

Report for: **Cabinet 14th August 2018**

Title: **Award of contract for temporary heating system and district heating on Broadwater Farm**

Report

Authorised by: **Helen Fisher, interim Director of Housing, Regeneration and Planning**

Lead Officer: **Dan Hawthorn, Director of Housing and Growth**

Ward(s) affected: **West Green**

Report for Key/

Non Key Decision: **Key Decision**

1. DESCRIBE THE ISSUE UNDER CONSIDERATION

- 1.1. Cabinet will be aware of the situation on Broadwater Farm, where 11 of the 12 blocks have failed key structural tests relating to Large Panel System blocks. This report concerns the works to provide an alternative form of heating and hot water to the nine medium-rise blocks on the estate, which have all failed a test which means that they do not meet the required standards to have piped gas.
- 1.2. In addition to works to the nine medium rise blocks, the existing district heating system at Kenley is being upgraded as the pipework supplying Kenley runs across the estate and to facilitate works to the nine medium rise blocks this pipework is being disconnected.
- 1.3. Enabling works to achieve this are already under way. On 20th April 2018 the then Cabinet Member for Housing, Regeneration and Planning approved the first phase of the works through the appointment of Engie LTD (formerly Keepmoat LTD) through the LHC framework (N7 - workstream three) pursuant to Contract Standing Order 16.02 for design and enabling works for a new district heating system on the Broadwater Farm estate. This report seeks approval for phases two (a temporary system) and three (a permanent system).
- 1.4. The gas supplier (Cadent - the trading name of National Grid Gas Distribution Ltd), which has a statutory responsibility to ensure the safe supply of gas, have informed Homes for Haringey that they will switch off the gas supply to all the blocks that have failed the appropriate structural test for buildings with piped gas by the end of October. It is essential, therefore, that before this deadline there is an alternative source of heat and hot water to the medium-rise blocks. This will be achieved by first providing temporary boilers for each block by the end of October 2018, following which the estate will be switched to a new central energy centre by mid-2019. If the work is not completed before the end of October, then alternative accommodation may need to be provided for the 728 households living in the medium-rise blocks which would be extremely costly and hugely disruptive for residents.

- 1.5. This report seeks approval pursuant to Contract Standing Order 7.01b for the second stage of the works, relating to the installation and commissioning of the remaining works, including the temporary boilers to enable the gas to be switched off to the blocks and the permanent solution.
- 1.6. The report also considers the implications of the works for leaseholders, and recommends that leaseholders are not recharged for the works for the reasons set out in section six of the report.

2. CABINET MEMBER INTRODUCTION

- 2.1. Since the health and safety issues at Broadwater Farm became known, the Council has taken decisive action to manage the risks and ensure the safety of residents.
- 2.2. This report relates to the medium-rise blocks on the estate, which have failed a test relating to blocks with piped gas. The risks have already been significantly reduced by the actions taken to date, including the replacement of gas cookers and installation of interrupter valves. However the only way to fully mitigate this risk is to remove piped gas to the blocks entirely. Homes for Haringey have already started the work to achieve this, and this report recommends the approval of a contract to carry out the next stages of the work.

3. RECOMMENDATIONS

It is recommended that Cabinet:

- 3.1. Approves the direct award of the works contract at an estimated value of £12.6m to Engie LTD (formerly Keepmoat LTD) through the LHC framework (N7 - workstream three) for the works required to install and commission a temporary heating system across Broadwater Farm and latterly install and commission the full energy system.
- 3.2. Approve as required by Section 1 – Financial Regulations paragraph 5.23 (b) the virement of £3.210m from the HRW leaseholder acquisition budget to the Broadwater Farm heating scheme.
- 3.3. Approve as required by Section 1 – Financial Regulations paragraph 5.23 (b) the virement of £4.008m from the Building Regulations Review budget to the Broadwater Farm heating scheme.
- 3.4. Agree the budget of £13.0m for the Broadwater Farm heating scheme.
- 3.5. Agrees not to seek to recharge leaseholders their proportion of the cost of these capital works linked to the provision of temporary heating systems and the full energy centre upgrade.
- 3.6. Note that unrecovered leaseholder charges will be no greater than £2m.

4. REASONS FOR DECISION

- 4.1. The nine medium-rise blocks on Broadwater Farm (Croydon, Debden, Hawkinge, Hornchurch, Lympne, Manston, Martlesham, Rochford, and Stapleton) have failed

structural tests for Large Panel System buildings with piped gas. A gas leak and explosion in one of these blocks could lead to progressive collapse of the building and significant loss of life.

- 4.2. The following steps have been taken to mitigate the risks arising from the findings of the structural test
 - The replacement of gas cookers with electric cookers in 464 flats in nine medium-rise blocks (the remaining flats already had electric cookers)
 - The installation of gas interrupter valves in all the 728 flats in nine medium-rise blocks which will switch off the gas if a leak is detected
- 4.3. To mitigate the risk more fully, piped gas must be removed from the blocks entirely. Heat and hot water will be supplied to the medium-rise blocks initially through temporary boilers installed at the foot of each block. These blocks will then be connected to a renewed estate-wide district heating system. The temporary boilers need to be commissioned before the end of October 2018, as this is the date the gas provider has said that it will switch off gas to the blocks.
- 4.4. Although a tenth block, Kenley, does not have piped gas and is served by a district heating system, the system at Kenley will also be upgraded as the works to the medium rise blocks will require the disconnection of the Kenley pipework.
- 4.5. In April 2018 a design and enabling contract was let to progress design of the new heating systems and essential enabling works, such as the erection of scaffold, the removal of redundant pipework and the forward order of Heat Interface Units.
- 4.6. The design is now sufficiently progressed to award the works contract. A direct award is being made as there is insufficient time to run a mini-competition. A direct award is permissible under the terms of framework selected. The proposed contractor - Engie – is ranked 2nd on the framework. The contractor ranked 1st has been approached and they have formally declined the offer to undertake the work.
- 4.7. Legal Services has advised as to recoverability of the costs of these works from leaseholders through the service charge provisions in their leases. Although the level of leaseholder charges depends on individual calculations for each leasehold property, it is likely that this will lead to approximately £2m of leasehold charges being unrecovered.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1. It is not an option to do nothing, as the blocks do not currently meet building regulations and the works are therefore essential to more fully mitigate the risks identified. The works also need to be completed by the October deadline that the energy suppliers have set for the removal for the gas supply to the blocks. If the work is not completed before the end of October, then alternative accommodation may need to be provided for the 728 households living in the medium-rise blocks.
- 5.2. Homes for Haringey could have run a full procurement process instead of using the LHC framework. This was discounted as there was not enough time to undertake a

full procurement exercise to meet the end of October deadline for completing temporary works.

- 5.3. Homes for Haringey could have run a mini-competition using the LHC framework. This option was discounted as there is not enough time to run a mini-competition to meet the end of October deadline for completing temporary works..
- 5.4. Homes for Haringey could have delivered the project in-house, but Homes for Haringey do not have the necessary skills in-house to make this option viable.

6. BACKGROUND INFORMATION

- 6.1. In the summer of 2017, Homes for Haringey initiated Structural surveys on the Broadwater Farm estate. The survey results were received in December 2017, and identified that the following blocks do not meet the required building regulations for blocks with piped gas supplies:

- Rochford, Stapleford, Martlesham, Debden, Croydon, Hawkinge, Manston, Lympne, and Hornchurch.

- 6.2. The surveys also identified that two of the other blocks on the estate, Tangmere and Northolt, had failed a lower test which means that there's a risk from a lower impact event such as a vehicle strike or bottled gas explosion. At its meeting on 26 June 2018 Cabinet made a number of decisions relating to Tangmere and Northolt, including to consult residents on its preferred option to demolish the blocks and rebuild the homes on the estate.

- 6.3. Starting in December 2017, Homes for Haringey put in place a first phase of mitigating measures. Further background on the mitigations is contained in the report to June Cabinet on Broadwater Farm. They were:

- The replacement of gas cookers with electric cookers in all the 725 flats in nine medium-rise blocks
- The installation of gas interrupter valves in all the 725 flats in nine medium-rise blocks which will switch off the gas if a leak is detected

- 6.4. These mitigation measures have reduced the risk of an explosion from the piped gas in the buildings, and mean that it is not necessary for residents to be rehoused from these blocks. In order to mitigate the risk of a gas explosion more comprehensively, piped gas needs to be removed from the blocks completely.

- 6.5. An options appraisal was carried out to determine the most appropriate solution to this issue. This appraisal considered three options: strengthening the blocks to meet the required standard; upgrading the estate for electric heating and hot water, or installing a new district heating system. The consulting engineers appointed recommended the provision of a new district heating system and this recommendation was subsequently discussed and agreed with the Council officers and the estate's residents' association.

- 6.6. This work must be done urgently as while piped gas remains within the nine buildings outlined above there is a risk, although very low, of progressive collapse in the event of a gas explosion. The district heating works will remove piped gas from

the blocks entirely. Furthermore, the gas supplier Cadent, which has a statutory responsibility to ensure the safe supply of gas, has stated that the gas supply to these blocks will be switched off completely by the end of October 2018. This means that at the end of October, if a new temporary system is not in place, residents within the medium rise blocks will have no heating or hot water.

- 6.7. However, there is not enough time to install a permanent district heating solution before the end of October 2018. Therefore, a temporary system will be installed, with boilers at the foot of each block. These blocks will then be connected to a renewed estate-wide district heating system by mid-2019.
- 6.8. On 20 April 2018 the then Cabinet Member for Housing approved the appointment of contractors to carry out design and enabling works for a new district heating system. The scope of this initial work included:
- Temporary heating system design
 - Full system design
 - Design of other associated and necessary mechanical and electrical works, including the supply of new cold water boosted supplies
 - Removal of redundant pipework
 - Site setup and resident respite facilities
 - Advance order of essential materials
- 6.9. The design for the temporary system and full system are now sufficiently progressed to award the 2nd stage contract. The contract does not include costs to provide any works to either Tangmere or Northolt. Should a decision be taken to refurbish these blocks officers will consider the best approach to undertaking these works.
- 6.10. The cost estimate includes some provisional sums to account for upgrade of energy centre, trenching across the estate for new pipework and new boosted cold water supplies. This represents around 20% of the costs. The advice from the project quantity surveyor is that these are reasonable and of limited risk
- 6.11. The scope of works within the 2nd stage includes:
- The installation of new external and internal risers on each block (10 blocks – nine medium rise listed above and renewal of existing system in Kenley).
 - The installation of new Heat Interface units (HIU) in each flat
 - The installation of temporary boiler plant to provide hot water to each flat via the risers and HIUs
 - The decommissioning and removal of all existing gas boilers and gas meters from each flat
 - The maintenance of the temporary system while it is in place ahead of the commissioning of the main energy centre
 - The excavation of trenches and laying new pipework across the estate to link each block to main energy centre
 - The upgrade of the main energy centre on the estate to provide the output necessary to provide district heating to all flats affected
- 6.12. It should be noted that decommissioning and installing a new temporary heating system across 10 blocks in 11 months is an exceptionally challenging project. The

normal lead and design time for such a project would be between 12 and 18 months, ahead of construction works. All efforts are being made to ensure the project is delivered within the timetable set out by Cadent.

The Broadwater Farm District Heating system

- 6.13. The estate was constructed between 1967 and 1970. While it was being constructed Ronan Point (a London Borough of Newham block) partially collapsed following a gas explosion in a kitchen, which led to the Government imposing, by Circular, standards for LPS construction, which remain in place.
- 6.14. Officers believe that at the time the Circular was issued, one of the two tower blocks, Northolt, was under construction; the other, Kenley, had yet to start. Kenley's design was modified to meet the Circular standards, and Northolt was modified for the same purpose. The construction history of the other blocks is not clear.
- 6.15. When constructed all blocks had heating and hot water supplied by a district heating system. At that point the DHS consisted of centralised oil-fired boilers supplying secondary plant at each block, from which heating pipework was taken to each flat.
- 6.16. By the 1990s alternative methods of provision were being investigated due to maintenance issues with the system and in particular the pipework around the estate, and in May 1992 a report was produced "on the Mechanical Engineering Services" (the "BDS report") setting out the state of the system and options for future heating.
- 6.17. At that point, 1,036 of 1,063 flats on the estate were connected to the system.
- 6.18. The plant, both primary and secondary and the connecting pipework, was operated and maintained on behalf of the Council under contract by BP
- 6.19. Given reasonable maintenance the report suggested that the heating plant would have a 30-year (+/-5 yrs) lifespan, and the block/flat distribution pipework could be expected to outlive the plant.
- 6.20. The plant was considered generally well-maintained, but the report criticised the condition and maintenance of the block/flat distribution pipework.
- 6.21. The BDS report set out 3 options:
 - Replacement of the existing scheme, upgraded and redesigned
 - Replacement of the DHS by decentralised group schemes
 - Replacement with individual gas-fired central-heating/hot water schemes
- 6.22. The first two options would have involved distribution pipework remaining within the blocks, although conversion to a 2-pipe design was envisaged. The third option involved complete removal of all the existing plant and pipework and replacement by individual gas boilers and pipework within the flats.
- 6.23. The current position is that the two tower blocks are heated by central gas-fired plant; all other blocks are heated by individual gas boilers.

- 6.24. Records do not reveal when the changeover from the DHS to the current position happened. Nor do they show whether any part of the original system continues in operation in the two tower blocks.
- 6.25. The heating system in the two tower blocks is coming to the end of its economic life and will require replacement in the near future. The extent to which lack of maintenance has contributed to the present position is not clear. It is proposed that the existing district heating system at Kenley is upgraded as part of the work recommended in this report, as the pipework supplying Kenley runs across the estate and to facilitate works to the nine medium rise blocks this pipework needs to be disconnected.
- 6.26. The urgency of removal of the individual gas-fired boilers from the low to medium rise blocks has led to the requirement for a temporary solution before the new permanent system can be brought on line.

Consultation

- 6.27. The residents' association has been engaged on these works and all residents have been written to notifying them of the decision to install a district heating system.
- 6.28. Officers have agreed to establish a residents' steering group and its first meeting is scheduled. Through the steering group we will discuss with residents the future billing and metering arrangements for the district energy system and the progress with the works.
- 6.29. Further consultation and engagement events will be undertaken throughout the duration of the works including drop in events and door knocking.

Tender

- 6.30. These works are being procured through the LHC framework (N7 - workstream 3). The LHC framework was tendered through the OJEU process and Haringey Council is able to access and utilise the framework.
- 6.31. The Framework makes provision for a direct award according to the ranking of a supplier. On this occasion, the first ranked supplier declined to undertake the works. The second ranked supplier Engie were approached to undertake the works. Engie accepted the opportunity to undertake the works.
- 6.32. The proposed contractor Engie, whilst the second ranked supplier on the Framework offer the lowest rates of all suppliers on the framework, providing the lowest direct call off rates compared to all the other suppliers.

Supervision and Management costs

- 6.33. Fees and services have been set for this project in accordance with the pricing framework for consultancy services with Ridge LLP. Ridge were appointed by the Council via an OJEU compliant tender process to undertake consultancy services for all housing investment works.

- 6.34. The Ridge contract allows for the draw down of different specialisms to support construction works.
- 6.35. The following services are being provided:
- Project Management
 - Cost consultancy
 - Principal Designer
 - Mechanical and Electrical Designer

Project team

- Project Manager: Ridge LLP
- Cost consultant: Ridge LLP
- Principal Designer: Ridge LLP
- Mechanical and Electrical designer: Ridge LLP
- Client Representative: Homes for Haringey
- Clerk of Works: Homes for Haringey
- Tenancy Management: Homes for Haringey
- Estate Services: Homes for Haringey
- Leasehold services: Homes for Haringey

Leasehold implications

- 6.36. As a result of applications made under the Right to Buy legislation, there are 116 leaseholders living in the properties affected by the works described in this report.
- 6.37. Under the terms of their lease the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are recovered by the freeholder through the lessees service charge account.
- 6.38. Officers have considered whether charges for this work could be recovered from leaseholders and have concluded that whilst this could be possible, there is a significant risk of challenge to any attempt to recover the costs of these works through the service charge, with the risk of incurring irrecoverable legal costs. On balance, therefore, officers recommend that leaseholders are not recharged for the capital works.

Sustainability comment

- 6.39. The procurement of materials and components to be used during the programme will involve the selection of products that have a minimal impact on the environment.
- 6.40. The scheme will be carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.
- 6.41. The contractor is registered and complies with the Considerate Constructors Scheme.

- 6.42. In addition to the above, Homes for Haringey have engaged specialist advice around district heating systems to ensure that design, installation and commissioning of the system meets best practice in the market.

Conservation areas

- 6.43. Properties within this project are not within a conservation area.

Health and Safety implications

- 6.44. The contractor has been assessed as competent under the Construction Health and Safety Assessment scheme (CHAS), which is an industry wide body. They also comply with the requirements of the Council's Health and Safety policy.
- 6.45. The Construction (Design and Management) Regulations 2015 apply to this project and the contractor's Construction Phase Health and Safety Plan will be checked and approved by the Principal Designer before works commence on site.

HRA Capital Programme

- 6.46. Officers have reviewed the HRA capital programme and projected spend for 2018/19.
- 6.47. The £3.210m budget for the HRW leaseholder acquisition is being funded from the general fund so no expenditure will be incurred. It is recommended that the budget is transferred to the Broadwater Farm heating scheme.
- 6.48. There is a £6.0m budget which was set aside in case there were any immediate actions arising from the Dame Judith Hackett review of building regulations. As the review has been published and there were no immediate financial implications arising from the review, it is proposed to transfer £4.008m to the Broadwater Farm heating scheme.

7. CONTRIBUTION TO STRATEGIC OUTCOMES

- 7.1. Priority 5 of the Council's Corporate Plan is to "Create homes and communities where people choose to live and are able to thrive" and within this says that the Council "will effectively manage existing housing and provide excellent services to residents".
- 7.2. Objective 4 of the Haringey Housing Strategy 2017-2022 identifies that a key priority is to "Provide stable, safe well-managed homes in decent environments". Ensuring that all residents live in safe homes is essential to delivering this priority.

8. STATUTORY OFFICER COMMENTS

Finance

- 8.1. This report recommends the appointment of Engie LTD (formerly Keepmoat LTD) through the LHC framework (N7 - workstream three) for the works required to install

and commission a temporary heating system across Broadwater Farm and latterly install and commission the full energy system.

- 8.2. This report recommends the waiving of all recharges to leaseholders for capital works linked to the provision of temporary heating systems and the full energy centre upgrade. The unrecovered leaseholder charges, for the reasons explained under paragraph 4, will be no greater than £2m.
- 8.3. The contractor was appointed in April 2018 under a pre construction services agreement (PCSA) to undertake the detailed design development for the scheme. It is estimated that £1.5m has been expended under the PCSA to date. Officers are advising that the design is sufficiently detailed and costs sufficiently firm to enable the award of the substantive contract to undertake the works. It should be noted that there are still some provisional sums (costs that have yet to be fully confirmed) within the cost plan. The advice from the project quantity surveyor is that these are reasonable and of limited risk.
- 8.4. Within the approved 2018/19 HRA capital programme there is a budget for Broadwater Farm of £11.5m. At its meeting in June 2018 Cabinet made a range of decisions in relation to Tangmere and Northolt blocks which committed a substantial proportion of the available Broadwater Farm budget. After allowing for these commitments, £5.718m, there is a residual budget of £5.782m.
- 8.5. The estimated cost of the works is £12.6m (inclusive of the cost of the PCSA) to which must be added the costs of delivering the scheme (project management, quantity surveying services etc.) which is estimated at £0.4m. This results in an overall scheme cost of £13.0m which when compared to the residual budget of £5.782m leaves a shortfall of £7.218m.
- 8.6. In order for the scheme to proceed sufficient resources need to be identified to fund the proposed expenditure and virements (transfers) undertaken. Authority to vire between budget heads over £250k is a power reserved for Cabinet.
- 8.7. Officers are advising that the £3.210m budget for the HRW leaseholder acquisition will not incur any expenditure this year as the costs are being met from the general fund capital programme and that the budget should be vired into the Broadwater Farm heating scheme.
- 8.8. Officers are also advising that the £6.0m building regulations review budget can be utilised and that £4.008m of that budget can be vired into the Broadwater Farm heating scheme. If these virements are accepted then the budget will be sufficient to cover the proposed expenditure.

	£m	£m
Scheme cost		13.000
Original budget	11.500	
Commitments June 2018	5.718	
Residual budget		5.782
HRW budget virements		3.210
Building Regulations Review		4.008

Revised budget		13.000
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Procurement

- 8.9. Strategic Procurement confirms Haringey Council can access the LHC Energy Efficiency Framework N 7 (the Framework) being proposed for commissioning the works stated in this report.
- 8.10. Strategic Procurement confirms the LHC makes provision for direct award under the LHC Framework. Direct awards are to be applied to the overall winning Appointed Company according to the original weighting applied by the LHC when establishing the Framework. The first ranked bidder has confirmed they were not able to meet the requirements stated within the timescales. Therefore the second ranked bidder Engie (according to the original Framework ranking was approached), who have confirmed they can meet the requirements.
- 8.11. Engie were the lowest priced provider on the Framework, enabling the Council to reduce the cost of the works when compared to directly awarding to the first ranked bidder.
- 8.12. Calling off from the LHC Framework would comply with CSO 7.01 b) (by selecting one or more contractors from a Framework or similar arrangement established by a public sector body).

Legal

- 8.13. The Assistant Director of Corporate Governance has been consulted in the drafting of this report.
- 8.14. Pursuant to the Council's Contract Standing Order (CSO) 7.01(b) and Regulation 33 of the Public Contracts Regulations 2015, the Council may select one or more Contractors from a Framework established by a public body where the Council has been named in the OJEU Contract Notice.
- 8.15. The terms of the LHC Framework Agreement provide for contracts to be awarded by way of direct award or undertaking a mini-competition and if a contract is to be awarded by way of direct award, the first ranked bidder takes precedence. It has been confirmed that the first ranked bidder was approached but is unable to meet the contract requirements and hence the recommended award to the second ranked bidder.
- 8.16. Pursuant to CSO 9.07.1(d), Cabinet may approve the award of a contract if the value of the contract is valued at £500,000 or more and as such Cabinet has the power to approve the award of the Call-Off contract in this Report.
- 8.17. The lease requires the Council (relevantly) to maintain and repair: the structure of each block; the water and gas mains pipework and the electricity mains cabling to each block; and boilers and heating and hot water apparatus (if any) in each block excluding heating apparatuses serving any individual flat.
- 8.18. It also requires the Council to supply hot water for domestic purposes and (from 1 October to 30 April) for heating where boilers and other installations serving the

block existed at the date of the Lease; but there are provisions limiting liability for interruption, none of which are engaged in the current circumstances.

- 8.19. The service charge provisions in the lease require leaseholders to contribute towards the costs incurred by the Council in complying with its duties above, and also towards improvement and, where necessary, replacement of the heating and hot water systems serving the building.
- 8.20. The service charge provisions also require leaseholders to pay the costs of the energy used in providing heating and hot water.
- 8.21. Statute provides that service charges can only be recovered if reasonably incurred and the works carried out are of a reasonable standard.
- 8.22. Due to the circumstances giving rise to the inherent defects which prevents the use of piped gas, recovery of the costs of a renewed district heating system to replace individual gas-fired systems (in all the blocks save Kenley and Northolt) could face considerable legal obstacles.
- 8.23. Recovery in full of the costs of the system from Kenley and Northolt leaseholders would depend upon showing that the systems now serving the blocks had reached the end of their economic life.
- 8.24. In either event, the cost of the temporary system may not be recoverable from any leaseholder.
- 8.25. The Assistant Director of Corporate Governance sees no legal reasons preventing the approval of the recommendations in the report.

Equalities

- 8.26. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
 - Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.27. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.28. The Council and Homes for Haringey are confident that the correct process has been followed to ensure that the contractor will have the correct equalities policies in place. The first stage of LHC framework (N7 - workstream 3) included the criteria 'Equal opportunity and diversity policy and capability'.

- 8.29. Broadwater Farm's tenant and leaseholder population as a whole has the following demographic key features.
- 8.30. Compared to the borough's population as a whole there are:
- Slightly more women
 - Significantly more Black African/Caribbean/Black British residents
 - Significantly fewer White British residents
- 8.31. Compared to council owned and HfH managed properties as a whole there are:
- Slightly more men
 - Slightly fewer residents with disabilities
 - More Black African/Caribbean/Black British residents
 - Slightly fewer White British residents
- 8.32. Ensuring the safety of all residents is a priority for the Council, and ensuring the safety of all tenants and leaseholders is a priority for the Council and Homes for Haringey. This decision will help to ensure that residents living on Broadwater Farm, among whom those with protected characteristics are overrepresented, are living in safe homes.

9 USE OF APPENDICES

Part B - contains Information relating to the financial or business affairs of any particular person (including the authority holding that information).

10. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

- 10.1. Cabinet Member Signing 20 April 2018 'Award of contract for design and enabling works for Broadwater Farm Estate district heating system':
<https://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=8795>
- 10.2. BDS Report on the Mechanical Engineering Services dated May 1992