

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 2 SEPTEMBER 2008**

Councillors *Adje (Chair), *Bevan, *Meehan and *Santry

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC25.	<p>MINUTES (Agenda Item 4)</p> <p>RESOLVED:</p> <p>That the minutes of the meetings held on 29 July 2008 be approved and signed.</p>	HLDMS
PROC26.	<p>CONTRACT FOR DELIVERY OF INTEGRATED REACTIVE AND PLANNED MAINTENANCE (Report of the Director of Corporate Resources - Agenda Item 6)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that although Homes for Haringey had declined to bid for the Managing Agent contract and that all their existing planned maintenance contracts expired on 31 March 2009 they had indicated that some could be extended if the Managing Agent selected was unable to procure new services in time provided that the individual contracts allowed for this and the works were exclusively for the Council's non-housing stock.</p> <p>However, we were of the view that if the key objectives of the contract were to be achieved including an improved economy of scale with a 5% target cost saving in the first year over the current contractual arrangements then an extension to the existing contracts should not be sought for any reason. Effective contract monitoring was needed to ensure that the single supplier contract did not falter and we asked that the Head of Procurement ensure that such arrangements were in place.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 11.03, approval be granted to the award the contract for a Managing Agent to Europa Limited for a period of 4 years, with the option to extend by a further two 1-year periods based on the pricing arrangements set out in the Appendix to the interleaved report.</p>	<p>HPr</p> <p>DCS</p>
PROC27.	<p>AWARD THE CONTRACT FOR DESIGN, PRINT AND DISTRIBUTION OF HARINGEY PEOPLE (Report of the Assistant Chief Executive (Policy, Performance, Partnerships and Communications) - Agenda Item 7)</p>	

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	<p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that the proposed contract award was for two years with an option to extend for a further year and we sought clarification of the guidance available concerning the duration of contracts. We were advised that apart from contracts awarded as part of Framework Agreements where the maximum length of award was prescribed there were no rules in this respect and while there was a cost to undertaking procurements, shorter contract periods with extensions provided more break points if a contractor was found to be not performing satisfactorily.</p> <p>We commented that it would be helpful if it was stated in reports why the periods recommended had been chosen in respect of each contract.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That in accordance with Contract Standing Order 11, approval be granted to the award the contract for the design, print and distribution of Haringey People to Engage in the sum of £375,970. 2. That the contract be awarded for a period of two years with the option to extend for one further year. 	<p>ACE-PPPC</p> <p>ACE-PPPC</p>
<p>PROC28.</p>	<p>BUILDING SCHOOLS FOR THE FUTURE - AWARD OF A PRE-CONSTRUCTION AGREEMENT FOR ST. THOMAS MORE SCHOOL (Report of the Director of the Children and Young People's Service - Agenda Item 8)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We asked that in all future reports on the Building Schools for the Future Programme (BSF) contain a running total of expenditure committed from the Programme to that point in time.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the pre-construction stage for St. Thomas More Catholic School to Breyer Group plc for a fee of £351,684.</p>	<p>DCYPS</p> <p>DCYPS</p>
<p>PROC29.</p>	<p>BUILDING SCHOOLS FOR THE FUTURE - AWARD OF A PRE-CONSTRUCTION AGREEMENT FOR THE YOUNG PEOPLE'S CENTRE (Report of the Director of the Children and Young People's Service - Agenda Item 9)</p>	

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	<p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that each of the contractors who had submitted a tender had been interviewed and asked to present against three key criteria decided by the schools and their proposed logistics statement including whether they would be willing to discuss ways in which their skills and expertise could contribute to students' learning experience during the construction period. We asked that copies of the answers given by the contractors at their interviews be supplied to Members of our Committee.</p> <p>RESOLVED:</p> <p style="padding-left: 40px;">That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the pre-construction stage for the Young People's Centre to Breyer Group plc for a fee of £277,350.</p>	<p>DCYPS</p> <p>DCYPS</p>
<p>PROC30.</p>	<p>BUILDING SCHOOLS FOR THE FUTURE - AWARD OF PRE-CONSTRUCTION AGREEMENT FOR HIGHGATE WOOD SCHOOL (Report of the Director of the Children and Young People's Service - Agenda Item 10)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>Arising from our consideration of paragraph 6.5 of the interleaved report, confirmation was sought and given that the recommended contractor had taken out a performance bond and officers were satisfied that the risk to the Council was within the normal acceptable levels.</p> <p>RESOLVED:</p> <p style="padding-left: 40px;">That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the pre-construction stage for the Young People's Centre to Breyer Group plc for a fee of £236,291.</p>	<p>DCYPS</p>
<p>PROC31.</p>	<p>HORNSEY DECENT HOMES PROGRAMME 2008/09 PHASE HOPH 1 (Report of the Director of Urban Environment - Agenda Item 11)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that 'Norman Court' in paragraph 15.2 of the interleaved report should read 'Newland House'.</p> <p>Concern was expressed about misunderstandings about the fixing of</p>	

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	<p>television satellite dishes to properties where integrated satellite reception systems had been provided and the respective roles of the Council, Homes for Haringey and contractors. We asked that this matter be taken up at the meeting between Council Members and officers and Homes for Haringey on 16 September. Disquiet was also voiced about tenants re-fitting metal grills after new street doors had been provided as part of a programme of work and we asked that this matter also be considered at that meeting.</p> <p>Further clarification was also sought about leaseholder implications, in particular the comment that ‘the charges to all 17 leaseholders are limited to the estimates contained in their Offer Notices.’ We asked that the date of disposal of these properties and each agreement be checked to ensure that the Council was not under recovering.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order (CSO) 11.03, approval be granted to the award of for Phase HOPH1 of the Hornsey Decent Homes Programme 2008/09 to Wates Living Space in the sum of £1,469,744. 2. That the total Agreed Maximum Price, including fees of £1,539,997 be noted. 	<p>DUE</p> <p>DUE</p>
<p>PROC32.</p>	<p>HORNSEY DECENT HOMES PROGRAMME 2008/09 - PHASE HOPH2 (Report of the Director of Urban Environment - Agenda Item 12)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11.01(a) and subject to final consideration of any leaseholder observations at the expiry of the second Section 20 Notice period, approval be granted in principle to the award of the contract for Phase HOPH2 of the Hornsey Decent Homes Programme 2008/09 to Wates Living Space in the sum of £2,733,676. 2. That the total Agreed Maximum Price, including fees of £2,864,346 be noted. 3. That authority to confirm the award of the contract to the recommended contractor upon successful completion of the leaseholder consultation period be delegated to the Director of Urban Environment. 	<p>DUE</p> <p>DUE</p>
<p>PROC33.</p>	<p>NORTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 PHASE NT6 (Report of the Director of Urban Environment - Agenda</p>	

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	<p>Item 13)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>We noted that Risley Avenue, part of which was included in the contract, was included in a designated conservation area and we asked that future reports involving properties within conservation areas state that explicitly together with confirmation that any requirements in relation to such properties would be observed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11.03 and subject to final consideration of any leaseholder observations at the expiry of the second Section 20 Notice period, approval be granted in principle to the award of the contract for Phase NT6 of the North Tottenham Decent Homes Programme 2008/09 to Lovell Partnership Ltd. in the sum of £792,406. 2. That the total Agreed Maximum Price, including fees of £834,403.50 be noted. 3. That authority to confirm the award of the contract to the recommended contractor upon successful completion of the leaseholder consultation period be delegated to the Director of Urban Environment. 	
<p>PROC34.</p>	<p>NORTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 PHASE NT7 (Report of the Director of Urban Environment - Agenda Item 14)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>Concern was expressed about water leaks in Stellar House and about whether contract specifications included pipe work as well as bathroom fittings. Clarification was also sought of whether or not integrated television satellite reception systems were to be provided as part of the works. We asked that Council officers take these matters back to Homes for Haringey as Strategic Client representatives and we</p> <p>RESOLVED:</p> <p>That consideration of the report be deferred to enable officers to investigate further the matters outlined above.</p>	<p>DUE</p>
<p>PROC35.</p>	<p>NORTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09</p>	

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	<p>PHASE NT8 (Report of the Director of Urban Environment - Agenda Item 15)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>Clarification was again sought of whether or not integrated television satellite reception systems were to be provided as part of the works. Concern was also expressed about the proposal to replace the roof of one of the four blocks and reference was made to a previous request we had made that reports proposing replacement flat roofs include a life costing cycle for the roof. Reference was also made to the Haringey Standard which envisaged the replacement of flat roofs by pitched roofs wherever possible. In the context of the current report an analysis should be provided of the comparative costs of replacing all of the flat roofs with pitched roofs over a 60 year period.</p> <p>Concern was expressed that the Introduction by the Cabinet Member as set out at paragraph 2 had not been authorised by the Cabinet Member for Housing as required and our Chair indicated that he would reject any future report where this was found to be the case. Our Chair also suggested that in the case of larger projects site visits involving the Cabinet Member for Housing and officers might be appropriate to improve dialogue.</p> <p>We asked that Council officers take these matters back to Homes for Haringey as Strategic Client representatives and we</p> <p>RESOLVED:</p> <p style="padding-left: 40px;">That consideration of the report be deferred to enable officers to investigate further the matters outlined above.</p>	DUE
PROC36.	<p>NORTH TOTTENHAM DECENT HOMES PROGRAMME 2008/09 PHASE NT9 (Report of the Director of Urban Environment - Agenda Item 16)</p> <p>The Appendices to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>Disquiet was voiced that there was no mention of integrated television satellite reception systems in the report and concern was also expressed about the absence of a life costing cycle for the flat roofs and our Chair indicated that all future Decent Homes reports should be standardised and those which proposed the replacement of flat roofs should include details of design costs for their replacement with pitched roofs. Our Chair also indicated that he would expect a statement from the Design and Engineering Division of Homes for Haringey in reports confirming</p>	

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	<p>whether or not the provision of integrated television satellite reception systems.</p> <p>RESOLVED:</p> <p>That consideration of the report be deferred to enable officers to investigate further the matters outlined above.</p>	DUE
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CHARLES ADJE
Chair