




Haringey Council

PART A

Report for:	Cabinet Member for Regeneration and Housing	Item Number:	
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Title:	Growth on the High Road - Holcombe Road Public Realm Scheme
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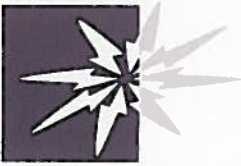
Report Authorised by:	Lyn Garner, Director of Regeneration, Planning and Development 
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Lead Officer:	Jon McGrath, Assistant Director Property and Major Capital Projects
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Wards affected: Tottenham Hale and Bruce Grove	Report for: Key Decision
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1. Describe the issue under consideration

- 1.1 This report seeks Cabinet Member approval to enter into contract with the preferred bidder for the Holcombe Road Public Realm Scheme. This scheme comprises redevelopment of the Holcombe Road market and public realm works.
- 1.2 This contract is to be awarded on the basis of the most economically advantageous tender.
- 1.3 This report seeks Cabinet Member approval to enter into a contract on a lump sum basis for Holcombe Road Public Realm Scheme in the sum of £652,337 to Cosmur Construction (London) Limited, for a contract period of 25 weeks.
- 1.4 In addition, this report requests approval to instruct Haringey Council's Legal Services to issue a Letter of Intent permitting orders to be raised by Cosmur Construction (London) Limited with their supply chain; up to and not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared. The purpose of the Letter of Intent is to allow expedient contractor mobilisation.



2. Cabinet Member introduction

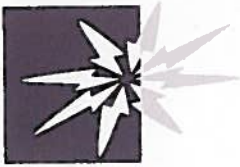
- 2.1 This important project aims to improve Holcombe Road Market, at the heart of Tottenham High Road. Working with local businesses and residents, we have agreed a plan which will bring real benefit to residents, shoppers and traders. As well as contributing to a stronger High Road, this project will make the area more accessible and safer
- 2.2 Holcombe Road public realm scheme is part of a wider programme of works known as Growth on the High Road a public realm programme aimed at improving spaces and places along Tottenham High Road with a particular focus around the Tottenham town centres of Bruce Grove and Seven Sisters/West Green Road. The aims of the programme are to: increase footfall and attract new visitors to the area, give the area a facelift, deliver heritage restoration and improvements to the public realm.
- 2.3 Growth on the High Road is primarily funded from the Mayor's Regeneration Fund with an element of match funding from the Council. The programme also includes; Shopfront improvements, Tottenham Green Public Realm scheme, Monument Way toilets architectural feasibility study, town centre events, Bruce Grove bridge painting and lighting, and alleyway painting and lighting.
- 2.4 The Holcombe Road project aims to transform this part of Tottenham by providing completely new market infrastructure comprising: new market kiosks, paving, signage, and CCTV in this area. The scheme will improve accessibility for pedestrians generally, particularly those with disabilities or pushchairs, and it is also expected that creating one access route will help to reduce anti-social behaviour by increasing natural surveillance. Due to its prominent location directly across from Bruce Grove station this scheme will have a significant impact on the town centre environment as well as encouraging more people to shop at the market, and in Bruce Grove generally.

3. Recommendations

It is recommended that the Cabinet Member for Regeneration and Housing:

- 3.1 Award the contract for the Holcombe Road Public Realm Scheme works to Cosmur Construction (London) Limited in the amount of £652,337.
- 3.2 Authorise a letter of intent to be issued, not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.

4. Alternative options considered



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4.1 Holcombe Road Public Realm Scheme is a component of GotHR. Alternative options were considered for both the procurement and the design.

4.2 Regarding procurement, a design and build procurement exercise in 2014 identified a high level of risk inherent in the scheme. These risks included significant additional works to statutory utilities. In order that the Council could maintain control of mitigating these risks, the scheme was re-launched in 2015 under a fully designed traditional procurement route.

4.3 A 'do nothing' option has been discounted. Holcombe Road market sits at the heart of the High Road and is central to the public realm regeneration programme for Tottenham.

5. Background information

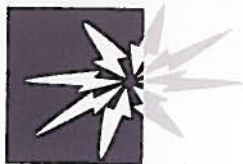
5.1 The project is part of a wider public realm programme for Tottenham's high streets, and specifically the High Road, which is known as Growth on the High Road (GotHR). The programme is funded by the Greater London Authority (£2.5 million of Mayor's Regeneration Fund) as well as match funding from Haringey and other partners making the total funding allocation £2.95 million. The programme was established in 2012 when the grant agreement with the Greater London Authority was signed. Other projects included in GotHR include shopfront improvements, Bruce Grove bridge signage and lighting, alleyway improvements (Albert Place and Brook Street), town centre events, Monument Way toilets, and Tottenham Green public realm scheme. The objectives of GotHR are to improve the image and perception of Tottenham by generating increased footfall in town centres and along the High Road, providing opportunities for local economic activity, delivering a more attractive and vibrant High Road with restored heritage assets and enhanced public realm, encouraging new visitors, generating economic uplift and increasing economic activity and inward investment in the area.

5.2 The project aims to transform the public realm at Holcombe Road including replacing the aging and unsuitable market with new market infrastructure for the existing traders, and providing additional new market kiosks to encourage new businesses to the area. The market has been in its current location for approximately 40 years and is very popular with the local community.

5.3 The key aims of GotHR are to revitalise and improve the environment and public realm along the High Road, enhance the economic performance of Tottenham's town centres, and contribute to the wider physical, social and economic regeneration of Tottenham.

5.4 Planning approval (ref HGY/2013/1613) is in place and the design team are currently in the process of discharging the associated planning conditions.

6. Scope of Work



6.1 The design option, developed up to RIBA Stage 4, includes:

- Demolition of the old market stall units;
- Temporary accommodation for the market traders (to be situated on the high road);
- Statutory utilities diversions and connections;
- Construction and installation of new market kiosks;
- Installation of new pavers to pedestrian thorough-fare and public realm;
- Enhancement of existing drainage systems;
- Installation of new signage and car parking spaces to better manage the use of the public realm space;
- Installation of new CCTV camera to help reduce anti-social behaviour;
- Improved arrangement of the market infrastructure to provide more legible pedestrian routes;

7. Value Engineering

In order to keep the project within budget, value management was employed throughout the procurement. The following items are examples of how the project has maintained value for money. The priority has always been the installation of new market infrastructure, and therefore significant savings have been made in other areas:

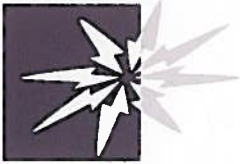
- Reduced scope of scheme: Removal of works to LBH housing area, and removal of proposal to re-tarmac service yard;
- Removal of external lighting on market stalls;
- Selection of best value products (for example awning and shutter products);
- Selection of best value materials (for example services containment);
- Selection of best value hardstanding build-up (for example long-lasting concrete pavers, compared to the original proposal for clay pavers, which were also not approved by LBH Highways).

8. Consultation & Communication

- 8.1 The project has been developed through engagement with the Bruce Grove Stakeholder Group (comprised of local residents, businesses and Ward Cllrs), A range of stakeholder meetings and events have been held to date. The scheme was also subject to a 21 day public consultation as part of the planning application process during August 2013.

9. Tender Procedure

- 9.1 Following the discontinued Design and Build procurement, in January 2015 the project board approved the revised project delivery plan for delivery of a



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traditional fully designed construction related project and authorised the project to proceed to construction tender invitation.

9.2 The construction stage design was completed in May 2015, and following finalisation of the tender documents, competitive tenders were invited from six contractors in June 2015. These contractors were selected from Constructionline (a fully owned and managed by Capita, UK register of pre-qualified construction services database). The companies were invited to tender for the construction works as identified in the tender documents drafted by the project's design team.

9.3 The Qualitative Delivery Proposals (QDP) were independently evaluated against pre-determined scoring criteria by independent assessors. The scores are summarised in table below. Each evaluator scored the bids independently in a meeting on 4th August 2015.

9.4 The table set out in the exempt information summarise the value of the tender returns received on the 29th July 2015.

10. Traditional Procurement Route – Re-Tender

10.1 Following tender return and evaluation, the project team decided that the scheme would have to be retendered due to technical discrepancies. The opportunity was also taken, with support from LBH Procurement to reverse the evaluation weighting, from the original tender, in order that it was assessed on 60% quality and 40% price.

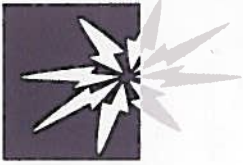
10.2 The revised tender documents were issued on 14th August 2015, and returned on 19th August 2015.

10.3 Both tenderers elected to participate in the re-tender. Cosmur Construction (London) Limited again emerged as the preferred bidder, opting to submit a Tender A in addition to a Tender B. The runner-up, Tenderer 2, tendered only a Tender A. The value of the re-tenders is set out in relevant table in the exempt information.

10.4 The price and quality scores for the re-tender exercise are as follows:-

TENDER A			
Contractor	Price 40%	Quality 60%	Total
Cosmur	40%	55.86%	95.86%
Tenderer 2	39.02%	37.17%	76.19%

TENDER B			
Contractor	Price 40%	Quality 60%	Total
Cosmur	40%	57.66%	97.66%
Tenderer 2	NA	NA	NA



- 10.5 The recommended tender B bid offered by Cosmur Construction (London) Limited scored the highest marks for both price and quality. The difference between Cosmur Construction (London) Limited's tender A and their tender B is simply an alternative, longer, programme; and lower tender price.
- 10.6 Cosmur Construction (London) Limited's Tender B is compliant and is considered to offer good value for money. The design is in accordance with their tender submission and meets the employers' requirements as defined in the tender documents.
- 10.7 It is recommended that the contract for the works be awarded to Cosmur Construction (London) Limited for the lump sum amount of £652,337 (minus any other additional targeted value engineering savings). This is subject to further value engineering savings being agreed and instructed prior to contract award.

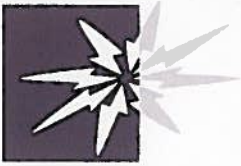
11. Comments of the Chief Finance Officer and financial implications

- 11.01 The total cost of this project including the amount of the contract awarded by virtue of this report can be contained within the budget available, which is £977,558 and comprised of GLA and Council funding. The detailed amounts are shown within the exempt section of this report. However, the funding position is very tight and the contingency allowance is less than would normally be required. Therefore if any further savings are identified through Value Engineering then in the first instance they should be used to increase the project contingency.

12. Comments of the Assistant Director of Corporate Governance and legal implications

- 12.1 The Assistant Director of Corporate Governance notes the contents of the report.
- 12.2 The Service now recommends an award to Cosmur Construction London Limited based on the most economically advantageous tender in accordance with CSO 9.06.1(b).
- 12.3 Should the Cabinet Member for Regeneration and Housing see fit to approve the award, approval is sought for issue of a letter of intent for 10% of the contract value. This is allowed under CSO 9.07.3.
- 12.4 This is a key decision and the Service has confirmed this has been included on the Forward Plan.
- 12.5 Please see additional legal comments in the exempt part of the report.

13. Equalities and Community Cohesion Comments



13.1 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- 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.

13.2 A full Equalities Impact Assessment (EqIA) has been carried out for the Holcombe Road Public Realm Scheme. The EqIA has found that the scheme's design should lead to positive equality outcomes across all groups of residents through:

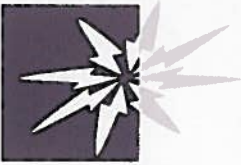
- Improvements to the accessibility of the area, for example through new surface and kerb transitions. This should improve navigability in particular for pushchairs, wheelchairs and those with mobility difficulties.
- Addressing anti-social and crime issues through design features – the scheme aims to reduce existing 'pinch-points' through widening alleys, improving sight-lines and new lighting. An improved perception of safety should encourage new groups of residents to visit the market and surrounding area.
- Providing economic / entrepreneurial opportunity for members of the local community through the additional stall provision in the scheme (3 additional kiosks). The two existing traders will continue to be located at the Holcombe Road site.

13.3 To monitor performance, two sets of surveys are to be undertaken of the built scheme; one upon the scheme's completion and the other after 2 years. Feedback will be sought from end users, stall holders, local businesses and local residents. Monitoring equalities outcomes should form part of this process.

14. Head of Procurement Comments

14.1 The contractors have been selected from Constructionline (a fully owned and managed by Capita, UK register of pre-qualified construction services database).

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



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14.3 This award as stated above in paragraph 3.1 for Tender B option, the alternative contract period and in the table at paragraph 10.4 is the most economically advantageous tender for a contract period of 25 weeks. The recommended contract value includes some value engineering options which were included in the re tender and is comparable to the tender A option of 23 weeks. Further value engineering will need to be considered.

15. Policy Implications

As confirmed in this report, the regeneration ambitions for Tottenham, and specifically GotHR is focused along the High Road corridor. These ambitions and priorities for the area are set out in the Tottenham Strategic Regeneration Framework (2014) and Delivery Plan (2014), Haringey Corporate Plan (2015) and draft Tottenham Area Action Plan (2015).

This report, and the delivery of the project, are therefore in conformity with corporate priorities and policies.

16. Reasons for Decision

To award a contract which will enable the mobilisation and construction of works to Holcombe Road Public Realm which aims to support and form a significant milestone in the delivery the Council's GotHR Programme and the Tottenham Regeneration Programme.

17. Use of Appendices

Appendix 1 – Equalities Impact Assessment.

18. Local Government (Access to Information) Act 1985

List of background documents:

This report contains exempt and non-exempt information. Exempt information is under the following categories (identified in amended Schedule 12A of the Local Government Act 1972);

Information relating to financial or business affairs of any particular person (including the authority holding that information), and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.