Report for: Cabinet – 10 November 2026

Item number: 14

Title: Asbestos remediation works, 4-year contract

Report authorised by: Sara Sutton, Corporate Director Adults, Health and Housing

Lead Officer: Joseph Labeur, Lead Asbestos Surveyor

Ward(s) affected: All wards

Report for Key/ Non-Key Decision: Key Decision

1. Describe the issue under consideration

1.1. Cabinet is asked to give permission to go out to tender to procure one Licensed Asbestos Removal Contractor over a four-year measured term contract to ensure all asbestos remediation, encapsulation, make safe and disposal works are carried out in-line with current legislation and Council policy.

2. Cabinet Member Introduction

2.1. Our administration believes that building safety is not simply a matter of regulatory compliance but of public trust and accountability. Cabinet should support this recommendation because we have a clear responsibility to ensure that every council home is a safe, well managed and maintained.

2.2. The council follows a robust risk-based framework for identifying, monitoring and managing asbestos helping to protect residents, employees and contractors while ensuring that risks are identified early and addressed effectively.

2.3. The recommendation in this report will ensure that we are maintaining accurate records, ensuring staff and contractors have the necessary expertise, and implementing clear lines of responsibility, allowing us to provide greater assurance to residents that safety risks are being properly managed and that the Council is meeting its safety obligations transparently and effectively.

2.4. Residents within Haringey and across the country have seen the consequences of building safety failures when organisations fail to take responsibility. Our administration are determined that we will take a different approach. By adopting this recommendation, we demonstrate our commitment to openness, accountability and preventative action, ensuring that resident safety remains at the centre of decision-making and that the Council is held to the highest standards in the management of its homes.

3. Recommendation

3.1. It is recommended that cabinet approves the commencement of a procurement exercise in accordance with Contract Standing Order CSO 2.01(b) for the procurement of one Licensed Asbestos Removal Contractor for the anticipated total contract and contingency budget.

4. Reasons for decision

4.1. To ensure compliance with all current asbestos legislation, asbestos removal contractors are a crucial part of the day-to-day operations of Haringey Council's repairs and project service, and Borough-wide residential safety within Housing Services managed stock that contain asbestos materials used during construction of certain time periods.

4.2. 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.

5. Alternative options considered

5.1. The Council does not have an alternative option as licensed asbestos removal works must be carried out by a contractor holding a HSE issued three-year license to complete such works. This also aligns with Haringey Council policy.

6. Background information

6.1. This procurement seeks to engage an experienced licensed asbestos removal contractor to support the safe and compliant delivery of upcoming works across Haringey Council's Housing property portfolio only. Asbestos-containing materials are known to be present within buildings managed by Haringey Housing teams through our surveying programmes, and their removal is required to ensure ongoing legislative compliance, to protect the health and safety of building occupants and/or users and Haringey staff, and to enable planned refurbishment activities to proceed.

6.2. The Council's asbestos strategy follows strict adherence to the Control of Asbestos Regulations 2012, the Health and Safety at Work etc. Act 1974, and the relevant HSE guidance. The Council recognises that asbestos containing materials remain present in some buildings constructed before 2000 and is committed to managing these materials safely through the identification and control of asbestos risks across its housing portfolio.

6.3. The Council maintains a risk-based asbestos management programme that includes asbestos surveys, re-inspections, accurate asbestos registers, and management plans for all premises where there is a duty to manage asbestos. Information is made available to employees, contractors and other duty holders before work is undertaken, ensuring that maintenance, refurbishment and demolition activities are appropriately planned and controlled to prevent the disturbance of ACMs and protect building occupants.

6.4. The Council integrates asbestos management within its wider building safety and asset management objectives; prioritising remedial works and asbestos removal where risk assessments indicate that action is required. Through robust governance, staff training, contractor assurance and regular performance monitoring, the Council seeks to maintain compliance, safeguard residents and workers, and ensure that asbestos risks are effectively managed throughout the lifecycle of its properties.

6.5. The appointed contractor will be responsible for conducting all asbestos remediation and disposal activities in accordance with current legislation, industry best practice, and site-specific project requirements. This tender aims to establish a reliable partner with the technical capability, proven track record, and resources necessary to manage asbestos risks effectively while minimising operational disruption.

6.6. The contract will be awarded for an initial period of four years, with the option to extend for up to one additional year, subject to satisfactory performance and ongoing service requirements. This approach balances long-term service stability with flexibility for the Council to review future delivery arrangements and market conditions.

6.7. The proposed route to market will be procured via London Construction Programme (LCP), in accordance with Haringey Council's Contract Standing Orders and current procurement guidelines. The Council will seek to secure best value through a competitive tender exercise, ensuring transparency, equal treatment of suppliers, and the selection of a provider that offers the most economically advantageous solution while meeting the Council's service and quality requirements.

6.8. There are no revenue implications arising from the proposed contract.

6.9. The proposed works meet the Council's capitalisation criteria and will be charged to appropriate capital schemes.

7. Contribution to the Corporate Delivery Plan High Level Strategic outcomes

7.1. The Asbestos Management Strategy contributes to the Council's Corporate Delivery Plan (CDP) by supporting the delivery of safe, compliant and well-maintained homes and buildings for residents, employees and visitors. Through the effective identification, assessment and management of asbestos risks, the strategy helps protect health and safety, supports regulatory compliance, and contributes to the Council's wider building safety and asset management objectives. The strategy also promotes effective governance, risk management and operational resilience, ensuring that the Council continues to meet its statutory responsibilities while maintaining safe environments across its housing portfolio.

7.2. *Homes for the future*: Asbestos materials are not used within new build homes therefore this contract would not be applicable.

7.3. Responding to the climate emergency: Bidders will respond to Social Value questions which will measure their contribution towards climate energy saving.

7.4. Place and economy: Bidders will respond to Social Value questions which will measure their proposed plan for providing social and economic improvements within the Borough of Haringey for the duration of the contract.

8. Carbon and Climate Change

8.1. In delivering asbestos removal services, Haringey recognises its responsibility to minimise carbon emissions and support broader climate change objectives. The appointed contractor will be expected to operate in alignment with current sustainability principles, including efficient planning of site activities, minimising vehicle movements, reducing waste generation, and utilising low-carbon disposal and recycling pathways wherever practicable.

8.2. Contractors should demonstrate an understanding of their carbon footprint and outline measures to reduce greenhouse gas emissions throughout the contract period. This procurement aims to engage a partner that not only meets strict health and safety and legislative requirements for asbestos removal but also contributes to the organisation's commitment to responsible environmental management and the transition to a lower-carbon future.

9. Statutory Officers comments Finance, Procurement, Legal and Equalities

9.1. Finance

9.1.1. The report confirms that the proposed expenditure relates to capital works, there are no revenue implications arising from the contract, and costs will be charged to the appropriate capital schemes.

9.1.2. Whilst pressures within the Fire Safety programme have been reported through the Quarter 1 monitoring process, the overall HRA Capital Programme is currently forecasting underspends, particularly within Major Works, which are expected to offset the current pressure at programme level.

9.2. Procurement

9.2.1. Strategic Procurement has been consulted and notes the contents of this report and the recommendations set out.

9.2.2. The procurement will be tendered in accordance with the Councils' Contract Standing Orders, with primary consideration given to CSO's 7.02 and 8.01.

9.2.3. Strategic Procurement will work with the service to ensure value for money is achieved through the procurement activity, including delivery of social value aligned with the Council's objectives.

9.2.4. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet are required to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above.

9.3. Legal and Governance

9.3.1. The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

9.3.2. The procurement will need to comply with existing procurement legislation and the Council's Contract Standing Orders. It is noted that primary consideration will be given to use of framework agreements (CSO 7.02) and use of the Council's dynamic purchasing system (CSO 8.01).

9.3.3. In accordance with CSO 2.01 b) the Cabinet is required to approve the procurement of contracts valued at £500,000 or more.

9.3.4. The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet from approving the recommendations in this report.

9.4. Equality

9.4.1. The Council has a Public Sector Equality Duty 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 those protected characteristics and people who do not.

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

10. Use of Appendices

10.1. Appendix A, Exempt report.

11. Background papers

None