

Report for: Cabinet Member Signing: Cabinet Member for Housing. 28 September 2026

Title: Woodridings Court N22 Award of Construction Contract

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

Lead Officer: Daniel Layton, Interim Delivery Director of Capital Projects & Property

Ward(s) affected: Alexandra

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1 This report seeks Cabinet Member for Housing approval to appoint the preferred contractor for the delivery of 37 new apartments on land adjoining Woodridings Court N22. The scheme will deliver 37 high-quality homes with the use of modular construction, including three homes built to M4(3) wheelchair-accessible standards. The development is designed to provide much needed homes on the Council disused land whilst providing significant improvements to the internal and external communal areas to the existing block.
- 1.2 The proposed development will be built on the site of existing disused undercroft car park and podiums on the land hatched red on the Site Plan at Appendix 1 (“the development”) adjoining the existing Woodridings Court coloured blue on the Site Plan. Following a formal procurement process, Cabinet Member is asked to approve the appropriation of the land hatched in red on the plan at Appendix 1—from housing to planning purposes—to enable the delivery of the scheme. This appropriation will allow the Council to exercise its powers to override any third-party rights or interests (subject to appropriate engagement with affected parties), and subsequently re-appropriate the land back to housing use upon practical completion of the development.
- 1.3 All 37 homes will be delivered as Council housing and let at social rent.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

It is recommended that Cabinet Member for Housing:

- 3.1 Approves the appointment of Contractor A, as identified in the Appendix 2 - part B exempt report, to undertake the new build works to deliver 37 new build homes on the land adjoining the existing Woodridings Court in N22, for the contract sum as set out in the Appendix 2 – part B exempt report.
- 3.2 Notes and considers the engagement and consultation undertaken in relation to this site, as detailed in paragraphs 6.16 of this report.
- 3.3 Approves the appropriation of the land hatched red on the Site Plan at Appendix 1 from housing

purposes to planning purposes pursuant to Section 122 of the Local Government Act 1972, on the basis that the land is no longer required for its current purpose and to facilitate the delivery of the development.

- 3.4 Approves, upon appropriation the land for planning purposes, the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override any easements and other third-party rights and interests that may be infringed by the development.
- 3.5 Delegates authority to the Director of Capital Projects and Property, in consultation with the Corporate Director of Finance and Resources 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, in accordance with the Council's scheme of delegation.
- 3.6 Approves the appropriation of the land shown hatched red on the Site Plan at Appendix 1 from, planning purposes back to the Housing Revenue Account (HRA) for housing purposes under Section 122 of the Local Government Act 1972 and Section 19 of the Housing Act 1985 , such appropriation to take effect upon practical completion of the development
- 3.7 Approves the total scheme cost as set out in the Appendix 2 - part B exempt report.
- 3.8 Approves the issuance of a Letter of Intent for up to 10% of the contract value, as detailed in Appendix 2 - part B of the report.
- 3.9 Delegates authority to the Delivery Director for expenditure of contingencies as set out in the exempt part of this report in accordance with Haringey's change control procedure.

4. Reasons for decisions

- 4.1 The site is located in the Alexandra Ward area N22. The site was approved by Cabinet in July 2019 for inclusion in the Council's Housing Delivery Programme. Planning consent was granted for the delivery of 33 apartments in March 2023. A further S73 was submitted to planning in December 2024 for an additional story and additional 4 apartments. The application was approved in December 2025. 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 as the preferred contractor to deliver 37 new homes and associated facilities.
- 4.3 There are no known reasons to believe that any third-party rights have been infringed by the development.
- 4.4 The proposed development site, as shown hatched red on Appendix 1 is linked to a four-storey residential blocks and comprises a narrow concrete platform and undercroft car park which were used for car parking but have been redundant for approximately 30 years. Both areas are secured and closed off due to antisocial behaviour. The immediate surroundings are predominantly residential, including a mix of houses and flats. The new scheme will provide 37 much-needed homes, including three M4(3) wheelchair-accessible homes, and onsite parking solely for the use of the accessible homes being constructed. The development will also deliver significant improvements to the public realm, including landscaped communal gardens, informal play space, secure cycle spaces, enhanced refuse and recycling facilities. The design has been carefully considered to respect the character of the surrounding area and to provide a safe, welcoming environment for existing and future residents.
- 4.5 This scheme will contribute to the Council's commitment to deliver high-quality, affordable

homes in the London Borough Haringey and to support the wider objectives of the Housing Delivery Programme and the Council's ambitions to increase the supply of general needs accommodation and accessible homes in the borough.

5. Alternative options considered

- 5.1 One option considered was not to proceed with the development, as the Council has no statutory duty to provide such services. However, delivering high-quality much needed homes is a key priority for the Council. Excluding this site from the Housing Delivery Programme would have undermined the Council's ability to meet identified local needs and its wider commitment to increasing the supply of housing.
- 5.2 The opportunity was procured through a competitive tender process using the Council's Minor Works Dynamic Purchasing System (DPS). This route was recommended by Strategic Procurement based on the contract value and the need to ensure a fair and transparent process.
- 5.3 Alternative procurement options included either a restricted competitive tender to the open market via the Haringey Procurement and Contract System or a direct award to one of the LCP framework providers. These options were rejected in favour of the DPS route, which offered stronger safeguards around quality and pricing through open competition.
- 5.4 The Council could have chosen to proceed with the scheme without appropriating the site for planning purposes. However, this would have exposed the development to potential delays or legal challenges from third-party claims. By utilising its powers under Section 203 of the Housing and Planning Act 2016, the Council has ensured that any third-party rights or easements affected by the development are converted into a right to compensation, rather than a right to seek an injunction. The Council acknowledges the potential rights of third parties and will make compensation payments where a legal basis is established. The Housing Delivery team engaged with local residents throughout the feasibility and design stages, and feedback received was considered by the Planning Committee in its decision-making.
- 5.5 The Council could have opted not to appropriate the land back to housing purposes upon completion of the building works. This option was rejected, as it would have prevented the Council from offering these homes under secure tenancies, thereby failing to deliver on its commitment to provide affordable, secure accommodation for residents.

6. Background information

- 6.1 The site is a Council-owned parcel of land previously occupied by undercroft car park and podiums. The site has been disuse for over 30 years and is ready for redevelopment.
- 6.2 The site was approved by Cabinet in July 2019 for inclusion in the Council's Housing Delivery Programme, as part of its wider commitment to delivering 3,000 new Council homes by 2031. The scheme specifically contributes to the Council's goal of increasing the supply of specialist supported housing for vulnerable adults.
- 6.1. The Council is undertaking a development to provide 37 new homes for social rent, including three M4(3) wheelchair - accessible 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.

- 6.3 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. The site presents several design and operational considerations due to its proximity to existing residential buildings and its location near to a National Rail. The proposed development has been carefully designed to respect the surrounding context and the existing Woodridings block of which the new build will adjoin to. The new five story development will provide one-, two- and three-bedroom apartments including three M4(3) wheelchair – accessible homes designed around the inclusion of energy sustainable features such as air source heat pumps and solar panels.
- 6.4 Prior to redevelopment, the site was associated with a number of issues, including underutilised space, poor environmental quality, anti-social behaviour and limited accessibility. The new scheme will address these challenges by improving the public realm, providing secure refuse and recycling storage, enhancing landscaping, and increasing natural surveillance to deter anti-social behaviour.
- 6.5 The Council is seeking to award a contract to an organisation that has available capacity. 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. The development excluding, demolition and some elements of the groundworks will be manufactured off site to ensure best value for the project and the best, and least disruptive, outcome for the existing residents at Woodridings Court.
- 6.6 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.
- 6.7 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.
- 6.8 The site is Council-owned and currently held in the Housing Revenue Account (HRA). Further financial details are provided in Appendix 2 – part B exempt report.

Tender Process

- 6.9 The scheme was originally tendered in June 2025; however, the procurement did not proceed to contract award as the sole bid received significantly exceeded the Council's available budget. The Council subsequently undertook a second procurement exercise using the LCP Dynamic Purchasing System (DPS).
- 6.10 The re-tendering exercise was undertaken to secure greater market engagement, provide stronger benchmarking of tendered costs and increase confidence that the Council would receive submissions representing both value for money and an appropriate level of quality. The procurement adopted a single-stage JCT Design and Build approach, allowing the successful contractor to complete the detailed technical design, discharge planning conditions and deliver the construction works.
- 6.11 Tender documents were issued on 16 April 2026. The tender clarification period remained open until 15 May 2026, with final tender submissions received on 5 June 2026.

- 6.12 Tender submissions were evaluated in accordance with the published procurement criteria using a combined quality and cost assessment. Quality submissions were assessed by officers from the Council's project team, with moderation support provided by the Procurement Team. Cost submissions were independently reviewed by the Council's appointed Cost Consultant to ensure robustness, affordability, value for money and alignment with prevailing market conditions.
- 6.13 Following completion of the evaluation process, the highest-scoring tender was identified as offering the Most Economically Advantageous Tender and is therefore recommended for contract award, as detailed in Appendix 2 - exempt part of this report. The recommended contractor demonstrated a strong understanding of the project requirements, a robust delivery methodology and a competitive tender submission that represents value for money for the Council.
- 6.14 The contract will be awarded on a Design and Build basis and includes completion of the technical design, discharge of planning conditions, site establishment and enabling works, construction of the thirty-seven new homes, associated landscaping and public realm works, refuse and cycle storage facilities, utility diversions and statutory approvals, together with all associated preliminaries, management costs, overheads and profit. The contract will also contain a defects liability period following practical completion.
- 6.15 Subject to approval of this report, it is anticipated that the contract will be executed and site possession granted Autumn 2026, with construction commencing shortly thereafter and practical completion anticipated by early spring 2028. The programme has been developed to align with planning requirements, statutory approvals and Network Rail interface obligations associated with the site.

Engagement and Consultation

- 6.16 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.
- 6.17 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.
- 6.18 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).
- 6.19 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.
- 6.20 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.
- 6.21 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.
- 6.22 Local residents and stakeholders were formally consulted as part of the planning process. The

Council undertook a comprehensive engagement programme, which included the distribution of information packs, in-person consultation events. Residents were invited to comment on the design, layout, and proposed amenities, as well as on wider public realm improvements such as lighting, landscaping, and security measures.

- 6.23 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.
- 6.24 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.

Planning

- 6.25 Planning permission for 33 apartments and associated amenities was granted on 15 March 2023 ref HGY/2022/2354. As the approved scheme did not include secondary lobbies to the evacuation lifts, a requirement of the funding conditions, a Section 73 application was submitted in December 2024 to incorporate secondary lobbies and an additional storey to increase housing provision and four additional homes. Consent was granted in November 2025 under ref HGY/2024/3339.
- 6.26 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'.
- 6.27 The feedback received during the consultation period was carefully reviewed and informed the final design of the scheme. The planning application was considered by the Council's Planning Committee, and full planning permission was granted in March 2023.

Build Contract

- 6.28 This report seeks approval for the award of the construction contract to enable the commencement of new build works for the scheme. The scheme will deliver 37 new homes for general needs.
- 6.29 The scheme was designed up to Stage 3 of the Royal Institute of British Architects (RIBA) Plan of Work 2020. Following the granting of planning permission a contractor is required to develop the technical design and deliver the construction phase.
- 6.30 The scheme was tendered as a single-stage competitive process under the JCT Design & Build Contract 2016 Edition.
- 6.31 Two bids were received, and the Council's appointed Quantity Surveyor MEA independently evaluated the financial submissions.
- 6.32 Tenders were evaluated based on Quality (40%), Price (50%), and Social Value (10%), in accordance with the criteria set out in the Invitation to Tender (ITT) documents. The

procurement strategy comprised two lots: Lot 1 for builder's works and Lot 2 for the modular housing solution. Two tenders were received and evaluated.

- 6.33 The combined scores for Quality, Price, and Social Value were used to rank the bidders in line with the Most Economically Advantageous Tender (MEAT) methodology. A summary of the overall scores is included in Appendix 2 - exempt part of the report due to the commercially sensitive nature of the information.
- 6.34 The contract will be awarded on a fixed-price basis, covering all new build works, site mobilisation, enabling works, contractor management costs, overheads, and profit. A 12-month defects liability period will apply following practical completion.

Land Appropriation

- 6.35 The development site hatched red on the Site Plan at Appendix 1 is held in the Housing Revenue Account (HRA). The site comprises an existing vacant and disused undercroft car park parking together with a narrow concrete platform.
- 6.36 It is recommended that the development site is appropriated for planning purposes under section 122 of the Local Government Act 1972. There is a pressing public need for the delivery of new build homes. This development will utilise disused Council-owned land and, accordingly, the land hatched red on the Site Plan at Appendix 1 is no longer required for the purposes for which it is currently held. Appropriation for planning purposes will enable the Council to rely on its powers under section 203 of the Housing and Planning Act 2016 in order to carry out the approved development.
- 6.37 The effect of section 203 of the Housing and Planning Act 2016 is that where building or other works are carried out pursuant to a planning permission, any interference with third-party rights, including rights to light and restrictive covenants, is converted into a right to compensation rather than giving rise to an injunction that could delay or prevent the development from proceeding.
- 6.38 Paragraphs 6.16 - 6.24 of this report sets out the engagement and consultation undertaken in connection with the development and the steps taken by the Council to identify any potential affected third-party rights. Having regard to the public benefits arising from the development, as set out in this report, the Council considers that the use of its powers under section 203 of the Housing and Planning Act 2016 is justified.
- 6.39 The development will deliver significant public benefits, including the provision of new homes.
- 6.40 The Council considers that these public benefits outweigh any interference with private rights. Any interference with third-party rights will give rise to a statutory entitlement to compensation, payable by the Council. Delegated authority is sought under Recommendation 3.5 to settle and pay any such compensation claims.
- 6.41 Accordingly, the Council considers that the use of its powers under section 203 is proportionate, necessary and in the public interest, having regard to its obligations under section 6 of the Human Rights Act 1998.

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.

- 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. The scheme incorporates a range of passive and active design strategies to reduce both operational and embodied carbon. These include:
- A rooftop array of photovoltaic solar panels to generate renewable electricity on-site.
 - Air source heat pumps to provide low-carbon heating and hot water.
 - High levels of insulation and airtightness to reduce energy demand.
- 8.1. The building has been designed to mitigate overheating risk and maximise natural ventilation. All homes are dual or multiple aspect, allowing for cross-ventilation and enhanced daylighting. The layout also ensures that habitable rooms are positioned to optimise comfort and privacy.
- 8.2. The landscaping strategy supports climate resilience and biodiversity. The site includes a series of "shared green spaces" for new and existing residents. New semi-mature trees will be planted, and existing trees will be retained wherever possible.
- 8.3. The scheme aligns with Haringey Council's Climate Change Action Plan and its commitment to delivering sustainable, low-carbon housing. It demonstrates how small-scale developments can contribute meaningfully to borough-wide carbon reduction targets while delivering high-quality, specialist accommodation.

9. Statutory Officer Comments

Legal

- 9.1. The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 9.2. Legal Services has been advised that the procurement was via the LCP's Minor Works DPS Lots 1 and 2. This is an approved procurement process under Reg 34 of the Public Contracts Regulations 2015, the procurement legislation in force at the time that the DPS was set up.

- 9.3. Because of the value of the contract, it would normally fall to Cabinet to approve under CSO 2.01 c) (contracts valued at £500,000 or more). However, such a decision may also be taken by the Leader or by a Cabinet Member with the Leader's agreement (CSO 0.08).
- 9.4. The award of the contract is a Key Decision and, as such, needs to comply with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan.
- 9.5. Recommendation 3.3 seeks authority to appropriate the land hatched red on the Site Plan at Appendix 1 comprising the development site, which is currently held in the HRA. In order to carry out the proposed development, the site is required to be appropriated for planning purposes under Section 122 of the Local Government Act 1972 ("Section 122 LGA 1972"). This will enable the Council to utilise its powers under Section 203 of the Housing and Planning Act 2016 at Recommendation 3.4.
- 9.6. Section 122(1) LGA 1972 provides that a principal council may appropriate for any purpose for which the council are authorised by this or any other enactment to acquire land by agreement any land which belongs to the council and is no longer required for the purpose for which it is held immediately before the appropriation; but the appropriation of land by a council by virtue of this subsection shall be subject to the rights of other persons in, over or in respect of the land concerned. Section 122(2) LGA 1972 provides a principal council may not appropriate land constituting or forming part of an 'open space' unless they first advertise their intention to do so under the section.
- 9.7. In applying the requirements of Section 122 LGA 1972, the Council is satisfied that:
- the site is Council owned land;
 - the site is no longer required for its current purposes; and
 - the Council is seeking to appropriate the land for the statutory purpose of planning.
- 9.8. The site does not constitute open space.
- 9.9. By appropriating the land for planning purposes under Section 122 of the LGA 1972, the Council is therefore able to engage the powers contained in Section 203 of the Housing and Planning Act 2016.
- 9.11. Section 203(1) - (3) of the Housing and Planning Act 2016 entitles the Council to carry out building or maintenance work even if it involves interfering with a relevant right or interest or breaching a restrictive covenant or an obligation under a conservation covenant. The relevant preconditions are:
- a) there is planning consent for the building or maintenance work
 - b) the work is carried out on land that has been appropriated by a local authority for planning purposes,
 - c) the authority could acquire the land compulsorily for the purposes of the building or maintenance work, and
 - d) the building or maintenance work is for purposes related to the purposes for which the land was appropriated as mentioned in paragraph (b).
- 9.12. The Council is satisfied that the requirements of Section 203 are satisfied in that
- a) there is planning consent for the works;
 - b) it is recommended at 3.3 of this report that the land is appropriated for planning purposes pursuant to Section 122 of the LGA 1972;
 - c) it could acquire the land compulsorily as the land is already the subject of a confirmed CPO under Section 226 (1) of the Town and Country Planning Act 1990.
 - d) the building work is for the purposes for which the land is to be appropriated for, which is

for planning for the construction of the new build homes.

9.13. Recommendation 3.6 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.

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

Procurement

9.15. Strategic Procurement (SP) note that this report relates to the approval to award a contract to Contractor A.

9.16. SP note that a competitive tender was launched via the LCP's Minor Works DPS, Lot 1 under Modern Methods of Construction and Lot 2 General Construction Multi Trade. The adopted procurement is in line with Contract Standing Order (CSO) 2.01(c) and Regulation 34 of the Public Contract Regulations 2015.

9.17. The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.

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

Finance

9.19. Finance notes the recommendation to Cabinet Member to approve the award of contract to Contractor A, at the contract value detailed in Appendix 2 (Exempt) of this report, for the delivery of 37 social rent homes at the site known as Woodridings Court.

9.20. Finance confirms that the scheme is included in the Housing Revenue Account (HRA) Capital Programme and the cost will be managed within the New Build and Acquisitions budget.

9.21. The Woodridings Court site is currently held within the HRA. Upon completion, the new homes will be appropriated to and retained within the HRA, where they will be managed as part of the Council's housing stock.

9.22. Further detailed financial comments are provided in Appendix 2 (Exempt) of the is report.

Equality

9.23. 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.

9.24. 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).

- 9.25. 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.
- 9.26. 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.
- 9.27. Haringey has over 3,000 households in temporary accommodation, many of whom are families with children living in overcrowded or unsuitable conditions.
- 9.28. 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.
- 9.29. 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.
- 9.30. 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 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.
- 9.31. 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 – the site red line boundary
Appendix 2 - Exempt – part B 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).