

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 16 FEBRUARY 2010**

Councillors *Bob Harris (Chair), *Bevan, Kober and *Reith.

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC68.	APOLOGIES FOR ABSENCE (Agenda Item 1) An apology for absence was received on behalf of Councillor Kober.	
PROC69.	DECLARATIONS OF INTEREST (Agenda Item 3) Councillor Bevan in respect of item 11 - North Tottenham Decent Homes Programme 2009/10 - Phase NT13 (See Minute PROC.76 below).	HLDMS
PROC70.	MINUTES (Agenda Item 4) In response to a question about why Councillor Bevan had still not been provided with an update with regard to the Parking Services Managed IT Services Contract (Minute PROC.59) and on the possible issue of Homes for Haringey parking permits as part of that contract we noted that the officers concerned had indicated that all the information required was now to hand to enable a report to be drafted. RESOLVED That the minutes of the meeting held on 16 January 2010 be approved and signed.	HLDMS
PROC71.	BUILDING SCHOOLS FOR THE FUTURE: BSF PROGRAMME COST MANAGER AND QUANTITY SURVEYORS (Report of the Director of the Children and Young People's Service - Agenda Item 6) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We noted that the report sought approval for the additional resources required to deliver the Programme Cost Manager and Quantity Surveyor role associated with completion of the Building Schools for the Future (BSF) programme. RESOLVED That in accordance with Contract Standing Order 13.02 approval be granted to a variation in the scope and terms of the BSF Programme Cost Manager and Quantity Surveyor (Potter Raper Partnership) services to the extent set out in the Appendix to the interleaved for the remaining phase of the BSF programme.	DCYPS
PROC72.	PROPOSED NOMINATION AGREEMENTS RELATING TO THE	

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SUPPLY OF PROPERTIES PROCURED UNDER A HOUSING ASSOCIATION LEASED SCHEME (HALS) FOR USE AS TEMPORARY ACCOMMODATION (Report of the Director of Urban Environment - Agenda Item 7)

The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.

At this juncture Members reminded officers of the importance of their attendance when required. The report sought approval for the Council to enter into nomination agreements with up to three providers of Housing Leased Scheme (HALS) accommodation. We noted that the successful tender and procurement of the HALS scheme for 300 units of accommodation would potentially generate savings in the sum of £500,000 in a full year if the HALS providers were able to supply the full number of units required in the tenders. However, we also noted that one of the successful tenders was less competitive in terms of pricing and that it was being recommended that use of the two cheaper Registered Social Landlords (RSL's) be prioritised.

In response to a question about the basis of the price differential and whether there would be any saving to the Council if the least competitive of the RSL was used we were informed that the price differential was based on the rents charged by the respective RSL's. The rent charged by all of the RSL's for HALS accommodation would be cheaper than the cost of temporary accommodation.

Clarification was sought of the criteria used to assess the RSL's in terms of quality and we were informed that these were based on the past relationship between the Council and each RSL, their respective records on repairs and whether or not they had a local base.

RESOLVED

1. That in accordance with Contract Standing Order 11.01 (b) approval be granted to the Council entering into nomination agreements with the following three Housing Association providers of HALS properties –

- Newlon Housing Trust
- Pathmeads Housing Association
- Stadium Housing Association

2. That the use of Newlon Housing Trust and Pathmeads Housing Association to procure temporary accommodation under the HALS scheme be prioritised and that when intending to use Stadium Housing Association the prior consent of the Cabinet Member for Housing should be obtained before any properties were procured.

DUE

DUE

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PROC73.	AWARD OF GAS CONTRACT FOR PRIVATE SECTOR LEASING AND HOSTEL ACCOMMODATION (Agenda Item 8) With the consent of the Committee this item was withdrawn.	
PROC74.	HORNSEY DECENT HOMES PROGRAMME 2010/11 PHASE HO12 (Report of the Director of Urban Environment - Agenda Item 9) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We noted that the report set out a detailed programme of works which related to various properties in Hornsey known as Phase HO12 within the delivery of the Decent Homes Programme. The works were scheduled to commence on 29 March 2010 and the report sought approval to award the contract and proceed with the works in this phase. Clarification having been sought of whether the Planning Department had raised any issues in relation to the proposals we were informed that while none had been raised, a number of residents of Mildura Court had enclosed their balconies and an enquiry had been received about these enclosures being retained. Officers indicated that Mildura Court being within a conservation area it was not thought likely that changes to its appearance would be allowed but the matter would be checked with the Planning Department. We were also informed that comments had been received from two leaseholders to which responses had been provided. With regard to proposed roof works, it was confirmed that the roof to Sackville House was to be replaced with a new flat roof having regard to the higher life cycle costs for a pitched roof as well as the initial installation cost. RESOLVED That in accordance with Contract Standing Order 11.03 approval be granted to the award of the contract for Phase HO12 of the Hornsey Decent Homes Programme to Wates Living Space on the terms and conditions set out in the Appendix to the interleaved report.	DUE
PROC75.	HORNSEY DECENT HOMES PROGRAMME 2010/11 - PHASE HO13 (Report of the Director of Urban Environment - Agenda Item 10) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We noted that the report set out a detailed programme of works which related to various properties in Hornsey known as Phase HO13 within	

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	the delivery of the Decent Homes Programme. The works were scheduled to commence on 29 March 2010 and the report sought approval to award the contract and proceed with the works in this phase. With regard to the residents meeting which had been held on 12 January and to which reference was made in paragraph 12.2, we were informed that 103 had attended. RESOLVED That in accordance with Contract Standing Order 11.03 approval be granted to the award of the contract for Phase HO13 of the Hornsey Decent Homes Programme to Wates Living Space on the terms and conditions set out in the Appendix to the interleaved report.	DUE
PROC76.	NORTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 - PHASE NT13 (Report of the Director of Urban Environment - Agenda Item 11) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. Councillor Bevan declared a personal interest in this item by virtue of being the Chair of the London Housing Corporation. We noted that the report set out a detailed programme of works, which related to various properties in the North Tottenham area, known as Phase NT13 within the delivery of the Decent Homes Programme. The works were scheduled to commence on 1 March 2010 and the report sought approval to award the contract and proceed with the works in this phase. In response to a question about whether residents had been consulted with regard to the proposed digital satellite provision, it was confirmed that they had. Further, that although the Council was committed to carrying these works the costs were not being met from the Decent Homes programme. It was also confirmed that the flat roof at 2-32 Whitehall Street could not be replaced with a pitched roof for technical reasons and that it was proposed to replace it with a new flat roof. Clarification was sought of the arrangements made to ensure that value for money had been achieved in the project and of whether consideration had been given to using the services of the London Housing Consortium (LHC) in this respect. Officers advised that the LHC had not been consulted because value for money exercises had previously been carried out prior to the recommendation to use each of the suppliers named in the Appendix. However, a retrospective analysis would be carried out and the results notified to Members of the Committee.	DUE/ HCPPr

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	RESOLVED That in accordance with Contract Standing Order 11.03 approval be granted to the award of the contract for Phase NT13 of the Hornsey Decent Homes Programme to Lovell Partnerships on the terms and conditions set out in the Appendix to the interleaved report.	DUE
PROC77.	NORTH TOTTENHAM DECENT HOMES PROGRAMME 2009/10 - PHASE NT14 (Report of the Director of Urban Environment - Agenda Item 12) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We noted that the report set out a detailed programme of works which related to various properties in the North Tottenham area known as Phase NT14 within the delivery of the Decent Homes Programme. The works were scheduled to commence on 5 April 2010 and the report sought approval to award the contract and proceed with the works in this phase. RESOLVED That in accordance with Contract Standing Order 11.03 approval be granted to the award of the contract for Phase NT14 of the Hornsey Decent Homes Programme to Lovell Partnerships on the terms and conditions set out in the Appendix to the interleaved report.	DUE
PROC78.	SOUTH TOTTENHAM (BROADWATER FARM) FIRE PREVENTION WORKS (INTERNAL) (Report of the Director of Urban Environment - Agenda Item 13) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We noted that the report covered a range of fire protection and prevention works to Council Properties following recent Fire Risk Assessments carried out by Homes for Haringey (HfH) in compliance with the Regulatory Reform (Fire Safety) Order 2005. We also noted that these mandatory works would help to prevent any recurrence of the recent tragic events in Camberwell and help towards assuring Haringey Residents that their safety and well being remained a high priority with the Council. We were informed that the total cost of Fire Protection works identified to date was now estimated at £1,742,296.22. £2 million had been included	

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	in the Housing Revenue Account (HRA) balances and was included with the projected balances figure of more than £7 million at the end of the financial year. Thus the additional expenditure now sought could be approved whilst still allowing HRA balances to remain well above the target figure of £5 million. RESOLVED That in accordance with Contract Standing Order 11.03 and subject to agreement of the necessary draw down from the Housing Revenue Account reserves approval be granted to the award of the contract for fire protection and prevention works to various properties on the Broadwater Farm Estate to Apollo Group Ltd. on the terms and conditions set out in the Appendix to the interleaved report	DUE
PROC79.	WOOD GREEN DECENT HOMES PROGRAMME 2010/11 - PHASE WG 17 (Report of the Director of Urban Environment - Agenda Item 14) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person. We noted that the report set out a detailed programme of works which related to various properties in the Wood Green area known as Phase WG17 within the delivery of the Decent Homes Programme. The works were scheduled to commence on 5 April 2010 and the report sought approval to award the contract and proceed with the works in this phase. RESOLVED That in accordance with Contract Standing Order 11.03 approval be granted to the award of the contract for Phase WG17 of the Hornsey Decent Homes Programme to Mulalley & Co. Ltd on the terms and conditions set out in the Appendix to the interleaved report.	DUE
PROC80.	HOMES FOR HARINGEY DECENT HOMES SHELTERED HOUSING (INTERNAL AND EXTERNAL WORKS) AND THE DE-CONVERSION OF PARKLANDS HOSTEL (Agenda Item 15) With the consent of the Committee this item was withdrawn.	
PROC81.	FRAMEWORK AGREEMENT FOR MAJOR BUILDING CONSTRUCTION WORKS (Report of the Director of Corporate Resources - Agenda Item 16) The Appendix to the interleaved report was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person.	

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	We noted that the report sought approval to award framework agreements for the provision of major building construction works for buildings owned or managed by the Council and Homes for Haringey. In response to a question it was confirmed that it was proposed to include eight companies on each of the three framework agreement bands. RESOLVED That in accordance with Contract Standing Order 11.03 framework agreements for major building works be awarded to the following companies for a period of 2 years with an option to extend for a further 2 years with an estimated total value of £20 million per year – £250,000-£999,999 Contractor 1 Breyer Group Plc 2 Quinn London Ltd 3 Mulalley & Company Limited 4 Lengard Ltd 5 T&B (Contractors) Limited 6 Willmott Dixon Construction Limited 7 Diamond Build plc 8 Hutton Construction Limited £1,000,000-£3,499,999 Contractor 1 Breyer Group Plc 2 Balfour Beatty Construction Scottish & Southern Ltd 3 Quinn London Ltd 4 Mulalley & Company Limited 5 Willmott Dixon Construction Limited 6 T&B (Contractors) Limited 7 Lengard Ltd 8 Diamond Build plc Over £3,500,000 Contractor 1 Balfour Beatty Construction Scottish & Southern Ltd 2 Willmott Dixon Construction Limited 3 Breyer Group Plc 4 Mulalley & Company Limited 5 Quinn London Ltd 6 Jerram Falkus Construction Ltd 7 Higgins Construction PLC 8 Lengard Ltd	DCR
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The meeting ended at 19.05 hours.

BOB HARRIS
Chair