



Haringey Council

Report for:	Leader of the Council	Item Number:	
Title:	Award of 30 lots for the London Construction Programme Major Works Framework Agreement		
Report Authorised by:	Tracie Evans - Chief Operating Officer		
Lead Officer:	Hugh Sharkey/David Mulford		
Ward(s) affected: All	Report for Key/Non Key Decisions: Key		

1. Describe the issue under consideration

The establishment of the London Construction Programme (LCP) London wide framework agreement for Major construction Works. This procurement is led by Haringey Council's, Construction Procurement Group through the LCP. Haringey Council is the lead organisation for the LCP.

The purpose of this procurement is to establish a framework agreement for construction works for the value of £100,000 and above, for all of London under the LCP suite of frameworks which are available to Commissioning Organisations in London. This framework, the LCP W1 – MW14 (30 lots), is the subject of this award across 30 Lots in three value bands £100,000 to 999,999, £1m to £4,999,999 and over £5m.

2. Cabinet Member introduction

- 2.1 This framework agreement will help to deliver key construction projects in both Haringey and for Commissioning Organisations across London.
- 2.2 This unique LCP Framework agreement, which covers the whole of London, is an effective example of collaborative procurement over an 18 month period. The LCP Framework is comprised of thirty lots. This report will establish a pan-London framework agreement for works over £100,000 from which all London Boroughs can benefit.

3. Recommendations

3.1 That the award is made for the following lots as framework agreements for four years to those Contractors identified as follows in:-

- a. Lot 1 North London - Housing, value band £100,000 to £999,999. Please refer to Appendix A Table 1 for the names of the successful tenderers. This is subject to 3.2 below.
- b. Lot 2 North London – Housing, value band £1m to £4,999,999. Please refer to Appendix A Table 2 for the names of the successful tenderers. This is subject to 3.2 below.
- c. Lot 3 North London – Housing, value band over £5m. Please refer to Appendix A Table 3 for the names of the successful tenderers. This is subject to 3.2 below.
- d. Lot 4 North London – Education and others, value band £100,000 to £999,999. Please refer to Appendix A Table 4 for the names of the successful tenderers.
- e. Lot 5 North London – Education and others value band £1m to £4,999,999 Please refer to Appendix A Table 5 for the names of the successful tenderers.
- f. Lot 6 North London – Education and others, value band over £5m. Please refer to Appendix A Table 6 for the names of the successful tenderers.
- g. Lot 7 East London – Housing value band £100,000 to £999,999. Please refer to Appendix A Table 7 for the names of the successful tenderers.
- h. Lot 8 East London – Housing value band £1m to £4,999,999. Please refer to Appendix A Table 8 for the names of the successful tenderers.
- i. Lot 9 East London – Housing over £5m. Please refer to Appendix A Table 9 for the names of the successful tenderers.
- j. Lot 10 East London – Education and others value band £100,000 to £999,999. Please refer to Appendix A Table 10 for the names of the successful tenderers.
- k. Lot 11 East London – Education and others value band £1m to £4,999,999. Please refer to Appendix A Table 11 for the names of the successful tenderers.
- l. Lot 12 East London – Education and others over £5m. Please refer to Appendix A Table 12 for the names of the successful tenderers.
- m. Lot 13 South East London – Housing value band £100,000 to £999,999. Please refer to Appendix A Table 13 for the names of the successful tenderers.



- n. Lot 14 South East London – Housing value band £1m to £4,999,999. Please refer to Appendix A Table 14 for the names of the successful tenderers.
 - o. Lot 15 South East London – Housing over £5m. Please refer to Appendix A Table 15 for the names of the successful tenderers.
 - p. Lot 16 South East London – Education and others value band £100,000 to £999,999. Please refer to Appendix A Table 16 for the names of the successful tenderers.
 - q. Lot 17 South East London – Education and others value band £1m to £4,999,999. Please refer to Appendix A Table 17 for the names of the successful tenderers.
 - r. Lot 18 South East London – Education and others over £5m. Please refer to Appendix A Table 18 for the names of the successful tenderers.
 - s. Lot 19 South West London – Housing value band £100,000 to £999,999. Please refer to Appendix A Table 19 for the names of the successful tenderers.
 - t. Lot 20 South West London – Housing value band £1m to £4,999,999. Please refer to Appendix A Table 20 for the names of the successful tenderers.
 - u. Lot 21 South West London – Housing over £5m. Please refer to Appendix A Table 21 for the names of the successful tenderers.
 - v. Lot 22 South West London – Education and others value band £100,000 to £999,999. Please refer to Appendix A Table 22 for the names of the successful tenderers.
 - w. Lot 23 South West London – Education and others value band £1m to £4,999,999. Please refer to Appendix A Table 23 for the names of the successful tenderers.
 - x. Lot 24 South West London – Education and others over £5m. Please refer to Appendix A Table 24 for the names of the successful tenderers.
 - y. Lot 25 West London – Housing value band £100,000 to £999,999. Please refer to Appendix A Table 25 for the names of the successful tenderers.
 - z. Lot 26 West London – Housing value band £1m to £4,999,999. Please refer to Appendix A Table 26 for the names of the successful tenderers.
 - aa. Lot 27 West London – Housing over £5m. Please refer to Appendix A Table 27 for the names of the successful tenderers.
 - bb. Lot 28 West London – Education and others value band £100,000 to £999,999. Please refer to Appendix A Table 28 for the names of the successful tenderers.
 - cc. Lot 29 West London – Education and others value band £1m to £4,999,999. Please refer to Appendix A Table 29 for the names of the successful tenderers.
 - dd. Lot 30 West London – Education and others over £5m. Please refer to Appendix A Table 30 for the names of the successful tenderers.
- 3.2 The awards for Lots 1, 2 and 3 are provisional. Within 7 days of the end of the period for the making of statutory observations by leaseholders, the Lead Officer is to prepare an addendum report to the Leader summarising any observations, together with the Council's responses, whereupon a decision will be made whether to confirm the award(s).



4. Alternative options considered

- 4.1 The option of using other public sector arrangements for construction major works was considered.
- 4.2 There are some frameworks currently in existence including the London Housing Consortium (LHC) and IESE otherwise known as the South East and London (SEAL) Framework Agreement. The SEAL Framework Agreement expires in April 2015). However, neither of these frameworks cover the breadth or type of work or the procurement methods required for Commissioning Organisations in London. Both LHC and SEAL are partners in the LCP and are fully aware of the need to establish a construction framework agreement which is solely for use in London. Therefore the LCP board has agreed to the establishment of this Framework Agreement.
- 4.3 The IESE (SEAL) Framework Agreement is being replaced by a new framework agreement – the Southern Construction Framework Agreement (SCF Framework Agreement). The SCF Framework Agreement is comprised of three lots, covering London, South East of England and South West of England. For London this is for works predominantly over £10m where two stage tendering occurs or where there is no requirement to undertake section 20 leaseholder consultation. The award of the SCF Framework is covered in a separate report.

5. Background information

- 5.1 The LCP was established in 2012 by Haringey Council. The LCP was encouraged and supported by London Councils, to develop a pan-London strategy to improve construction procurement. Haringey are currently leading the LCP as the Lead Authority in London.
- 5.2 LCP is a virtual partnership of various buying organisations offering procurement solutions to deliver construction projects more efficiently and effectively.
- 5.3 The various buying organisations which comprise the LCP board are currently: Haringey Council, Crown Commercial Service (CCS) (formerly Government Procurement Service (GPS)), LHC, Supply Chain Management Group (SCMG), Improvement and Efficiency South East, (IESE) through Hampshire County Council. These Organisations have agreed a pipeline of various frameworks for London.
- 5.4 Currently in London the SEAL framework is available for major construction projects over £1m under the regional improvement and efficiency south east (IESE). This framework expires in April 2015.
- 5.5 Following various discussions with the LCP board members and an Advisory Panel of interested Commissioning Organisations across London it was agreed as part of the pipeline of the frameworks for the LCP, that Haringey should procure a major works framework (LCP MW14) on behalf of London. The LCP MW14 framework would be comprised of the following value bands a) £100,000 to £999,999, b) £1m to £4,999,999 and c) above £5m and



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across two work areas 1) Housing and 2) Education and other sectors including Administrative, Social Services, Leisure etc and in five areas across London. This is the Framework which this report relates to.

- 5.6 The previous major works framework for Haringey Council expired on 27th May 2014 and has been covered by using predominantly Constructionline.
- 5.7 The SCF Framework which will replace the SEAL framework agreement will be a three regions framework agreement in three lots (1) the South East of England (2) South West of England and (3) London. This procurement is being led by Hampshire County Council with input from Devon County Council (lead for South West Region) and Haringey Council (lead for London region).
- 5.8 For London the SCF Framework will be predominately for works above £10m but will also be available for projects above £5m which require a two stage tendering process or do not require section 20 leaseholder consultation processes. Therefore, Commissioning Organisations will have a choice between the LCP Major Works Framework Agreement and the Southern Construction Framework (SCF) for works above £5m. A collaborative approach has been taken to procure the LCP MW 14 with a view to achieving efficiencies in procurements, sharing common procedures and standardisation of best practice.
- 5.9 The LCP MW14 Framework Agreement will be flexible in procurement methods but will also align to the Government Construction Strategy 2025 around two stage tendering etc whereas the SCF Framework will only be set up for two stage tendering.
- 5.10 A scoping exercise was undertaken through a survey with a number of interested Commissioning Organisations in London. Through this consultation and through further discussions with the advisory panel for LCP it was recommended that the LCP Framework Agreement was split across two key work areas, three value bands and five sub regions.

Work areas:-

5.11 Housing

Housing works which comprises (but is not limited to) the following works to existing buildings: external and internal works; repairs and maintenance of existing buildings; redecoration works; also including Mechanical and Electrical works; works to windows doors, kitchens and bathrooms, refurbishment, extensions, roofs and landscaping works etc and new build housing works including associated landscaping including working in listed buildings and buildings in conservation areas;

- Repair, maintenance and upgrading of the structure, external fabric of individual buildings and communal areas;
- Planned maintenance - capital and revenue projects;
- Internal works including kitchens and bathrooms;
- Mechanical and Electrical works;
- Replacement of roofs, doors and windows and associated works;



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- Fire prevention works (including fire doors);
- Energy efficiency measures;
- Retrofit;
- Redecoration of the outsides of buildings and communal areas;
- Works to estate areas, such as landscaping, replacement of paths, provision of fencing etc.;
- New Build Housing and development¹ (Predominantly Housing see list below);
- Conversion of existing buildings for residential or other use including heritage buildings;
- Including design where applicable.

5.12 Education, and other areas including leisure, care, health, industrial, commercial and administrative (inclusive of fit out) covers but is not limited to:-

Works to Educational establishments and all other work. This includes (but is not limited to) leisure, care, health, industrial, administrative and commercial areas inclusive of fit out works. Works comprise the following: new build, refurbishment, extensions remodelling, fit out, maintenance work, development and mixed use development etc including working in listed buildings and buildings in conservation areas as listed below:

- new build construction works;
- planned maintenance either capital and revenue projects;
- adaptations;
- refurbishments;
- regeneration works;
- structural works;
- extensions;
- remodelling;
- mechanical and electrical installation works and services;
- Energy efficiency measures;
- Retrofit
- fit out;
- Demolition;
- Development and mixed use development¹ (predominantly non housing (see list below), including design where applicable.

¹Development covers both work areas but is not limited to:-

- Demolition;
- New build development;
- Infill development;
- Mixed use developments;
- Conversion of existing buildings for residential or other use including heritage buildings;
- Disposal of existing and development;
- Ability to raise development finance;



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- Includes infrastructure including design, sales, marketing, aftercare and maintenance.

5.13 Sub regions as the diagram below cover the following Boroughs :-

North London:- Barnet, Camden, Enfield, Hackney, Haringey, Islington

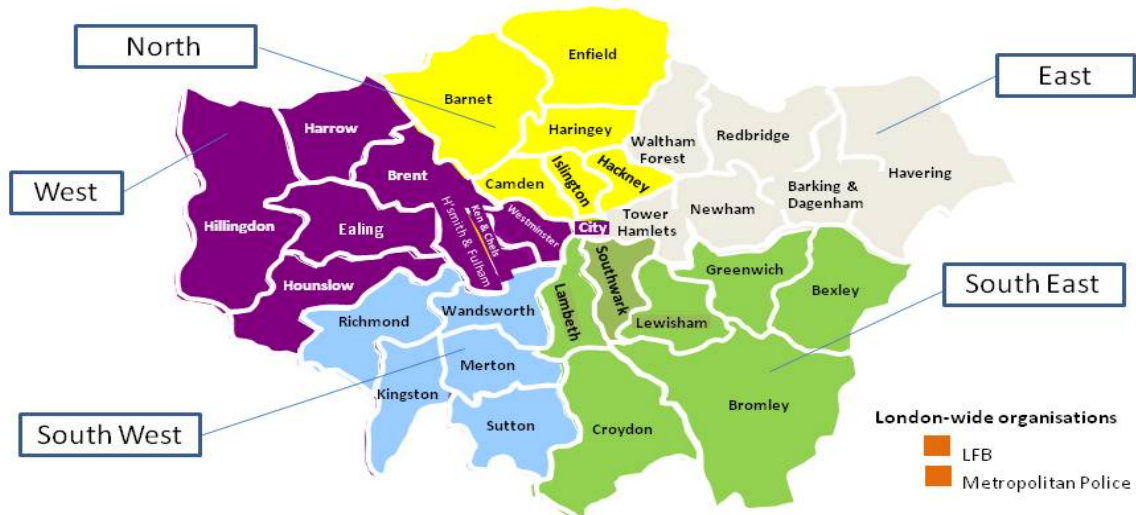
East London:- Barking and Dagenham, Havering, Newham, Redbridge, Tower Hamlets, Waltham Forest

South West London: - Kingston, Merton, Richmond, Sutton, Wandsworth

South East London:- Bexley, Bromley, Croydon, Greenwich, Lambeth, Lewisham, Southwark

West London:- Brent, City of London, Ealing, Harrow, Hammersmith and Fulham, Hillingdon, Hounslow, Kensington and Chelsea, Westminster

**LCP Major Works Contractors Frameworks
The London Sub Regions**



Value bands

5.14 The framework as stated before is in three value bands across with work areas covering either Housing or Education and other sectors.

5.15 The 30 lots which comprise the LCP MW 14 Framework are as shown in the following chart :-



Work Areas	Work Area	North London	East London	South East London	South West London	West London	Number of contractors per Lot	Total Number of Contractors per Work Area
Housing	H1	Lot 1 NH1 £100,000 - £999,999	Lot 7 EH1 £100,000 - £999,999	Lot 13 SEH1 £100,000 - £999,999	Lot 19 SWH1 £100,000 - £999,999	Lot 25 WH1 £100,000 - £999,999	10	50
	H2	Lot 2 NH2 £1,000,000 – £4,999,999	Lot 8 EH2 £1,000,000 – £4,999,999	Lot 14 SEH2 £1,000,000 – £4,999,999	Lot 20 SWH2 £1,000,000 – £4,999,999	Lot 26 WH2 £1,000,000 – £4,999,999	8	40
	H3	Lot 3 NH3 £5,000,000 plus	Lot 9 EH3 £5,000,000 plus	Lot 15 SEH3 £5,000,000 plus	Lot 21 SWH3 £5,000,000 plus	Lot 27 WH3 £5,000,000 plus	8	40
Education and others	E1	Lot 4 NE1 £100,000 - £999,999	Lot 10 EE1 £100,000 - £999,999	Lot 16 SEE1 £100,000 - £999,999	Lot 22 SWE1 £100,000 - £999,999	Lot 28 WE1 £100,000 - £999,999	10	50
	E2	Lot 5 NE2 £1,000,000 – £4,999,999	Lot 11 EE2 £1,000,000 – £4,999,999	Lot 17 SEE2 £1,000,000 – £4,999,999	Lot 23 SWE2 £1,000,000 – £4,999,999	Lot 29 WE2 £1,000,000 – £4,999,999	8	40
	E3	Lot 6 NE3 £5,000,000 plus	Lot 12 EE3 £5,000,000 plus	Lot 18 SEE3 £5,000,000 plus	Lot 24 SWE3 £5,000,000 plus	Lot 30 WE3 £5,000,000 plus	8	40

- 5.16 10 contractors are intended to be appointed to the Value Band 1 - £100,000 to 999,999 and 8 to each of the lots for value band 2 - £1m to 4,999,999 and 8 contractors to each of the lots for value band - over £5m. In all, this represents 260 appointments across the 30 lots.
- 5.17 The intention of the framework agreement is that it will be open to all 33 London Authorities postal areas and postal areas as defined in the LCP MW Memorandum of Information which was issued with the advert, plus other Public Sector Commissioning Organisations such as the Police and Fire Brigade and Registered Providers (Registered Social Landlords (RPs)).
- 5.18 The procurement process for this unique LCP Framework Agreement is led by Haringey Council Construction Procurement Group who set up the previous London Construction Framework Framework Agreement for Construction Related Consultants Services which commenced in March 2012. This is the third generation of Building Contractor Framework Agreements set up by the Construction Procurement Group for Haringey Council.
- 5.19 The Framework Agreement is subject to a levy process which comprises an immediate subscription fee and approximately 0.25% of each project value which will be used to help to cover the cost of monitoring by the central team in Haringey Council. These monies depending upon the throughput of work in London will help to cover Haringey Council's



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operational costs of the LCP Framework Agreement, including personnel, software and other operational costs.

- 5.20 The LCP Framework Agreement was advertised in the Official Journal of the European Union (OJEU) on 21st February 2014. The LCP Framework will run for a period of four years.
- 5.21 Pre-qualification questionnaire (PQQ) responses were received on 31st March 2014 and evaluated.
- 5.22 Those organisations who were successful at PQQ stage and (subject to sufficient numbers) ranked in the top 20 for each lot, were short listed for tendering and an invitation to tender was sent to these organisations on 2014 with a tender return date of 1st December 2014.
- 5.23 The tender evaluation all lots 1-30 was carried out on a Quality 60% and Price 40% basis.
- 5.24 Organisations that were successful at PQQ stage for more than one lot were invited to submit tenders and were required to submit individual separate tenders for each lot.
- 5.25 Although this Framework Agreement has been advertised for a term of four years there is no obligation to use the Framework agreement.

The benefits associated with this type of arrangement are:

- a Created by London Authorities for London Authorities.
 - b Centralised monitoring of the framework agreement within Haringey
 - c Templates available for mini competitions etc
 - d Standard Key Performance Indicators.
 - e Different forms of contract can be used.
 - f New user assistance.
 - g Key objectives defined within the tender documents
 - h Collaborative working.
 - i Work across a variety of sectors.
 - j Projects of varied types can be procured through the framework.
 - k Employment and skills strategies across the framework (value bands 2 and 3).
- 5.26 Tenders were received by electronic tender through BIP Delta e-sourcing by 1pm on 1st December 2014. Hardcopies of certain information which is required for the section 20 leaseholder consultation process were also requested to be returned by 1pm on 1st December 2014 for the North London Housing lots.
 - 5.27 The Evaluation Panel comprised representatives from Haringey Council and various Commissioning Organisations and Consultants. The quality evaluations were based upon key questions of which some were for the framework generally and some around framework delivery.
 - 5.28 The price evaluation was carried out by Haringey Council's Construction Procurement Group. The Form of Tenders received provide an average % value across Overheads and



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Profit, Pre construction fees, design fees, post construction fees and the Royal Institution of Chartered Surveyors various BCIS schedule of rates uplift.

- 5.29 The prices are deemed to be competitive in the current market and can be challenged further through the mini competition for a project appointment as they are not to exceed rates. Please note direct call off is a possibility under the framework agreement.
- 5.30 The scores for the prices are based upon the 25th percentile of the tenders received and are calculated from the deviation from the percentile figure. This was referenced against a range matrix relating to the percentile score. It is therefore possible that some contractors will have the same pricing score or 0% depending upon the deviation from the percentile.
- 5.31 The final/quality price matrices for the successful contractors for each Lot are referenced in Appendix A.

Leaseholder Implications and consultation

- 5.32 Under the terms of their leases leaseholders are required to make a contribution towards the cost of repairing and maintaining in good condition the main structure, the common parts and common services of the building. They may also be liable for costs towards works to their wider estates. Such contributions are recovered by the Council through their service charge accounts.
- 5.33 In respect of Lots 1, 2 and 3, the Council is therefore obliged to consult leaseholders in accordance with the Landlord and Tenant Act 1985 and the Service Charges (Consultation Requirements) (England) Regulations 2003 (“the Regulations”). In the instant cases, the Regulations require the Council to send three notices to leaseholders before ‘qualifying works’ are undertaken.
- 5.34 In accordance with the Regulations, the first consultation notice, a Notice of Intention, was issued in November 2013. This was before the OJEU advertisement was published. Notifications of Proposals (‘second consultation Notices’) are about to be issued to leaseholders by the Homes for Haringey Home Ownership Team.
- 5.35 The second consultation Notice will inform leaseholders that the Council is proposing to enter into the Framework Agreements (being Qualifying Long Term Agreements) and invite them to inspect the Proposals and make observations. The Council is required to have regard to those observations and provide written responses to the people who made them. Although the Regulations do not expressly so provide, it is prudent to assume that this regard is to be had before final decisions are made to enter into the Agreements.
- 5.36 It has not proved possible for this stage of the consultation process to be completed as at the date of this report, and the recommendation in relation to Lots 1, 2 and 3 is therefore to make provisional awards only. Within 7 days of the end of the period for the making of observations, an addendum report will be prepared, summarising any observations, together



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with the Council's responses. A decision may then be taken whether to confirm the award(s) for these Lots.

- 5.37 The third Notice required by Schedule 3 of the Regulations will be issued on the completion of design, when the costs are known for the works to individual blocks as described in their lease. These Notices will be served over the life of the Agreements. That Notice will provide the leaseholder with 30 days to make observations about the works or their estimated costs. Homes for Haringey will have regard to the comments received and respond before the contractors are awarded the works.
- 5.38 The charges to new or recent leaseholders are limited to the estimates contained in their Offer Notices, and in all cases by the terms of the individual leases. Invoices for these works are included within the annual Certificate of Actual Services Charge, that is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the final account cost of the works or the amount paid to the contractor. The invoice will be payable interest free over a period of up to six years, depending on the amount invoiced and whether the leaseholder lives in the property. For longer periods interest is chargeable, currently at 7.46%.

6. Comments of the Chief Finance Officer and financial implications

- 6.1 The Chief Financial Officer confirms that award of contract does not commit Haringey or any of the participating local authorities to any minimum level of work over the proposed 4 year period.
- 6.2 A schedule of rates has been received as part of the tenders generated to allow direct call off where applicable. Mini competitions will predominately be held between those successful from each of the various lots (within the framework) for each project which should challenge prices throughout the period of the contract.
- 6.3 As set out in 5.19, the agreement is subject to a levy process which comprises an immediate subscription fee and approximately 0.25% of each project value which will be used to help to cover the cost of monitoring by the central team in Haringey Council. These, monies depending upon the throughput of work in London, will help to cover Haringey Council's operational costs of the LCP Framework Agreement, including personnel and software costs. There should be a number of additional benefits from this Pan London procurement approach such as central monitoring and performance management; performance indicators; standardised templates etc. which should all support the achievement of value for money

7. Assistant Director of Corporate Governance Comments and legal implications

- 7.1 The LCP Framework which this report relates to has been procured using the Restricted Procedure, a procedure under the Public Contracts Regulations 2006 (as amended).
- 7.2 This is a Key Decision and the Service has confirmed that it has been included on the Forward Plan.



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- 7.3 The value of the call-off contracts under the Framework which this report relates to will exceed £500,000 therefore the recommendations in this report may only be awarded by the Cabinet or in between Cabinet meetings by the Leader of the Council pursuant to CSO 16.02.
- 7.4 Please see additional legal comments in the exempt part of the Report.

8. Equalities and Community Cohesion Comments

- 8.1 The overall strategic aims of the Framework Agreement are to improve value for money, reduce inefficiency and increase the social value of local construction schemes. Key objectives within the Framework Agreement have been developed in consultation with construction procurers and commissioners to reflect areas of need. These include setting standards for reduced environmental impact and requirements for employment and skills development. These objectives should have a positive benefit for all local communities including those from protected groups.
- 8.2 The tendering process for the Framework Agreement requires suppliers to demonstrate their compliance with equalities legislation. Suppliers are able to demonstrate compliance at pre-qualification stage, either through membership of Constructiononline or through completion of appendix 7 of the documentation 'Equal Opportunity and Diversity Policy and Capability'. Through this process, suppliers must provide evidence of how they comply with relevant equalities legislation, including equal opportunities in employment, and what they do to ensure equalities is embedded across their organisation.
- 8.3 The framework agreement provides the terms and conditions under which contracts will be issued over the lifetime of the agreement but does not specify the detail of these contracts. Individual construction schemes brought forward over the lifetime of the agreement will be subject to separate EQIAs (subject to local requirements) which will ensure these schemes promote and recognise good practice in equality and diversity. Call-offs of contracts under the agreement will be required to meet the relevant EU Treaty provisions and principles including non-discrimination.
- 8.4 The procurement process for the framework was undertaken to ensure openness and access to a diverse market so that that no type of supplier was disadvantaged. The framework was advertised in the EU and through constructionline online to ensure it reached a diverse market of suppliers. The procurement process mitigated against the potential for different sized firms to be disadvantaged through the incorporation of a range of turnover bands and the opportunity for suppliers to bid as consortia.

9. Head of Procurement Comments

- 9.1 The framework agreement is being established for possible use by all London Authorities and relates to works and the appointment of building contractors across two work areas and three value bands and sub regions in London.



- 9.2 The framework has been advertised in Official Journal of the European Union (OJEU) and all lots are due to be awarded and made available for use from March 2015 (subject to lots 1 to 3 which are subject to final leaseholder consultation). CPG have worked closely with Legal through this process.
- 9.3 The Framework itself has been set up with various social value aspects included, addressing employment, skills and apprenticeships across Haringey and London. Sustainability standards such as the Council's timber policy and the Freight Operator recognition scheme will be expected to be adhered to where applicable in the value bands by contractors on this Framework Contract.
- 9.4 Haringey Council's existing contractor's framework contract expired in June 2014 and the new Pan London Framework Contract will provide the crucial ongoing building contractors for various projects across Haringey and London within the Public sector. Construction activities since June 2014 have previously been covered by contractors on Constructionline and the South East and London Framework Agreements.

10 Policy Implication

10.1 Policy Implications

- 10.1.1 The need to procure long term frameworks up to a maximum of four years is identified as part of the category management process for Construction, FM and Public Realm.

10.2 Value for Money

- 10.2.1 The framework was tendered in the open market, so a schedule of costs has been received as part of the tenders generated to allow direct call off where applicable. Mini competitions will predominantly be held between those successful for each of the various lots (within the framework) for each project.
- 10.2.2 The framework will be monitored through the four years of the framework.

10.3 Property Assets

- 10.3.1 The Contractors appointed to this framework will be carrying out construction works to enable construction projects to be delivered on site to meet the various capital and revue programmes.

11 Reasons for Decision

- 11.1 To enable a vehicle for building contractors to be procured for future projects without the need to further pre qualify.

12 Use of Appendices



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12.1 Appendix A exempt Information.

13 Local Government (Access to Information) Act 1985

13.1 This report contains exempt and non exempt information. Exempt information is under the following categories (identified in Part 1 of Schedule 12A of the Local Government Act 1972) paragraph (3) information relating to financial or business affairs of any particular person (including the authority holding that information) and paragraph 5 information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.



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