



Haringey Council

Report for:	Cabinet on 10 September 2013	Item number	
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Title:	Replacement of the Door Entry and CCTV to Finsbury House and Newbury House
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Report authorised by :	Mun Thong Phung, Director of Adult & Housing Services
	Signed: _____ Date: _____

Lead Officers:	Phil Harris, Deputy Director for Community Housing Services Tel: 0208 489 4338 E-mail phil.harris@haringey.gov.uk Nick Dudman Interim Executive Director of Property Services Tel: 0208 489 3272 E-mail nick.dudman@homesforharingey.org
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Wards affected: Bounds Green	Report for: Non - Key Decision
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1. Describe the issue under consideration

1.1 This report seeks approval of the contract award, to the successful tenderer, for the Door Entry and CCTV Improvement Works at 1-85 Finsbury House and 1-85 Newbury House, Wood Green.

2. Cabinet Member Introduction

2.1 Improving the Council's stock is a high priority, and it is important that work continues to ensure that the stock complies with current standards.

2.2 I welcome and support this contract award as a means of improving the door entry and CCTV systems at Finsbury House and Newbury House.



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- 2.3 The enhanced colour images that the new CCTV system provides will enable improved identification of individuals when required.

3. Recommendations

- 3.1 It is **recommended** that Cabinet:

(a) Approves the award of the contract for Door Entry and CCTV works to SCCI Alphatrack Ltd in the ward of Bounds Green for the tender sum of £337,923.23 (and a client side provisional sum set out in paragraph 3.4 of the exempt part of the report) in accordance with Contract Standing Order (CSO) 9.07.1 (b) and 9.07.1 (d);

(b) Approves professional fees for this contract in the sum of £33,792.

4. Alternative options considered

- 4.1 Although consideration was given to the option of maintaining the existing door entry and CCTV equipment, this option was rejected because the systems are at the end of their useful life, components are increasingly likely to fail and replacement parts are becoming difficult to source.
- 4.2 Recurrent problems with the systems will result in a loss of service and reduced security for the residents affected.

5. Background information

- 5.1 To ensure that assets are in good working order, the Council has a programme of door entry and CCTV renewals. The controlled entry systems to these blocks are outdated, break down frequently and are becoming increasingly difficult and expensive to maintain.
- 5.2 The CCTV cameras and monitoring system are old and outdated, the image quality of the recorded material is poor, and the working environment in the concierge area needs to be improved in order to accommodate the new monitoring equipment.
- 5.3 Unauthorised access to the roof space by pirate radio stations has had an adverse effect on the blocks. Electrical supplies have sometimes been tampered with and communal extract fan systems and aerial/ Integrated Reception Systems (IRS) have been damaged, costing large sums of money to repair. It is important therefore, that the necessary measures are put in place to prevent further damage to Council property.



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5.4 The security doors that are due to be replaced have exceeded their expected life and the improvement works will enhance security and reduce maintenance costs.

Procurement Process

5.5 Competitive tenders were invited from 5 contractors (named in the exempt report) – randomly selected from the Construction Procurement Group's 'Constructionline', a government managed UK register of pre-qualified construction services – to tender for the work on the basis of a fixed price contract for a period of 25 weeks. All five of the contractors submitted a tender and selection of the successful tender was carried out in line with the Council's procurement policy and guidelines.

5.6 It is anticipated that the contractors will start on site 25 November 2013 and that the duration of the contract will be 25 weeks. The contract is due to be completed by 30 May 2014.

Properties within the Project

5.7 There are 170 dwellings in this project that will benefit from the works described in this report and they are listed below:

Block	Property numbers	No of floor levels	No of units
Finsbury House	1-85	14	85
Newbury House	1-85	14	85
Total number of units			170

Resident communication and consultation

5.9 Homes for Haringey sent out detailed newsletters to residents, Council Officers and Ward Members.

5.10 When the contractor is appointed, a further newsletter will be sent out to residents to provide the full contact details of the contractor, their operatives and Homes for Haringey's Project Team.

Leaseholder Implications

5.11 In accordance with the Service Charges (Consultation Requirements) (England) Regulations 2003, the Notifications of Estimates (second consultation notices) have been issued to leaseholders by Homes for Haringey's Home Ownership Team.



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5.12 The second consultation notices described the proposed works, provided leaseholders with two estimates for the cost of the proposed works and invited leaseholders to make observations on the estimates.

5.13 The statutory consultation period under the second notices ended on 29 August 2013. The total amount estimated to be recovered from 22 leaseholders is £ 42,552.61. A notice of intention and a notice of estimates were issued to the leaseholders affected by the works, and these provided a description of the proposed works and details of the anticipated cost. Officers have given regard to the observations received and a response has been sent to the leaseholders.

5.14 The Council received observations from one leaseholder to the Notice of Estimate. The leaseholder queried (i) the consultation for the project (ii) why leaseholders were being charged for works to the concierge and management fees (iii) requested a copy of the privacy impact assessment and (iv) requested confirmation of the number of tenders submitted for the proposed works and the selection criteria. The Council has responded (i) giving details of the consultation that has taken place, (ii) explaining that leaseholders are liable for a proportion of the cost of works to the building in accordance with their lease and that the management fee is for the cost of issuing the Section 20 Notices and this is not covered by their service charge and (iii) stating that there is no statutory requirement for a privacy impact assessment to be carried out and that the Information Commissioner recommends them for new installations but not for replacement projects. As regards (iv) the leaseholder was informed of the number of tenders received and that the award was made on a 60% quality / 40% price basis. An outline of the works has been provided to the leaseholder.

5.15 All of the observations received from leaseholders were responded to in writing within 21 days of receipt in accordance with statutory requirements.

6. Comments of the Chief Financial Officer and Financial Implications

6.1 If the contract is awarded to the successful tenderer the cost of the project will be £337,923.23 plus fees of £33,792 giving total costs of £371,715.23.

6.2 The tenders have been evaluated using the most economically advantageous method. The weighting has been 60% on price and 40% on quality.

6.3 Financial provision is available in the Housing Capital programme within the mechanical and electrical budget. The phasing of the expenditure will be as follows:-



Financial Year	Works	Fees	Total
	£	£	£
2013/14	160,000	23,655	183,655
2014/15	169,475	9,292	178,767
2015/16	8,448	845	9,293
Total	337,923	33,792	371,715

6.4 There are 22 Leaseholders within these estates. The sum of £42,552.61 will be recovered from leaseholders.

7. Head of Legal Services and Legal Implications

7.1 Contractors were selected by the Council's Construction Procurement Group from Constructionline and invited to tender. On 16 September 2010 the Procurement Committee approved the implementation of Constructionline (pre-qualified list for specialist works).

7.2 The Head of Legal Services is satisfied that the leaseholder statutory consultation conducted to date has been carried out in accordance with the requirements of the relevant Regulations.

7.3 The value of the contract referred to in paragraph 3 is below the EU threshold for works. Therefore it has not been necessary to undertake an OJEU tendering process.

7.4 The Cabinet has power under CSO3.01 to approve the recommendations in this report.

7.5 The Head of Legal Services confirms there are no legal reasons preventing the Cabinet from approving the recommendations set out in the report.

8. Equalities and Community Cohesion Comments

8.1 Homes for Haringey's Asset Management Strategy, 2010-17 covers all investment in the Council's housing stock, including door entry and CCTV improvement.

8.2 In compliance with the Council's public sector equality duty, an Equality Impact Assessment was undertaken as part of drawing up the Strategy.

8.3 The findings have been incorporated into Homes for Haringey's planning processes for delivering improvement programmes. This includes ensuring that all residents receive the standard of work that is consistent with the improvement policy, and that consideration of specific language and other needs are identified and addressed when drawing up the programmes of work.



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8.4 The proposed works will benefit all residents living in these dwellings and visitors to the blocks. It will improve security by preventing unauthorised access to the buildings and allow efficient monitoring.

8.5 The tender and selection process for this contract was carried out in line with the Council's procurement policy and guideline which have equalities considerations at all the key stages.

9. Head of Procurement Comments

9.1 The contractors have been selected from Constructionline (a government managed UK register of pre qualified construction services database).

9.2 The tender has been prepared and tendered on a quality 60%, price 40% basis for this award.

9.3 The Head of Procurement recommends the award as stated above as value for money.

10. Policy Implications

10.1 Homes for Haringey has in place an Asset Management Strategy and Environmental Sustainability Strategy which provides a strategic framework for the delivery of the Door Entry and Security programme.

10.2 The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

10.3 These improvement programmes will contribute to the achievement of Council Priorities:

- Improving the environmental performance of council housing stock;
- Providing a cleaner and greener environment for residents;
- Providing decent homes and improving well-being; and
- Delivering cost effective services.

11. Reasons for decision

11.1 The door entry and CCTV systems that are serving 1-85 Finsbury House and 1-85 Newbury House require replacement because they have reached the end of their expected life, break down frequently and are becoming increasingly difficult and expensive to maintain.



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11.2 The award of this contract will enable the systems to be replaced with modern door entry and CCTV systems that are more efficient and will provide residents with enhanced security.

12. Use of Appendices

12.1 Appendix A is the exempt element of the tender evaluation report.

13. Local Government (Access to Information) Act 1985

13.1 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972): Information relating to the financial or business affairs of any particular person (including the authority holding that information).