

NOTICE OF MEETING

CABINET MEMBER SIGNING

**Tuesday, 6th February, 2024, 10.00 am - Alex House Level 1
Collaboration Space, 10 Station Road, Wood Green, N22 7TR
(watch the live meeting [here](#))**

Councillors: Ruth Gordon

Other Attendees: Stefan Krupski (Regeneration Manager), Camilla Gersh (HAZ Project Officer) and Boshra Begum (Senior Democratic Services Officer)

Quorum: 1

1. FILMING AT MEETINGS

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. URGENT BUSINESS

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. DEPUTATIONS/PETITIONS/QUESTIONS

6. APPOINTMENT OF CONTRACTOR TO DELIVER IMPROVEMENTS TO ST MARK'S METHODIST CHURCH (PAGES 1 - 18)

- 7. NEW ITEMS OF URGENT BUSINESS**
- 8. EXCLUSION OF THE PRESS AND PUBLIC**
- 9. EXEMPT - APPOINTMENT OF CONTRACTOR TO DELIVER IMPROVEMENTS TO ST MARK'S METHODIST CHURCH (PAGES 19 - 22)**

Exempt information pertaining to Item 6.

- 10. NEW ITEMS OF EXEMPT URGENT BUSINESS**

Boshra Begum, Senior Democratic Services Officer
Email: boshra.begum@haringey.gov.uk

Fiona Alderman
Head of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 26 January 2024

Decision cover page

Report Title: St Mark's Methodist Church – Award of Contract for Façade Improvement Works and Approval of Funding Works Agreement

Date of Decision: 6 February 2024

Report Author: Camilla Gersh

Contact No: 07974 999 439

Council Leadership Team Lead (and date report agreed): David Joyce (12 January 2024)

Report Title	St Mark's Methodist Church – Award for Works Contract
*Legal Comments Provided by:	Stuart Best
*Financial Comments Provided by:	Emmanuel Atuanya
*Equalities Comments Reviewed by:	Elliot Sinnhuber
*Procurement Comments Provided by:	Yaw Tawiah
In the Background - This section of the report includes outlining consultation with partners/stakeholders, service users, residents more generally, business, other public bodies, interest groups, government, staff or statutory consultees. Please indicate if this has happened and who has been consulted. Also include how consideration has been given to the Haringey Deal and to hearing the voices that are too often overlooked	<p>June 2023 – Briefing to Lead Member for Placemaking</p> <p>July 2023 – Briefing to Ward Members</p> <p>October 2023 – Briefing to Lead Member for Placemaking and Lead Member for Finance –</p> <p>Monthly meetings – Historic England and Heritage Action Zone Internal Project Working Group</p> <p>April, August, December 2023 – South Tottenham Steering Group updates</p> <p>April, December 2023 – Updates to Regeneration and Economy Delivery Board –</p> <p>Evaluation panel for design team appointment, which included two senior members of St Mark's congregation</p> <p>Planning and LBC Permissions</p>

	<p>Two workshops/site walkarounds with senior church members, one with the Met Police</p> <p>Three engagement sessions with the St Mark's congregation as a whole</p> <p>1-2-1 meetings with business owners</p>
<p>Number of Appendices included –please check the report writing guidance on the template and consider can these be included as background documents if they do not refer to in the recommendations or need to be referred to agree the proposals.</p>	<p>1 Appendix: Appx A – Part B Exempt report</p>
<p>*Background documents listed that are available for public inspection or web links exists? [These are the documents that have been relied upon to a material extent in the preparation of the report. Any background papers that are listed must be retained and accessible for public inspection for a period of 6 years. It is the responsibility of the report author to ensure this is done.]</p>	<p>A Strategy for Tottenham High Road (2019-2029) – approved at Cabinet on 22 January 2019.</p> <p>The Tottenham Heritage Action Zone (HAZ) Funding Agreement – approved at Cabinet on 14 July 2020.</p> <p>The Tottenham High Street Heritage Action Zone (HAZ) Programme Design (March 2021)</p>
<p>Date considered by Cabinet Member Please note that if your report impacts or relates to two or more Cabinet portfolios, you will need to also arrange a further briefing meeting with the Cabinet members before submission of the report to Informal CAB.</p>	<p>17 January 2024</p>
<p>Dates considered by Officer Internal Boards [This can include internal Cabinet and Officer Groups]</p>	<p>Placemaking and Housing Board – 11 January 2024</p>
<p>Date considered by Council Leadership Team Politically sensitive strategic key decisions would need to be considered by .] Please contact Ben Hunt on x1164 if you have any queries about which meeting your report should be considered at. Meetings table place on a Thursday morning</p>	<p>N/A</p>
<p>Date considered by informal CAB</p>	<p>N/A</p>

[Politically sensitive strategic key decisions would need consideration at CAB – Please contact Felicity Foley with any queries about Informal CAB.]	
Please consider if a wider briefing on this key decision is required at Labour Group / Liberal Democrat Group meetings ? When?	N/A
Is the decision compliant with the Council’s Budget and Policy Framework as set out in Part Four Section E of the Constitution?	Yes

Report for: Lead Member Signing – 5 February 2024

Item number: To be added by the Committee Section

Title: St Mark's Methodist Church – Award of Contract for Façade Improvement Works and Approval of Funding and Works Agreement

Report authorised by : David Joyce, Director of Placemaking and Housing

Lead Officer: Camilla Gersh, tel. 07974 999 439,
Camilla.Gersh@haringey.gov.uk

Ward(s) affected: Tottenham Central

**Report for Key/
Non Key Decision:** Key decision

1. Describe the issue under consideration

1.1. This report seeks approval:

- 1.1.1. to appoint the recommended contractor, Bidder 3, to deliver the façade and shopfront improvements to St Mark's Methodist Church (SMMC), for the value of £652,115.00 plus a 15% contingency provision of £97,817.25, totalling a maximum of £749,932.25;
- 1.1.2. to issue a Letter of Intent pending execution of the formal contract, for £74,993.23, being 10% of the maximum contract value; and
- 1.1.3. to enter into a Funding and Works Agreement with the managing trustees of SMMC in relation to the façade and shopfront improvements to SMMC. Through this agreement, a grant of £682,014.00 will be given to SMMC, being 80% of the total project costs. This grant will not be paid directly to SMMC but shall instead form part of the budget that the Council will administer and use to meet the cost of the Works. In exchange, SMMC will pay to the Council £180,000, being 20% of the total costs of the works, and grant a licence to the Council to carry out the works.

2. Cabinet Member Introduction

2.1. This project represents a unique opportunity to really put our Placemaking strategy into action, enhancing one of Tottenham's most eye-catching local landmarks: St Mark's Methodist Church is Tottenham's very own 'OXO Tower'. Located right at the heart of Bruce Grove, this heritage asset is a key element of the Bruce Grove Conservation Area. Its striking Art Deco frontage and square tower, built in 1938, are distinctive among the area's collection of

high-quality Victorian and Edwardian commercial buildings and act as a visual focal point along the High Road and surrounding streets.

- 2.2. The heritage significance of this site is underscored by the generous support of Historic England, whose High Street Heritage Action Zone funding is making this project possible. We are also grateful to the congregation of St Mark's Methodist Church, whose fundraising efforts have raised 20% of the total project costs.
- 2.3. Reflecting the ambitions of the Haringey Deal, the development of the proposals for St Mark's has been carried out in close collaboration with the congregation of St Mark's and business owners, seeking to address local needs and inviting local people to help shape the future look and feel of the area. This included church member participation in the evaluation panel to appoint the design team, workshops and site walkarounds with church trustees, engagement sessions with the congregation and 1-2-1 interviews with business owners.
- 2.4. Investment in the St Mark's site directly responds to the aims and priorities established in the Strategy for Tottenham High Road 2019–2029 and aligns with the Strategic Outcomes of the Corporate Delivery Plan 2022–2024, delivering regeneration with social and economic renewal at its heart, focussed where need and opportunity are greatest, and which is shaped by and reflects the people that live in Tottenham. The building houses a mix of community and commercial uses that provide vital services to the area's diverse local population – alongside five businesses, the building plays host to a congregation of c. 300 people of all ages. This project will support and enable those services to grow and become more resilient, and the church has already demonstrated a commitment to working alongside the Council to expand its outreach work providing for the area's homeless. Importantly, this project also recognises the unique characteristics of Bruce Grove and its local communities, seeking both to preserve and enhance those qualities while introducing elements that reflect the area's rich history. In this way, the project seeks to build upon the unique identity of the area and serve as the catalyst for further investment.
- 2.5. The St Mark's project further echoes what we've been hearing through the recent Tottenham Voices engagement programme: residents and businesses have stressed the importance of celebrating the area's diversity and preserving its local history and heritage 'at all costs'. Improving public safety, enhancing public realm and providing more greenery have also been highlighted as priorities. Through restoring the building's principal façade, introducing lighting that accentuates its features and enhances feelings of safety, incorporating greenery across the site, improving sightlines, and creating spaces that encourage dwell time and pedestrian movement, this project is delivering on those ambitions.

3. Recommendations

- 3.1.1. For the Lead Member for Council Housebuilding, Placemaking and Local Economy:
- 3.1.2. To note that this is a Cabinet Member signing in line with CSO'S - under part 4 section J 16.02 apply
- 3.1.3. to approve, pursuant to Contract Standing Order 9.07.1(d) the award of a (RIBA stage 5–6) contract to Bidder 3 for delivery of façade and shopfront improvement works to St Mark's Methodist Church (SMMC) for the value of £652,115.00 plus a 15% contingency provision of £97,817.25, totalling a maximum of £749,932.25;
- 3.1.4. to approve, as allowed under CSO 9.07.3, the issue of a Letter of Intent pending execution of the formal works contract for £74,993.23, being 10% of the maximum contract value; and
- 3.1.5. to approve, pursuant to Contract Standing Orders (CSO) 17.3 and 9.07.1(c), the Council entering into a Funding and Works Agreement (FWA) with the managing trustees of SMMC (Rev. Stephen Poxon and Mr. Charles Agyemang-Duah) in relation to façade and shopfront improvement works to SMMC. The FWA will enable a grant of £682,014.00 to be given to SMCC, in exchange for which SMCC will contribute £180,000 towards the project costs and grant the Council a licence to deliver the works.

4. Reasons for decision

- 4.1. This project forms part of the wider Tottenham High Street Heritage Action Zone (HS HAZ) regeneration scheme, a partnership between Historic England and Haringey Council with the aim of boosting the local economy by investing in Bruce Grove's heritage assets including shopfronts.
- 4.2. Funding for the HS HAZ programme comes from a £2.012 million grant from Historic England, under the terms of a 2021 Funding Agreement, with £2.598 million of match-funding from Haringey Council, in addition to owner contributions. This Historic England Funding Agreement also stipulated that the programme must close by March 2024. There is thus a great deal of urgency surrounding the need to make a start on site before programme closure, in order to demonstrate the Council's commitment to spending the grant allocation.
- 4.3. SMMC is identified as a key priority within the HS HAZ Programme Design, which forms part of the Council's Funding Agreement with Historic England. SMMC has since become one of the flagship schemes of the HS HAZ programme.

- 4.4. Approximately 15% of the total costs for the SMMC project are to be funded by Historic England, which has stipulated that all grant funding must be spent and certain elements of the project completed by programme closure. If the funding deadline is not met, there is a risk that Historic England grant funding could be withdrawn.
- 4.5. The award of the contract for SMMC façade and shopfront improvement works and entering into a FWA will enable the Council to fulfil its commitments under the Historic England Funding Agreement and to residents and businesses of Tottenham by investing in a locally significant heritage building, while supporting a local community group and five local businesses providing vital services to local residents.

5. Alternative options considered

5.1. Option 1 – ‘Do nothing’

This option would be for the Council not to award a works contract and not to enter into a FWA with SMMC. If a contractor is not appointed, no works will be carried out. If a FWA is not entered into with SMMC, the Council will not be allowed to instruct the contractor to deliver the works, and therefore no works will be carried out.

- 5.2. This would restrict the Council’s ability to deliver one of the flagship projects within the Tottenham HS HAZ programme of building improvements and provide much-needed investment into the local economy and support for the local community. It would also limit the programme’s ability to invest in a locally significant heritage building at the centre of Tottenham and make good on its promises to the community and businesses housed within the building and support the vital services they provide, in accordance with High-Level Outcomes of the Corporate Delivery Plan.

5.3. Option 2 – in-house delivery

This option would be to deliver the works contract in house. That would be similar to what was done for the separate public realm works element of the SMMC project which is being delivered by the Council’s Highways term contractor. The in-house option was considered for the façade and shopfront improvement works as well. However, there is currently no resource within the Council that has the necessary experience, qualifications and expertise to deliver the works to the heritage fabric of the building itself.

6. Background information

6.1. Tender exercise

- 6.1.1. The Council undertook a competitive procurement process, led by the Strategic Procurement team, from 27 October to 1 December 2023 to seek a works contractor with suitable conservation expertise to deliver improvements to facades and shopfronts at SMMC.
- 6.1.2. The procurement route was based on a traditional form of contract – JCT 2016 Intermediate Building Contract with Contractor’s Design.

6.1.3. Tenderers were invited to bid through the Council's Dynamic Purchasing System (DPS) under the Minor Works Principal Contractor service category.

6.1.4. Tenders were evaluated on a 70% quality and 30% price split. The evaluation criteria were clearly set out in the Instructions to Tenderers document. All suppliers under the Principal Contractor service category were invited to submit tenders for the works via the DPS.

6.1.5. During the tender process, post-tender clarifications were sought and fully responded to.

6.1.6. By tender return date, 6 bids were received. Quality evaluation of the tenders was carried out on 6 December by a panel consisting of officers from Haringey's Regeneration and Economic Development and Highways services, as well as the lead designer for the project. The price evaluation was carried out by the project's Quantity Surveyor and completed on 14 December.

6.1.7. A summary of the tender evaluation is provided below:

Supplier	Quality Score / 70	Price Score / 30	Total Score	Comments
Bidder 1	48.30%	28.01%	76.31%	
Bidder 2	28.70%	N/A	N/A	Failed to meet minimum Quality score of 42%
Bidder 3	52.5%	30%	82.5%	
Bidder 4	37.80%	0%	0%	Failed to meet minimum Quality score of 42%
Bidder 5	32.20%	0%	0%	Failed to meet minimum Quality score of 42%
Bidder 6	43.40%	27.07%	70.47%	

6.1.8. Bidder 3 received the highest total score of 82.5%. It is proposed to award the contract to Bidder 3 on the basis that it submitted the most economically advantageous bid.

6.1.9. All works have been specified and measured by independent design and cost consultants to ensure best value for the Council against pre-determined market rates.

6.1.10. The Quantity Surveyor for this project is satisfied with the pricing offered by Bidder 3.

6.1.11. The projected total cost for the SMMC façade works is £862,014. This comprises the cost of the works, provision for contingency and all professional fees including surveys, design team, cost consultancy, project management and legal fees, as well as

necessary licences and planning fees. All professional fees are the subject of contracts awarded previously under delegated authority powers.

- 6.1.12. The project budget is £862,014.
- 6.1.13. The defects liability period (rectification period) is 12 months.
- 6.1.14. Tenders included all construction costs, site establishment and management costs, contractor's overhead and profit.
- 6.1.15. Whilst a range of surveys has been carried out in the preparation of the tender documents for this refurbishment scheme, the surveys will never provide absolute certainty as to the condition of the building and this is especially the case for a heritage building.

6.2. Context – The Tottenham HS HAZ and the St Mark's Methodist Church Project

- 6.2.1. In April 2020, the Council was notified that its bid to Historic England's HS HAZ programme for the Tottenham HS HAZ had been successful. The Council was awarded a grant of £2.012 million, with the Council providing £2.598 million in match funding, to be spent by March 2024.
- 6.2.2. The South Tottenham Regeneration Team has been implementing the Tottenham HS HAZ scheme since February 2021. The scheme aims to boost the local economy by investing in Bruce Grove's heritage assets. It seeks to help to create a unique identity for Bruce Grove, enhance its image and perceptions of it, and provide the catalyst for change and additional investment from private owners. In this way, it seeks to deliver a more attractive and vibrant town centre, improve its long-term viability to serve its local residents and broaden its appeal to visitors.
- 6.2.3. The scheme has sought to do this through a blend of heritage investments: repair and restoration, shopfront improvements, small-scale public realm investment, feasibility, technical work and planning guidance to inform current and future activity required to manage heritage assets at risk.
- 6.2.4. The HS HAZ scheme has been based on consultation with residents, businesses and stakeholders (including Historic England) during and after the preparation of the Tottenham High Road Strategy and the Bruce Grove Conservation Area Management Plan, as well as extensive engagement with individual property owners over the course of the scheme.
- 6.2.5. The Tottenham HS HAZ scheme forms part of a wider transformative and comprehensive regeneration of Tottenham, guided by 'A Strategy for Tottenham High Road 2019–2029' ('The Strategy'). Through its emphasis on collaboration with local property owners and community

groups, it also embodies the spirit of the Haringey Deal and the High-Level Outcomes of the Corporate Delivery Plan.

6.2.6. SMMC is identified as a key priority within the HS HAZ Programme Design, which forms part of the Council's Funding Agreement with Historic England. SMMC has since become one of the flagship schemes of the HS HAZ programme.

6.2.7. The SMMC site is at the heart of Bruce Grove and is one of the area's most recognisable historic landmarks, although it is only locally listed. It is also a building that houses five local businesses that provide vital services to the community (nursery, funeral director, hairdresser, GP surgery and pharmacy); a place of worship for a congregation of more than 300 people of all ages; and a community centre that ministers to the area's homeless and those suffering economic deprivation or mental illness. Yet like many historic buildings in Bruce Grove, it has suffered from decades of under-investment and high levels of crime and anti-social behaviour.

6.2.8. The SMMC project is divided into two separate work streams, each under a different works contract: improvements to the car park and boundary on Forster Road and the boundary to St Loy's Road (the 'public realm works') are currently being delivered by the Council's term contractor, Marlborough Highways. The works to the façade and shopfronts at the SMMC premises on Tottenham High Road are the subject of the currently recommended contract award and FWA. Each workstream is reliant on the other to achieve the full suite of outcomes possible from this project.

6.2.9. More than 20% of the total costs for the SMMC façade and shopfront works are to be contributed by SMMC through third-party grant funding secured towards the project – namely, from the Methodist London District, New River Circuit, Michael Marks Charitable Foundation, Benefact Trust and National Churches Trust. This represents a substantial increase over the 0–10% contribution SMMC previously committed to and to which Haringey Council and Historic England agreed.

6.2.10. A FWA between the Council and SMMC will provide for the granting of a licence to the Council to deliver the works, thus allowing the Council to instruct the contract once the award is approved.

6.2.11. A FWA for the SMMC public realm works has already been agreed, and the works have commenced on site. The works are due to complete in March 2024. The façade and shopfront works are programmed to commence in March and complete in October 2024.

7. Contribution to the Corporate Delivery Plan 2022-2024 High-Level Strategic Outcomes

7.1. The SMMC façade and shopfronts works contract award will support the following High-Level Outcomes in the Council's Corporate Delivery Plan (CDP).

7.1.1. Theme 1: Resident experience, participation and collaboration

- **Outcome 1: Positive Resident Experience** – By taking an active role in the project, residents have been able to directly influence how the HS HAZ funding is being spent and engage in co-production.
- **Outcome 2: Inclusive Public Participation** and **Outcome 3: Enabling Community Collaboration** – The project has involved working directly with residents, community groups and local businesses, including seldom-heard groups, to develop and implement designs for their properties.

7.1.2. Theme 2: Responding to the climate emergency

- **Outcome 1: A Greener and Climate Resilient Haringey** and **Outcome 3: A Low Carbon Place** – The project achieves this Outcome by introducing flood mitigation measures and greenery.
- **Outcome 2: A Just Transition** – This outcome is achieved through investment in a prominent heritage and community asset that is open and accessible to all and will serve as an exemplar for the transition towards a low-carbon economy.
- **Outcome 3: A Low Carbon Place** and **Outcome 4: Growing the Circular Economy and Making Better Use of Resources:** The project achieves these Outcomes by promoting sustainable construction techniques, including the incorporation of energy-efficiency measures into the building, and improving waste and recycling facilities for the building's users.

7.1.3. Theme 3: Children and young people

- **Outcome 1: Best Start in Life** – The project contributes towards this Outcome by supporting the Morning Star Nursery, which is housed within the St Mark's Church building and will directly benefit from the car park improvements.
- **Outcome 2: Happy Childhoods** – The project will make the area around the church more attractive and inviting, encouraging pedestrian movement and healthy activity, thereby making it feel safer and reducing the impact of anti-social behaviour on the nursery children and the young people who attend church services and the church's

youth-orientated outreach activities.

- **Outcome 3: Successful Futures** – The businesses and church community provide services to all children, regardless of background, and this project will enable them to better support local young people.

7.1.4. **Theme 4: Adults, health and welfare**

- **Outcome 1: Healthy and Fulfilling Lives** – The project will make the area around the church more attractive and inviting, encouraging pedestrian movement and healthy activity, thereby making it feel safer for passersby and building users and helping them to stay connected in their communities.
- **Outcome 2: Advice and Support** – The project will enable the church to enhance its outreach work, which includes support and advice for those suffering financial hardship.

7.1.5. **Theme 6: Safer borough**

7.1.6. The project contributes towards the delivery of the **Outcome** of Theme 6 of the CDP by offering:

- a development that will encourage increased community connections, and positive social interactions, and
- improved street lighting.

7.1.7. **Theme 7: Culturally Rich Borough**

7.1.8. By conserving a locally listed building and prominent landmark within the Bruce Grove Conservation Area, the project will achieve the **Outcome** of Theme 7 of the CDP, increasing public knowledge of and access to local history and heritage, highlighting the rich cultural heritage and stories of innovation and creativity in our borough, and enhancing Haringey's cultural reputation and profile in London and beyond.

7.1.9. By involving local property owners in the design and decision-making, the project also accomplishes this Outcome by increasing resident, cultural sector and community collaboration and participation in culture.

7.1.10. **Theme 8: Place and Economy**

- **Outcome 1: Towards an Inclusive Economy** and **Outcome 4: Leveraging Social Value** – This outcome is achieved by investing in a community-owned building that houses five locally owned businesses and offers services for all members of the community, regardless of background. The changes to the built environment thus directly benefit residents.

- **Outcome 2: High Streets, Town Centres & Businesses** – This Outcome is achieved by enhancing heritage assets in the town centre that have suffered from under-investment and supporting local businesses and future-proofing them to help them become more resilient and to grow through the incorporation of measures to become more energy efficient and resistant to the effects of climate change.
- **Outcome 5: Placemaking** – Regeneration with social and economic renewal at its heart, which is shaped by and reflects the people that live in Tottenham that is an area of great need and opportunity, is achieved by:
 - delivering improvements to the public realm in Tottenham, which will promote community cohesion and healthier lifestyles;
 - fostering the renewal of Bruce Grove Town Centre, where the growing number of local small and independent businesses have spaces to flourish, and the diverse local community feel comfortable to shop, proud to work, keen to socialise, and take pride in welcoming visitors; and
 - serving as an exemplar of public involvement in planning, design and management of residents' and business owners' local spaces/places across South Tottenham, and creation of places that promote increased social value from investment in Bruce Grove.

8. Carbon and Climate Change

- 8.1. The SMMC project will contribute towards reducing carbon emissions and energy usage through the replacement of original Crittal steel windows in the SMMC building that have reached the end of their life with double-glazed versions. This will contribute towards improving the thermal performance of the building – not least because steel windows are among the worst-performing in terms of heat retention.
- 8.2. The repairs to the building also respond to the need for environmental sustainability by adopting a conservation approach that seeks to maximise retention of existing fabric, carrying out replacements only as necessary with locally sourced materials. Demonstrating sustainable transport and business practices was also a requirement of the construction tender and the earlier design team procurement exercise.
- 8.3. The project further responds to the need to address the risks and impacts in a changing climate through the introduction of a new permeable surface and cycle racks to the car park, new planting on the north and south sides of the site, and improved waste management. The permeable surfacing and planting will mitigate against flood risk, while the planting will address the urban heat island effect and encourage biodiversity. The cycle racks will encourage use of a low-emission transport option. New bin enclosures in the car park will improve waste management on site and reduce the risk of pollution and contamination.

9. Statutory Officers Comments (Director of Finance, Procurement, Head of Legal and Governance, Equalities)

9.1. Finance

9.1.1. This report seeks approval for the award of the construction works contract for delivery of the façade and shopfront improvement works to St Mark's Methodist Church (SMMC) for the value of £652,115.00 plus a 15% contingency provision of £97,817.25, totalling a maximum of £749,932.25.

9.1.2. This proposed work falls within the current Council's Capital programme plan, under capital scheme reference number: 411 – Tottenham Heritage Action Zone (HAZ), which is being funded via a combination of: LBH borrowing, Historic England grant, SCIL & GLA.

9.1.3. Of the £3.364m remaining budget earmarked for capital scheme 411, circa £0.905m has been spent as at 31/12/2023, leaving a remaining balance of £2.459m. The full cost of this proposal will be fully funded from the budget balance within capital scheme 411.

9.2. Procurement

9.2.1. Strategic Procurement (SP) note that this report relates to the approval of an award to Bidder 3 to deliver the façade and shopfront improvements to St Mark's Methodist Church (SMMC).

9.2.2. A competitive tender process was launched via the LCP minor works DPS with 6 received bids. The tender process was in-line with procurement regulations.

9.2.3. Bid evaluation was carried out in line with the proposed evaluation methodology that was set out in the Invitation to tender document.

9.2.4. SP support the recommendation to approve the award in accordance with Contract Standing Order (CSO) 9.07.1(d).

9.3. Legal

9.3.1. This report is proposing, firstly, the award of a contract procured using the Council's London Construction Procurement (LCP) Dynamic Purchasing System (DPS) and approval to issue a letter of intent pending the execution of the formal contract.

9.3.2. This procurement via the DPS is in compliance with Contract Standing Order (CSO) 7.01(b) and Regulation 34 of the Public Contract Regulations 2015 (the PCRs 2015) under which the Council may award contracts based on procurements duly carried out via a DPS.

9.3.3. The report is also seeking approval for entering into an agreement to make a grant to the trustees of St Marks Methodist Church to fund 80% of the total project costs which include the costs of the contract, referred to in section 9.3.1 above, for improvement works to the Church's façade.

9.3.4. Under CSO 9.07.1(d), the award of a contract valued over £500,000 must ordinarily be approved by Cabinet. Under CSOs 17.3 and 9.07.1(d), Cabinet must also approve an agreement for the Council to make a grant to an external body where the grant is valued at £500,000 or more. However, under CSO 16.02 a Cabinet Member to whom the decision to give these approvals has been allocated by the Leader may grant the approvals in lieu of Cabinet.

9.3.5. In addition, under CSO 9.07.3, where a contract for works has been awarded and provision of the works is required pending execution of the formal contract and where this is in the Council's best interest in the circumstances, approval may be granted for issuance of a letter of intent for up to either £100,000 or 10% of the contract value.

9.3.6. The Head of Legal and Governance (Monitoring Officer) is not aware of any reasons preventing Cabinet from approving the recommendations in section 3 of the report.

9.4. Equality

9.4.1. 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.

9.4.2. The three parts of the duty apply 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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.4.3. The proposed decision is to award a construction contract to deliver façade and shopfront improvements to SMMC; this decision will enable the delivery of much-needed investment in Bruce Grove through improvements to a building and surrounding public realm that are key

elements of the Tottenham HS HAZ scheme.

- 9.4.4. The SMMC project seeks to support the local economy and contribute towards defining local character and developing identity. Thus, the primary beneficiaries of the proposed decision will be the residents and business owners of Tottenham Central and Tottenham Hale wards, among whom children, White Other and Black people, as defined in the 2021 census, disabled people and people suffering due to their socioeconomic status are overrepresented relative to the populations of Haringey and London.
- 9.4.5. The objective of the proposed decision is to appoint a suitably qualified and experienced works contractor for the SMMC project, which seeks to support the local economy by carrying out physical improvements to a historic building and public realm in Bruce Grove.
- 9.4.6. This will contribute towards ensuring the economic viability of the town centre in Bruce Grove, as well as supporting an important community centre and five businesses that collectively provide vital services to the local community, including to those suffering economic hardship and/or mental illness. To that extent, it will help to address the disproportionate impact of the economic decline of the high street on children, White Other and Black people, as defined in the 2021 census, disabled people and people already suffering due to their socioeconomic status.
- 9.4.7. The proposed decision therefore represents a measure to address known inequalities among the groups identified and to advance equality of opportunity for local residents by meeting their needs through investment in the local economy.
- 9.4.8. As an organisation carrying out a public function on behalf of a public body, the appointed contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the service does not result in any preventable or disproportionate inequality.
- 9.4.9. This decision will therefore seek to advance equality of opportunity and foster good relations between those who share protected characteristics and those who do not. It is therefore expected that this decision will have a positive impact on those who share protected characteristics and positively advance the PSED in Haringey.

10. Use of Appendices

Appendix A – Part B Exempt report (exempt from publication by virtue of Schedule 12A of the Local Government Act 1972).

11. Background papers

- a. A Strategy for Tottenham High Road (2019-2029)

- b. Tottenham High Street Heritage Action Zone – Funding Agreement (2021) between the Mayor and Burgesses of London Borough of Haringey and Historic England
- c. Tottenham High Street Heritage Action Zone Programme Design (2019)

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is exempt

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