken to preserve the planning permission approved on 13 March 2023. All relevant pre-commencement conditions associated with the application were fully discharged prior to the commencement of the works. These included HGY/2026/0234 (Condition 7 – existing and proposed site levels), HGY/2026/0570 (Condition 12 – NRMM and plant), HGY/2026/0571 (Condition 13 – DEMP/CEMP), and HGY/2026/0230 (Condition 19 – Construction Logistics Plan). The final pre-commencement condition relating to Biodiversity Net Gain was amended through

a Non-Material Amendment (NMA) planning application, reference HGY/2026/0286, which changed the trigger to 'above ground works'.

The proposed development would deliver thirty-seven much-needed affordable homes on Council-owned land. The development responded directly to a significant gap in the Council's existing housing stock. The scheme met urgent housing needs while also supporting long-term financial sustainability by reducing reliance on more expensive housing solutions. In addition, the development contributed to the Council's strategic target of delivering 3,000 new Council homes by 2031.

The proposed development made efficient use of an underutilised Council-owned site, providing high-quality, affordable housing. This aligned with the Council's strategic objective to maximise the use of its land assets to meet pressing housing needs.

The proposed development was 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 included the installation of new lifts serving both the existing blocks and the new homes, alongside upgraded refuse storage and dedicated cycle facilities for all residents. Collectively, these measures would significantly improve the quality of the public realm and support a cleaner, safer, and more positive living environment for current and future residents.

Alternative options considered

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

8. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That items 9 and 10 be subject to a motion to exclude the press and public be from the meeting as *they* contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 namely information relating to the financial or business affairs of any particular person (including the authority holding that information)

9. EXEMPT CONTRACT UPLIFT IN RESPECT OF CONTRACT FOR THE PROVISION OF REFURBISHMENT WORKS AT VOID PROPERTIES IN THE AREA OF HARINGEY.

The exempt information was reviewed.

RESOLVED:

Noted and agreed the exempt recommendations

10. EXEMPT APPROVAL TO TENDER, LAND REAR OF WOODRIDINGS COURT N22

The exempt information was reviewed.

RESOLVED:

Noted and agreed the exempt recommendations

CHAIR:

Signed by Chair

Date

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