
Executive Procurement Committee

MONDAY, 26TH JUNE, 2006 at 18:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, LONDON N22 8LE.

MEMBERS: Councillors Mallett (Chair), Diakides, Haley, Mallett and Meehan

AGENDA

1. APOLOGIES FOR ABSENCE

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13 below. New items of exempt business will be dealt with at item 21 below.

3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest.

4. MINUTES (PAGES 1 - 10)

To confirm and sign the minutes of the meeting of the Procurement Committee held on 21 March 2006.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Standing Orders.

6. AWARD OF HARINGEY DRUG INTERVENTIONS PROGRAMME CONTRACT (PAGES 11 - 22)

(Report of the Assistant Chief Executive - Strategy) To seek agreement to award the contract/s for the provision of the Drug Interventions Programme.

7. TOTTENHAM HIGH ROAD, HERITAGE ECONOMIC REGENERATION SCHEME (PAGES 23 - 30)

(Report of the Assistant Chief Executive – Access): To seek Member agreement to award the contract for this English Heritage – Heritage Economic Regeneration scheme.

8. ENERGY EFFICIENCY MEASURES CONTRACT

(Report of the Director of Social Services): Approval to appoint a contractor/provider to install energy efficiency measures throughout the Borough. **To follow**

9. CHILDREN'S SERVICE SPOT CONTRACTS (1 APRIL 2005 - 31 MARCH 2006)

(Report of the Director of the Children's Service) To inform Members of the level of spot contracting for Children and Families over the period of 1 April 2005 to 31 March 2006. **To follow**

10. SOCIAL SERVICES SPOT CONTRACTS (1 APRIL 2005 - 31 MARCH 2006)

(Report of the Director of Social Services):To inform Members of the level of spot contracting over the period of 1 April 2005 to 31 March 2006. **To follow**

11. AMALGAMATION OF NORTH HARRINGAY PRIMARY SCHOOL - KITCHEN PHASE 1: AWARD OF CONTRACT (PAGES 31 - 42)

(Report of the Director of the Children's Service) This report seeks Member approval to award the contract for refurbishment and remodelling of North Haringay School building and associated works.

12. REFURBISHMENT AND RE-MODELLING OF TREETOPS BUILDING AT STROUD GREEN PRIMARY SCHOOL, N4 TO FORM A CHILDREN'S CENTRE: AWARD OF CONTRACT (PAGES 43 - 50)

(Report of the Director of the Children's Service) This report seeks member approval to award the contract for refurbishment and remodelling of Treetops building and associated works.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2.

14. EXCLUSION OF PRESS AND PUBLIC

The following item is likely to be the subject of a motion to exclude the press and public as it contains exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).

Note from Head of Member Services

The following item allows for consideration of exempt information (if required) in relation to items 6 - 12 which appear earlier on the agenda.

15. AWARD OF HARINGEY DRUG INTERVENTIONS PROGRAMME CONTRACT (PAGES 51 - 52)

(Report of the Assistant Chief Executive - Strategy) To seek agreement to award the contract/s for the provision of the Drug Interventions Programme.

16. TOTTENHAM HERITAGE ECONOMIC REGENERATION SCHEME: AWARD OF CONTRACT (PAGES 53 - 54)

(Report of the Assistant Chief Executive – Access): To seek Member agreement to award the contract for this English Heritage – Heritage Economic Regeneration scheme.

17. ENERGY EFFICIENCY MEASURES CONTRACT

(Report of the Director of Social Services): Approval to appoint a contractor/provider to install energy efficiency measures throughout the Borough. **To follow**

18. AMALGAMATION OF NORTH HARRINGAY PRIMARY SCHOOL - KITCHEN PHASE 1: AWARD OF CONTRACT (PAGES 55 - 62)

(Report of the Director of the Children's Service) This report seeks Member approval to award the contract for refurbishment and remodelling of North Haringay School building and associated works.

19. REFURBISHMENT AND RE-MODELLING OF TREETOPS BUILDING AT STROUD GREE PRIMARY TO FORM A CHILDREN'S CENTRE, N4: AWARD OF CONTRACT (PAGES 63 - 66)

(Report of the Director of the Children's Service) This report seeks member approval to award the contract for refurbishment and remodelling of Treetops building and associated works.

20. ALLOW AWARD OF CONTRACT TO DIAMOND BUILD UNDER THE NEW FRAMEWORK AGREEMENTS: AWARD OF CONTRACT (PAGES 67 - 74)

(Report of the Head of Finance): To recommend the re-activation of Diamond Build as an approved contractor on the Council's framework agreements as an outcome of internal investigations following Crowland School Fire.

21. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at item 2.

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16 June 2006

**MINUTES OF THE EXECUTIVE
TUESDAY, 13 JUNE 2006**

Councillors *Meehan (Chair), *Reith (Vice-Chair), *Canver, *Diakides, *Amin,
*Basu, Haley, *Harris, *Mallett and *Santry

* Present

Also Present: Councillors Bull, Engert, Hare, Newton, Stanton, Williams and Winskill.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
TEX01.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were submitted by Councillors Basu and Haley.</p>	
TEX02.	<p>CHAIRS ANNOUNCEMENTS</p> <p>a. <u>Web Casting of the Meeting</u></p> <p>Our Chair reported that the meeting would be filmed for live or subsequent broadcast via the Council's internet site and that the images and sound recording might be used for training purposes within the Council. While the public seating areas were not generally filmed by entering the meeting room and using the public seating area people were consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes.</p> <p>b. <u>CPA Inspection Team</u></p> <p>Our Chair welcomed to the meeting members of the CPA Inspection Team.</p>	
TEX03.	<p>MINUTES (Agenda Item 4)</p> <p>RESOLVED:</p> <p>That the minutes of the meetings held on 14 and 21 March 2006 be approved and signed.</p>	HMS
TEX04.	<p>DEPUTATIONS/PETITIONS/QUESTIONS (Agenda Item 5)</p> <p>a. <u>Haringey Federation of Residents Associations</u></p> <p>We received a deputation from the Haringey Federation of Residents Associations, the spokesperson of whom, Dave Morris, addressed our meeting and expressed concern about the final text of the UDP. In particular disquiet was voiced about housing densities and open space deficiencies as outlined in the Federation's formal objections to the modified draft UDP.</p>	

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	<p>Our Chair thanked the deputation for their attendance and indicated that the representations they had made would be considered as part of our deliberations on this matter (see Minute TEX 11 below).</p> <p>b. <u>Mr Mario Petrou</u></p> <p>We received a deputation the spokesperson of whom, Mr. Mario Petrou addressed our meeting and asked that the adoption of the Unitary Development Plan (UDP) by the Council be delayed until after 21 July. After that date legislation would have come into effect which would require full health and environmental impact assessments to be carried out on local and regional development plans. He added that neither the London Plan nor the Regional Spatial Strategy with which the UDP was in general conformity had been the subject of such assessments.</p> <p>Our Chair thanked the deputation for their attendance and indicated that the representations they had made would be considered as part of our deliberations on this matter (see Minute TEX 11 below).</p>	
<p>TEX05.</p>	<p>MATTERS, IF ANY, REFERRED, TO THE EXECUTIVE FOR CONSIDERATION BY THE OVERVIEW AND SCRUTINY COMMITTEE</p> <p><u>Scrutiny Review of Highways and Footpaths</u>(Agenda Item 6 (a))</p> <p>We received a presentation from Councillor Winskill on the Scrutiny Review of Highways and Footpaths which had been endorsed by the Overview and Scrutiny Committee at their meeting on 13 March 2006. Having thanked Councillor Winskill and the other members of the Scrutiny Panel for their Review, we</p> <p>RESOLVED:</p> <p>That in accordance with the revised Overview and Scrutiny Procedure Rules, the Scrutiny Review having been endorsed, the Interim Director of Environmental Services be requested to produce a proposed response for consideration within 6 weeks including a detailed tabulated implementation action plan.</p> <p><u>Scrutiny Review of Teenage Pregnancy</u> (Agenda Item 6 (b))</p> <p>We received a presentation from Councillor Bull on the Scrutiny Review of Teenage Pregnancy which had been endorsed by the Overview and Scrutiny Committee at their meeting on 13 March 2006.</p> <p>In response to a question about paragraph 3.8 of the Review - neighbourhood hotspots - we were advised that the possible correlation between temporary housing and teenage pregnancies had not been investigated but might be worthy of further consideration Arising from paragraph 5.15 of the Review in relation to the Haringey Teaching Primary Care Trust being a key agency in relation to the delivery of services, clarification was sought of whether the Trust's ongoing financial deficits would impact on those services. We asked that this matter be</p>	<p>D.Env</p>

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	<p>addressed in the response to the Review. Having thanked Councillor Bull and the other members of the Scrutiny Panel for their Review, we</p> <p>RESOLVED:</p> <p>That in accordance with the revised Overview and Scrutiny Procedure Rules, the Scrutiny Review having been endorsed, the Director of the Children's Service be requested to produce a proposed response for consideration within 6 weeks including a detailed tabulated implementation action plan.</p>	DCS
<p>TEX06.</p>	<p>FINANCIAL OUTTURN 2005/06 (Report of the Acting Director of Finance - Agenda Item 7):</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the service outturn as set out at paragraph 8.1 for revenue and paragraph 8.5 of the interleaved report for capital and the explanation of revenue variances in Appendix A be noted. 2. That the Housing Revenue Account (HRA) outturn set out at paragraph 8.7 of the interleaved report be noted. 3. That approval be granted to the carry forwards set out at paragraph 9.3 of the interleaved report (and Appendix B) for revenue and paragraph 9.5 of the interleaved report (and Appendix C) for capital. 4. That approval be granted to the utilisation of the additional £554,000 balance of usable capital receipts to finance the additional spend on Building Schools for the Future (BSF) preparatory work as set out at paragraphs 8.5 and 8.6 of the interleaved report. 5. That approval be granted to the funding proposals for the additional one-off costs of IS/IT infrastructure arrangements as set out in Section 10 of the interleaved report. 6. That it be noted that the outturn and carry forward for schools was provisional and authority to finalise the carry forward be delegated to the Acting Director of Finance. 7. That authority be delegated to the Acting Director of Finance to prepare the Council's financial statements such that the financial position of the Council was optimised. 8. That it be noted that the Council's Financial Statements for 2005/06 were to be approved by General Purposes Committee. 9. That the treasury management outturn be noted. 	<p>DF</p> <p>DF</p> <p>DF</p> <p>DF</p> <p>DF</p>
<p>TEX07.</p>	<p>PERFORMANCE REPORT - APRIL 2005 TO MARCH 2006 (Report of the Chief Executive - Agenda Item 8):</p>	

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	<p>Arising from consideration of BV215b – Average days to repair street lighting power supply related faults (handled by District Network Operator – currently EDF) concern was expressed about the level of performance. We noted that the issue had been raised with EDF but that a response had not yet been received. Our Chair indicated that he would raise the matter with the Association of London Government</p> <p>RESOLVED:</p> <p>That the performance information presented in the interleaved report be noted and approval granted to the proposed targets for the next three years.</p>	<p>Leader</p> <p>CE</p>
<p>TEX08.</p>	<p>PROGRAMME HIGHLIGHT REPORT (Report of the Chief Executive - Agenda Item 9):</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because of the need to complete necessary consultations. The report was too urgent to await the next meeting because it contained summaries of key Council projects which had to be reported to the Executive each month.</p> <p>We noted that, with regard to the construction procurement for Rangemoor Road and Stoneleigh Road projects, the Framework Agreement was now in place and the selection process could be progressed. We also noted that with regard to paragraph 2.8, confirmation had now been received from the Government Office for London that the completion date for projects being funded from the European Regional Development Fund had been to 31 March 2007 which reduced the risk of under spend.</p> <p>Our Chair indicated that in future reports he wished for each project to be aligned to the Executive Member within whose portfolio it fell.</p> <p>Arising from our consideration of the financial implications of the Council's corporately significant projects, clarification was sought of what provision was being made for the Hornsey Town Hall. We asked that officers respond direct to Members of the Executive and Councillor Winskill on this point.</p> <p>RESOLVED:</p> <p>That, subject to the forgoing, the report be noted</p>	<p>CE</p> <p>DF</p>
<p>TEX09.</p>	<p>IT IN-SOURCING - BUDGET ISSUES (Report of the Chief Executive - Agenda Item 10):</p> <p>RESOLVED:</p> <p>1. That the completion of the Tech. Refresh project and the reasons for the In-sourcing project be noted.</p>	

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	<p>2. That the emergent financial challenges facing the in-sourcing project and the Council's IT budgets be noted in particular, their direct causes namely –</p> <ul style="list-style-type: none"> • the re-opening of negotiations in December 2005; • the settlement agreement reached with the former supplier; and • the approach adopted by the former supplier as the settlement was reached and subsequently. <p>3. That the proposed approach to the funding of these budget challenges as set out be noted.</p> <p>4. That the risks and challenges facing the in-sourcing project and the arrangements that had been put in place to manage those risks be noted.</p>	
<p>TEX10.</p>	<p>APPOINTMENT OF THE EXECUTIVE PROCUREMENT COMMITTEE AND THE EXECUTIVE VOLUNTARY SECTOR COMMITTEE (Report of the Chief Executive - Agenda Item 11):</p> <p>RESOLVED:</p> <p>1. That the Executive Procurement Committee be established in the 2006/07 Municipal Year with the membership, quorum and terms of reference as outlined in Section 8 of the interleaved report.</p> <p>2. That the Executive Voluntary Sector Committee be established in the 2006/07 Municipal Year with the membership and terms of reference as outlined in Section 9 of the interleaved report.</p>	<p>HMS</p> <p>HMS</p>
<p>TEX11.</p>	<p>ADOPTION OF HARINGEY UNITARY DEVELOPMENT PLAN (Report of the Interim Director of Environmental Services - Agenda Item 12):</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because of the need to complete necessary consultations. The report was too urgent to await the next meeting because of constitutional and statutory deadlines which had to be met.</p> <p>Arising from our consideration of the report and of the representations made to us earlier by the two deputations particularly in relation to the question of housing densities, we were of the view that densities of above 700 habitable rooms per hectare would be seen as exceptional and would need to be explained or justified to Members. In this respect officers were instructed to write to all Members of the Executive explaining how it was proposed to control density levels.</p> <p>RESOLVED:</p> <p>1. That approval be granted to the Statement of Decisions and Reasons attached at Appendix 1 to the interleaved report which took account of and responded to the representations received</p>	<p>AD(PE PP)</p> <p>AD(PE PP)</p>

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	<p>during the Unitary Development Plan (UDP) modifications public consultation period.</p> <p>2. That no further modifications materially affecting the content of the Plan be made and no further consultation, inquiry or other hearing be held.</p> <p>3. That the Assistant Director Planning, Environmental Policy and Performance (PEPP) in consultation with the Executive Member for Enterprise and Regeneration be authorised to approve appropriate non-material changes required to written text or diagrams or other illustrative matter prior to adoption.</p> <p>4. That the Council be recommended to adopt the UDP.</p>	<p>AD(PE PP)</p> <p>AD(PE PP)</p> <p>HMS</p>
TEX12.	<p>EXECUTIVE RESPONSE TO THE SCRUTINY REVIEW OF STREET SWEEPING AND CLEANLINESS (Report of the Interim Director of Environmental Services - Agenda Item 13):</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because of the need to complete necessary consultations. The report was too urgent to await the next meeting because of constitutional deadlines which had to be met.</p> <p>We noted that the following bullet point had been omitted from the list of recommendations in Section 2 of Appendix 1 to the Interleaved report -</p> <ul style="list-style-type: none"> • A requirement to sweep the area after large items of dumped rubbish have been collected. <p>RESOLVED:</p> <p>That the proposed response be approved and that the agreed recommendations be incorporated within the Street Scene Business Plan for 2007/08 with progress reported regularly to the Environment Scrutiny Panel.</p>	D.Env
TEX13.	<p>EXECUTIVE RESPONSE TO SCRUTINY REVIEW OF INTERMEDIATE CARE SERVICES (Report of the Director of Social Services - Agenda Item 14):</p> <p>RESOLVED:</p> <p>That approval be granted to the proposed response.</p>	
TEX14.	<p>MENTAL HEALTH STRATEGY 2005 TO 2008 (Report of the Director of Social Services - Agenda Item 15):</p> <p>We asked that future reports on the implementation of the Strategy address the questions of –</p> <ul style="list-style-type: none"> • The impact of the Haringey Teaching Primary Care Trust's on 	DSS

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	<p>going financial deficits might have on the development of services.</p> <ul style="list-style-type: none"> • The impact of the de-commissioning of St. Ann's hospital • The over representation of people from black and minority ethnic communities with mental health needs. <p>RESOLVED:</p> <p>That the current position in the implementation of the Mental Health Strategy be noted.</p>	
TEX15.	<p>POLICE AND JUSTICE BILL (CRIME AND DISORDER ACT REVIEW) (Report of the Assistant Chief Executive (Strategy) - Agenda Item 16):</p> <p>RESOLVED:</p> <p>That the proposed changes, the timetable and early comments from a Haringey perspective as outlined in the interleaved report be noted.</p>	
TEX16.	<p>IMPLICATIONS OF RESPECT ACTION PLAN (Report of the Assistant Chief Executive (Strategy) - Agenda Item 17):</p> <p>RESOLVED:</p> <p>That the report be noted and officers and an action plan be developed and costed to achieve Respect standards.</p>	ACE-S
TEX17.	<p>DFES PRIMARY CAPITAL PROGRAMME (Report of the Director of the Children's Service - Agenda Item 18):</p> <p>RESOLVED:</p> <p>That an expression of interest be submitted for Haringey to be considered as a pilot authority for the purposes of the Primary Schools Capital Programme and that a further report be brought back for further consideration once further details emerged as to the nature of the pilot, in particular the financial details of the programme.</p>	DCS
TEX18.	<p>NEW SCHOOL IN HARINGEY HEARTLANDS (Report of the Director of the Children's Service - Agenda Item 19):</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the opening of a new 11-16 school in Haringey Heartlands be supported and approval granted to the commencement of the statutory consultation and competition processes. 2. That a further report be submitted to our meeting in October setting out a Haringey Council proposal. 	DCS DCS

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<p>TEX19.</p>	<p>URGENT ACTIONS TAKEN IN CONSULTATION WITH THE LEADER OR EXECUTIVE MEMBERS (Report of the Chief Executive - Agenda Item 20):</p> <p>We noted that with respect to item 1 (2006-07) Connexions Services Contracts, the Leader had approved the action specified in the report on 26 May 2006.</p> <p>RESOLVED:</p> <p>That the report be noted and any necessary action be taken.</p>	
<p>TEX20.</p>	<p>DELEGATED DECISIONS AND SIGNIFICANT ACTIONS (Report of the Chief Executive - Agenda Item 21):</p> <p>RESOLVED:</p> <p>That the report be noted and any necessary action be taken.</p>	
<p>TEX21.</p>	<p>MINUTES OF SUB-BODIES (Agenda Item 22):</p> <p>RESOLVED:</p> <p>That the minutes of the following bodies be noted and any necessary action approved –</p> <ul style="list-style-type: none"> a) Executive Member Environment and Conservation – 16 March 2006; b) Executive Member Crime and Community Safety – 17 March 2006; c) Procurement Committee – 21 March 2006. 	
<p>TEX22.</p>	<p>NEW ITEM OF URGENT BUSINESS - APPOINTMENT OF REPRESENTATIVES TO SERVE ON THE HARINGEY STRATEGIC PARTNERSHIP AND ITS THEME BOARDS (Report of the Chief Executive - Agenda Item 23):</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because of the need to complete necessary consultations. The report was too urgent to await the next meeting because of the need to make appointments before Board meetings which were due to take place before the next meeting of the Executive.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> 1. That the Executive Members for Community Involvement, for Crime and Community Safety and for Housing be appointed to serve on the Haringey Strategic Partnership. 2. That approval be granted to the following appointments of Members to serve on the Haringey Strategic Partnership 	<p>HMS</p> <p>HMS</p>

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	<p>Theme Boards indicated –</p> <p>Better Places Partnership - Executive Member for Community Involvement</p> <p>The Enterprise Partnership Board - Councillor Egan</p> <p>Safer Communities Executive Board - Councillor Cooke</p> <p>Children and Young People’s Strategic Partnership Board - Councillor Jones</p> <p>Well Being Partnership Board - Executive Member for Housing and Councillor Dogus.</p>	
<p>TEX23.</p>	<p>TRENTFIELD CARE HOME, 73 TRENT GARDENS, SOUTHGATE N14 (Joint Report of the Acting Director of Finance and the Director of Social Services - Agenda Item 25):</p> <p>Our Chair agreed to accept the report as urgent business. The report was late because of the need to complete necessary consultations. The report was too urgent to await the next meeting because it contained summaries of key Council projects which had to be reported to the Executive each month.</p> <p>This item was the subject of a motion to exclude the press and public from the meeting as it contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the Head of Property Services be authorised to dispose of Trentfield, 73 Trent gardens, N14 to Grocola plc for the amount specified in paragraph 8.6 of the interleaved report. 2. That in the event of the property not being sold as in 1 above, the property be sold to Ourris Residential Homes Ltd for the amount specified in paragraph 8.6 of the interleaved report. 3. That in the event of the property not being sold as in 1 and 2 above, the property be sold to Fairview New Homes Ltd for the amount specified in paragraph 8.6 of the interleaved report. 	<p>HP</p> <p>HP</p> <p>HP</p>

GEORGE MEEHAN
Chair

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Executive Procurement Committee on Tuesday 27 June 2006

Report Title: **Award of Haringey Drug Interventions Programme Contract (Part A)**

Forward Plan reference number (if applicable): **Version 48**

Report of: **Assistant Chief Executive (Strategy)**

Wards(s) affected: **All**

Report for: **Key decision**

1. Purpose

To seek Members agreement to award the contract/s for the provision of the Drug Interventions Programme

2. Introduction by Executive Member

Haringey Drug Interventions Programme is part of a national programme aimed at breaking the links between drug misuse and crime, by encouraging drug misusing offenders into appropriate treatment. The DIP is funded by a grant for the Home Office and works with some of the most vulnerable citizens of the borough. I fully support the recommendation to award the contract as outlined at paragraph 3.1 of this report.

3. Recommendations

3.1 That the Procurement Committee agrees to award the DIP contract/s to the recommended organisation (see Part B) for a period of 17 months; £1,916,272, commencing on 1 November 2006 with an option to extend for a further period of up to 12 months.

Report Authorised by: David Hennings, Assistant, Chief Executive (Strategy)

Contact Officer: Paulette Haughton, DIP Project Manager; 020 8489 6953/ 07876 346018 email: paulette.haughton@haringey.gov.uk

4. Executive Summary

4.1 Haringey DIP seeks to move drug-misusing offenders “out of crime and into treatment”. The service has been in operation since 2003 and has received a further

1-year grant from 1 April 2006 to 31 March 2007 with a commitment from Government for 2007/08 at the same or similar levels. See Appendix A.

4.2 In accordance with Members direction in April 2005, a procurement exercise was undertaken, starting in September 2005. There were 36 expressions of interest and 5 companies submitted formal bids.

5. Reasons for any change in policy or for new policy development (if applicable)

N/A

6. Local Government (Access to Information) Act 1985

6.1 Procurement Committee Report –5th April 2005

6.2 The following background papers were consulted in the preparation of this report:

- Contract specification and other contract documentation
- Tender and tender support documents returned by the five tenderers
- Evaluation assessments and other relevant papers and files

This report contains exempt and non-exempt information. Exempt information is contained in Part B and is **not for publication**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972

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

7. Background

7.1 To date, the DIP services have been provided by Drug Advisory Service Haringey (DASH) part of the Barnet, Enfield and Haringey, Mental Health Trust.

7.2 The service works with adults who are arrested on ‘trigger offences’ (Appendix B) and who test positive for Class A drugs. The DIP assesses the treatment needs of these individuals, draws up a care plan and arranges the appropriate drug treatment and support services for them.

7.3 This client group is among the most disadvantaged of Haringey’s communities and includes a high proportion of BME young men who do not readily access drug treatment services. A relatively low proportion of women drug misusers access treatment services: the Drug and Alcohol Action Team (DAAT) commissions the DIP services to address these imbalances and to encourage as many drug misusing offenders as possible into treatment.

8. Description

8.1 In September 2006 the Drug and Alcohol Action Team placed advertisements in the national Guardian newspaper, Drink and Drugs News and the North-West Observer seeking ‘Expressions of Interest’ in relation to providing Haringey DIP.

8.2 By the closing date of 4th February 2006, there were 36 expressions of interest.

8.3 Five (5) complete bids were submitted to the Head of Legal Services by the closing date.

8.4 The five bids have been subjected to a detailed evaluation under the Council's agreed criteria and in compliance with Council Standing Orders. The criteria used for all the bids were :

- Quality (covering Equalities, Health & Safety and presentations)
- Financial Soundness
- Flexibility
- Price
- Service Delivery (technical capacity and ability to deliver)

8.5 Evaluation of each bid was undertaken by Equalities, Finance and Health and Safety on 29th March.

8.6 Evaluation by the specialist panel made up of officers and representatives from partner agencies took place on 3rd, 4th and 5th April 2006.

8.7 Bidders made formal presentations on 26th and 27th April and the specialist evaluation process was completed on 4th May 2006.

8.8 Due to changes in Government funding it will now not be possible to award a contract of the length originally advertised, spring 2006 to 31 March 2009. It was therefore necessary to contact all prospective providers to seek their agreement to accept a shorter contract for 17 months should they be successful. Agreement has been received from all five bidders.

8.9 The annual costs of the bids are detailed in Part B of the report.

8.10 The approximate total project cost for the 17 month contract period is £1,916,272 (based on the annual 2006/07 Home Office grant of £1,421,448. See Appendix C). Of this annual grant, £200,000 p.a. is allocated to core project costs, with £1,916,272 available to deliver the contract for the 17-month period 1 November 2006 to 31 March 2008.

8.11 Regular contract monitoring meetings will be carried out with the provider to ensure that all relevant Key Performance Indicators are met.

A summary of overall points is set out below:

Contractor	Points position		Possible	
A	1297.48	54.5%	2380	(3)
B	1562.33	65.6%	2380	(1)
C	1337.26	56.1%	2380	(5)
D	1295.42	54.4%	2380	(4)

E	1438.88	60.4%	2380	(2)
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8.12 A breakdown of the overall points is detailed in Appendix D.

8.13 Details of the Tender Evaluation Methodology are available at the Corporate Procurement Division of the Council's Financial Directorate for inspection by Members if required.

8.14 Full evaluation statements are available at the Corporate Procurement Division of the Council's Financial Directorate for inspection by Members if required.

8.15 The award of this contract is a Key Decision and has been placed on the Council's Forward Plan, version 48.

9. Summary and Conclusions

9.1 That the Contract to provide the Haringey Drug Interventions Programme for the period 1 November 2006 to 31 March 2008 be awarded to the recommended organisation for a period of 17 months, commencing on 1 November 2006, with an option to extend for a further 12 months.

9.2 The budget allocated for this contract is set out in 8.10 and Appendix E.

10. Recommendation

10.1 That members agree to award the DIP contract/s to the recommended organisation (see Part B) for a period of 17 months, commencing on 1 November 2006 with an option to extend for a further period of up to 12 months.

11. Financial implications

11.1 The cost of this contract will be met from the available central government funding as set out at 8.10.

12. Comments of the Director of Finance

12.1 Grant funding, which covers the full cost of the proposed contract, has been confirmed for the financial year 2006/07 with clear Central Government commitment to continue funding at a similar level in 2007/08.

13. Comments of the Head of Legal Services

13.1 The Drug Interventions Programme is not classed as a priority activity under the Public Contracts Regulations 2006 and is therefore not subject to the full EU procurement regime so there was no requirement to tender in Europe.

13.2 Chief Executive's Service (Strategy) undertook a domestic tender exercise using the open procedure in accordance with CSO 8.02 a).

13.3 Chief Executive's Service (Strategy) now wishes to award the contract to the contractor identified in Part B of this report.

13.4 Because of the value of the contract it is a requirement under CSO 11.03 that a decision in respect of award is made by the Procurement Committee.

13.5 The Head of Legal Services confirms that there is no legal reason preventing Members approving the recommendations in this report.

14. Comments of the Head of Procurement

14.1 This procurement has been undertaken in line with the Procurement Code of Practice.

14.2 The option to extend the contract will allow for the services to continue if funding is renewed and the service is delivered against the contractual obligations. This will represent best value to the Council.

14.3 Regular contract management arrangements are in place to ensure the services are reaching the agreed standards, and any risk to the service is mitigated.

15. Equalities Implications

This client group is among the most disadvantaged of Haringey's communities and includes a high proportion of BME young men who do not readily access drug treatment services. A relatively low proportion of women drug misusers access treatment services: the DIP works with the Drug and Alcohol Action Team (DAAT) to address these imbalances and to encourage as many drug misusing offenders as possible into treatment.

All equalities considerations have been addressed throughout this process. The Senior Equality and Diversity Officer was part of the tender evaluation process to ensure that equalities issues were robustly addressed and was satisfied that this was the case.

Appendix A

DRUG INTERVENTIONS PROGRAMME

2 Marsham Street, London SW1P 4DF
Switchboard 0870 0001585 Direct Line 020 7035 0518
E-mail peter.wheelhouse2@homeoffice.gsi.gov.uk www.homeoffice.gov.uk

Dear Colleague,

Our Ref
Your Ref

Date

xx August 2005

**DRUG INTERVENTIONS PROGRAMME
FUNDING: 2006/07**

I have received a number of queries about the level and certainty of funding that DATs will receive in the financial year 2006/7 and thereafter. I know that continuity of funding is also absolutely key to the continued development of services because of contractual issues, especially with staff and buildings. I imagine that a number of queries were also prompted by the recent Treasury announcement that there will not be a normal Spending Review in 2006, but there will instead be a Spending Review in 2007, with a zero-based Comprehensive Spending Review, reporting in mid 2006.

I want to begin by giving you a clear assurance about 2006/07. Funding for direct expenditure on the whole of the Drug Interventions Programme for 2005/06 is £165 million and I am able to confirm that it will remain at that level for 2006/07.

While there will be no standard funding uplift across the Programme as a whole in 2006/07, there are various workstreams and projects within DIP that require greater or lesser investment across financial years. For example, in some areas start-up costs are starting to fade away and this will give us some headroom for redeploying funding. We anticipate being able to vary the specific amounts devoted to individual budget lines, as long as we spend within our overall allocation for 2006/07 of £165 million.

What this means for you is that, as a minimum, the funding of the DIP Main Grant will continue at its current level in 2006/07. I also want to ensure that we continue to invest in those areas – such as workforce – that are key to future success of the Programme.

With regard to the Treasury announcement, Government funding decisions are assessed by periodic Spending Reviews (SRs) and the last one, SR04, covered financial years 2005/06, 2006/07 and 2007/08. The Treasury announcement made recently refers to the fact that there will be a Comprehensive Spending Review (CSR) that reports in mid 2006. This will assess the funding and performance of Government

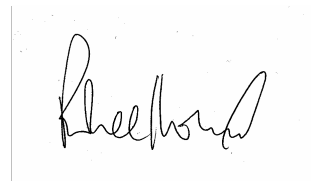
programmes, using a zero-based approach. This may have implications for the level of funding that DIP receives in 07/08 and we cannot therefore be totally sure of our funding levels for the financial year 2007/08.

That said, our assumption is that funding will continue at 2006/07 levels and I want to reassure you that there is a long term commitment to working with drug misusing offenders. You may wish to note that, in response to a question about future funding of DIP, Paul Goggins MP, the Home Office Minister responsible for drugs, recently told Parliament that it is unlikely that funding for such a successful programme would be reduced. Whilst this is not an absolute guarantee that funding will be continued, it is both a sign that this is very likely and that all of your hard work is recognised at the highest levels.

I hope you find this note helpful. May I take this opportunity to thank you all for your continued commitment to the programme and to working with drug misusing offenders to reduce levels of drug related crime and deliver real benefits and opportunities to communities and individuals.

I will be writing to you shortly about the policy that is applied to requests for carry-forward of funding from one financial year to another.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Wheelhouse', enclosed in a rectangular box.

Peter Wheelhouse
Programme Director
Drug Interventions Programme

Appendix B

List of 'Trigger offences

Theft
Attempted theft
Robbery
Attempted robbery
Burglary
Attempted burglary
Aggravated burglary
Deception
Attempted deception
Handling stolen goods
Attempted handling stolen goods
TWOC Aggravated
TWOC
Going equipped
Begging
Persistent begging
Production of specified Class A
Supply of specified Class A
Possession of specified Class A
Possession w/l to supply Class A
Inspector's authority



Appendix C

Drugs Strategy Directorate

Drug Interventions Programme

**DAT Chairs
DAT Co-ordinators**

Date: xx April 2006

**CC: GO Drug Team DIP Leads
GO NTA
Peter Wheelhouse, DIP Director,
Home Office**

Home Office, 6th Floor, Peel Building, 2 Marsham Street, London, SW1P 4DF
Direct Line 020 7035 0545
E-mail: drugsfunding@homeoffice.gsi.gov.uk

DRUG ACTION TEAM for Haringey

Dear Colleague,

**GRANT TO IMPLEMENT THE DRUG INTERVENTIONS PROGRAMME – DIP MAIN
GRANT 2006/2007**

Funding allocations

1. A grant of up to **£1,421,448** (the DIP Main Grant) is available to your DAT in 2006/07 to enable the implementation of the Drug Interventions Programme as part of the local delivery of the Updated National Drug Strategy.
2. In 2005/6 the DIP Main Grant was formed by the following elements:
 - Throughcare / Aftercare
 - Capacity-Building
 - Arrest Referral
3. Other grant streams were administered separately, if you received these. These were:
 - Advanced Apprenticeship
 - Conditional Cautioning
 - PPO
 - Comprehensive Rent Deposit Model
 - Restriction on Bail
 - Additional CJIT Workforce
4. In order to reduce the bureaucracy associated with the administration and management of

all DIP grant streams we are merging the majority of the grant streams into a new, revised DIP Main Grant. Therefore, in 2006/07 your DIP Main Grant is constituted by the following grant streams and allocations:

- **the 05/06 elements of the DIP Main Grant (as given at paragraph 2 above) = £1,114,828**
- **Restriction on Bail = £20,000**
- **Advanced Apprenticeship = £0**
- **Prolific and Priority Offenders = £0**
- **Comprehensive Rent Deposit Model = £0**
- **Additional CJIT Workforce = £286,620**

Total DIP Main Grant now available for 2006/07 = £1,421,448

Yours sincerely,



Zilla Howell
Finance Manager
Drug Interventions Programme

Appendix D

Points awarded by individual Lot.

DIP Tender 2006 Evaluation Score

	Quality Score	Specific Lot1	Lot2	Lot3	Lot4	Lot5	Lot6	Total Score	Total Possible	%age Overall	Mode
A	345.48	210	190	144	150	166	92	1297.48	2380	54.52%	
Ranking	4	2	2	5	3	4	4			4	4
B	462.33	212	192	200	200	204	92	1562.33	2380	65.64%	
Ranking	1	1	1	1	2	1	4			1	1
C	314.26	192	151	163	228	161	128	1337.26	2380	56.19%	
Ranking	5	4	5	2	1	5	3			3	5
D	358.42	132	174	150	139	172	170	1295.42	2380	54.43%	
Ranking	3	5	4	4	5	3	1			5	3
E	392.88	196	180	160	150	192	168	1438.88	2380	60.46%	
Ranking	2	3	3	3	3	2	2			2	3

APPENDIX E

<i>Expenditure type</i>	Apr-Oct 06 (existing contractor)	Nov -Mar 07 (new contractor)	Total
Worker recruitment/retention	1,500	4,500	6,000
Salary costs	350,000	473,200	823,200
Provision of rapid prescribing	39,500	39,500	79,000
Co-ordination and delivery of aftercare services/interventions (client travel, food vouchers, gym passes, towels, oils, etc for massage, plus contribution to bedsit scheme)	13,000	13,000	26,000
Training	4,000	6,000	10,000
Rent Deposit Scheme	15,000	15,000	30,000
Other programme costs	103,624	143,624	247,248
Total	526,624	694,824	1,221,448

1 April 2007 to 31 March 2008

<i>Expenditure type</i>	1 April 2007 to 31 March 2008 Total
Worker recruitment/retention	6,000
Salary costs	823,200
Provision of rapid prescribing	79,000
Co-ordination and delivery of aftercare services/interventions (client travel, food vouchers, gym passes, towels, oils, etc for massage, plus contribution to bedsit scheme)	26,000
Training	10,000
Rent Deposit Scheme	30,000
Other programme costs	247,248
Total	1,221,448

Report Title: **Tottenham High Road, Heritage Economic Regeneration Scheme (HERS)**

(Part A): Award of contract

Forward Plan reference number (if applicable): **N/A**

Report of: **Zena Brabazon, Head of Neighbourhood Management**

Ward(s) affected: **Bruce Grove/
Tottenham Hale**

Report for: **Procurement Committee**

1. Purpose

1.1 To seek Member agreement to award the contract to Mullalley & Co. for building contract services on the English Heritage – Heritage Economic Regeneration grant scheme, consolidated approach (nos. 479-507), as outlined in Appendix Part B of this report.

2. Introduction by Executive Member

2.1 This project will directly assist with the Tottenham High Road Strategy and will help to preserve and enhance the conservation area. I support the recommendation of this report, particularly in light of the time constraints to take full advantage of the grant funding available.

3. Recommendations

3.1 That Members agree to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11, in accordance with the recommendations in paragraph 13.1 of the tender report.

3.2 That the contract be awarded for a period of 20 weeks.

Report Authorised by: **Justin Holliday, Assistant Chief Executive (Access)**
(Include signature here)

Contact Officer: **Graham Lee, Senior Regeneration & Conservation Officer**
(Tel. 020 8489 4542)

4. Executive Summary

4.1 The Neighbourhood Management Services Team has been awarded grant funding from English Heritage, under Heritage Economic Regeneration Scheme (HERS) grant scheme to assist in improving the fabric of the historic buildings in the conservation area along Tottenham High Road. This money has been matched with European Regional Development Funds and Council funding. Private contributions have also been made by the property owners.

4.2 This report seeks the approval of Procurement Committee for the award of a building works contract for specialist refurbishment work of historic buildings from 497-507 High Road Tottenham. This involves the refurbishment of the shopfronts, front and side building elevations and roofs.

4.3 The project to refurbish the buildings at 497-507 Tottenham High Road is part of a wider Tottenham High Road strategy.

5. Reasons for any change in policy or for new policy development (if applicable)

5.1 N/A

6. Local Government (Access to Information) Act 1985

6.1 List of background documents:

- English Heritage Grant Agreement
- Report to Haringey Council's Executive (25/01/05) – Urban Centres for City Growth ERDF Objective 2 Project
- Urban Centres for City Growth Project (UCCG) Grant Agreement

6.2 See Part B for exempt information.

7. Background

7.1 This project is the first phase of the consolidated approach (to refurbish groups of properties on Tottenham High Road) using funds from English Heritage, European Regional Development Funds, the property owners and the Council. This is following the aims of the High Road Strategy adopted by the Council to regenerate this area of Tottenham.

7.2 The aim of this project is to help preserve and enhance the conservation area in Tottenham High Road by refurbishing the shopfronts, front elevations and roofs of properties 497-507. This work will include:

- Repair and reinstatement of historic shop fronts
- Repair and conservation of buildings
- Reinstatement of lost architectural features

For example: missing stone detail, broken rain water goods, deteriorating brickwork, broken tiles and external cleaning.

- 7.3 Tottenham High Road has been in decline in the past and continues to suffer from physical and environmental neglect. The poor visual quality of these properties reflects the area's low economic vitality. It is an historic corridor, with many important local buildings and has been of keen interest to English Heritage who have made funds available for this scheme.
- 7.4 The shop and building owners of 497-507 Tottenham High Road have been offered grants to make specialist conservation improvements to the shopfronts and building exteriors which will improve the fabric, pride in the area, passing trade and commercial returns for the property owners.
- 7.5 The main outcome of the project will be to improve the physical condition and appearance of these properties and help to conserve the historic urban fabric of the area. To a larger extent, this will contribute to the physical and environmental improvements being made as part of a wider strategy to regenerate Bruce Grove.
- 7.6 The building improvements in this grant scheme and project must follow strict guidance set out by the funding bodies as well as the sensitive application of conservation principles, specific to the architectural time period and historic fabric of the existing built environment.

8. Budget

- 8.1 The pre-tender cost estimates were compiled from property estimates on the types of work required. The estimated budget was in general for work including: brickwork repair, window repair, roofing, new shopfronts, signage and some structural work. The overall grants budget available for the consolidated approach is £517,000.

9. Description of Procurement Process

- 9.1 The tender process was completed before the new construction Framework Agreement contracts for this value were in place. Therefore the contractors invited to tender were selected from the Council's approved list based on suitable experience and size of the project. The award criteria are based on the lowest tender.
- 9.2 Neighbourhood Management have worked closely and extensively with both the Corporate Procurement Unit and Construction Procurement Group to ensure that all procurement requirements were met and the correct procedures were followed.
- 9.3 Competitive tenders were invited from five firms from the approved list of contractors – see Part B-B1 (i) for list of tenderers.
- 9.4 The tenders received are listed in Part B-B1 (ii).
- 9.5 The defects liability period is 6 months.
- 9.6 All of the contractors invited to tender submitted a tender.
- 9.7 None of the tenders received are qualified in any way.
- 9.8 The overall range of tenders was 44.0 %; if the highest tender was discounted the range would be 15.6% among the other tenders.

9.9 All tenders are open for acceptance for a period of four months from 17th May 2006, the date for the submission of the tenders. Consequently a tender should be accepted not later than 17th September 2006.

9.10 For the lowest fixed price tender received, please see Part B-B1 (iii).

9.11 The lowest tender is 7.2 % above the original estimate generally due to variations in design and specification arising from final detailed inspections of the properties and negotiations with shop owners.

9.12 EXAMINATION OF THE LOWEST TENDER (S):

In view of the relative closeness of the two lowest tenders the tender documents associated with the two lowest prices were examined in detail and we report as follows:-

9.13 ARITHMETICAL CHECK:

No arithmetical errors were found in the lowest price tenderer.

Two minor arithmetical errors were found in the second lowest tender which, if adjusted, would have increased the tender.

This tender has been submitted in accordance with Alternative 1 contained in Section 6 of the Code of Procedure for Single Stage Selective Tendering 1996 and the Contractor with the arithmetical error agreed to stand by the tender sum.

The pricing is considered to be consistent and competitive.

9.14 DOMESTIC SUB-CONTRACTORS:

The list of domestic sub-contractors is to be confirmed and agreed with the lowest Contractor.

9.15 PC AND PROVISIONAL SUMS:

The lowest Contractor has not requested to be invited to tender for any PC and Provisional Sums.

9.16 PROGRAMME:

The programme for the works has been examined for the lowest tenderer and is found to be satisfactory and gives a clear critical path. The anticipated contract period for the works is 20 weeks.

10 Consultation

10.1 Property owners were consulted on the scheme before, during and after the grant application stages, with regard to their participation. All ground floor premises are commercial. Premises above the ground floor are residential except for no. 497 which is a dental practice.

11 Key Benefits and Risks

11.1 Benefits: physical, economic and social regeneration along Tottenham High Road.

- 11.2 Risks: 1) discovering unforeseen building conditions; 2) need to complete works before the European Regional Development Funds deadline of 31 December 2006, which now has been extended to 31 March 2007.

12 Contract and Performance Management

- 12.1 Contract and performance management will be overseen by Graham Lee, Senior Regeneration & Conservation Officer and Survey & Design Partnership, Architects and Surveyors, working closely with the Construction Procurement Group.

13 Summary and Conclusions

- 13.1 The contractor with the lowest fixed price tender will be awarded the contract, with a Contract Period of 20 working weeks, is considered to be satisfactory as the basis for a Contract.
- 13.2 The current assessment of increased costs likely to occur during the course of the contract is £0.00.

14 Recommendations

- 14.1 That Members agree to award the contract for building contract services to the contractor named in Appendix B of this report (Mullalley), and for the lowest price tender sum.

15 Equalities Implications

- 15.1 This project has been developed in line with the Council's statutory requirements in relation to the Disability Discrimination Act 1995 (DDA).
- 15.2 There are no specific equal opportunities implications arising from this report. However, any efforts to regenerate Tottenham must recognise the diversity and ethnicity of the area. Many of these businesses are set up and run by people from ethnic minority communities and therefore they will benefit from this scheme.

16 Health and Safety Implications

- 16.1 The Council will monitor all stages of the project to ensure that all health and safety risks have been assessed and appropriate control measures identified and implemented.

17 Sustainability Implications

- 17.1 Timber to be obtained from certified sustainable sources and generally all other specified items are for repair rather than renewal. As this is a conservation project, the work carried out will be refurbishing existing elements of the building as opposed to replacing them, which demonstrates sustainable practice.
- 17.2 In terms of delivering economic aspects of sustainability, this project will improve the visual outlook of these commercial properties, with the benefit of improved commercial return.

18 Financial Implications

- 18.1 This project forms part of Neighbourhood Management's financial plan this year and funds expended will be recuperated from the grants and individual contributions.
- 18.2 In order to claim the full available amount of ERDF grant the building works must be completed and the costs defrayed by March 2007. If this is not achieved there is a risk that Haringey Council may be required to fund the outstanding works in full.

19 Comments of the Director of Finance

- 19.1 The Director of Finance supports the award of contract as identified in this report particularly given the time-limited nature of grant funding the project.
- 19.2 Careful monitoring of the contract should occur throughout it's lifetime to reduce likelihood of project delays which might put at risk grant funding and it should also serve to highlight at the earliest possible time any unplanned for building requirements.

20 Comments of the Head of Legal Services

- 20.1 The estimated value of the contract is below the threshold for tendering in the EU under the Public Contracts Regulations 2006. The threshold is £3,611,474.
- 20.2 The report states that the Contract was tendered in accordance with Contract Standing Orders in that tenderers from the Council's Approved Lists were invited to tender in accordance with CSO 8,2 (d), the tenders were evaluated on the basis of the lowest tender.
- 20.3 Because the value of the contract as stated in the report is in excess of £250,000 any award must be approved by Members in accordance with CSO 11.3.
- 20.4 The recommendation in this report is to award the contract on the basis of lowest tender in accordance with Contract Standing Order 11.1 (b).
- 20.5 The Head of Legal Services confirms that there are no Council freehold properties involved and therefore no leaseholders of Council properties will be obliged to contribute to the proposed works mentioned in this report.
- 20.6 The Head of Legal Services confirms that there are no reasons preventing the Members from approving the recommendations in Paragraph 3.1 of this report.

21 Comments of the Head of Procurement

- 21.1 The Construction Procurement Group and Corporate Procurement Unit have both been involved in understanding the needs and arrangements for this project.
- 21.2 The project aims to improve the visual outlook of properties in a conservation area which have hitherto been the subject of some neglect. The improvements will deliver both economic and social improvements to the property owners, and will improve the visual appearance of the area. The project is worthwhile and will deliver significant improvement to the area and commercial benefits to local businesses.

- 21.3 The selection of the contractors invited to tender has been undertaken in a fully compliant manner, as has the selection of the contractor recommended at Part B of this report.
- 21.4 The range of tenders received is consistent with similar projects. All invited contractors have submitted bids for this work, providing assurance that the project is attractive to the market.
- 21.5 The period of time agreed by the selected contractor for the project is as required to meet the needs of the funding bodies involved.
- 21.6 The Head of Procurement therefore supports the recommendations to Members to approve award of contract on this basis.

22 Use of Appendices / Tables / Photographs

- 22.1 Photograph 1: Elevation of properties – 497-507 Tottenham High Road
- 22.2 Part B of this report contains exempt information.

Appendix



Photograph 1: Elevation of properties – 497-507 Tottenham High Road

*** HARINGEY COUNCIL ***

[No.]

Agenda item:

Procurement Committee

on 27th June 2006

Report Title: **Amalgamation of North Harringay Primary School – kitchen phase I: Award of Contract (Part A)**

Forward Plan reference number (if applicable):

Report of: **Director of The Children's Service**

Wards(s) **Harringay**

Report for: **Non-Key Decision**

1. Purpose

1.1 This report seeks Member approval to award the contract for the amalgamation of North Harringay Primary School, Falkland Road, N8.

2. Introduction by Executive Member

2.1 North Harringay Primary School formally amalgamated in September 2004 and this report forms a further part of the amalgamation work, namely the construction of an onsite kitchen.

2.2 An onsite kitchen will help both the school raise the nutritional standards of the food it serves and help both the school and the council meet one of the key Every Child Matters Outcomes – Be Healthy.

2.3 I endorse the decision to award the contract for these works to Borrás Construction Ltd and would ask fellow elected members to do so.

3. Recommendations

3.1 That Members agree to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11.01(b), to the contractor named in Part B, section 6.0.

Report Authorised by: **Sharon Shoesmith, Director of The Children's Service.**

Signed *S. M. Shoesmith* Date *12/06/06*

Contact Officer: **Brendan Wells, Head of Property and Contracts**
020 8489 3805

4. Executive Summary

4.1 The recommendation to the Chief Executive and the Director of The Children's Service is that the contract be awarded allowing construction works to commence in June 2006 and complete in November 2006 (22 weeks).

5. Local Government (Access to Information) Act 1985

5.1 List of background documents:

The following background documents were used in production of this report:

- Post-tender interview scoring as prepared by Dearle & Henderson;
- Tender cost report as prepared by Dearle & Henderson, March 2006;
- Pre-tender cost Plan as prepared by Dearle & Henderson.

5.2 See Part B for exempt information

6. Background

- 6.1 North Harringay Primary is a Victorian School that bring in off-site cooked meals which are then electrically heated prior to serving to the children. The Children's Service has recognised the need to improve the quality of food served to the children and staff at the school and to meet the increasing nutritional requirements that local authorities are being asked to meet. To facilitate this, and in agreement with the School, parents and Governors approval was obtained to create an on-site cooking facility for the amalgamated school. The overriding aim of the amalgamation scheme is to provide a seamless and jointly focussed transition for pupils from Key Stages One and Two through to Secondary education.
- 6.2 The amalgamation process is seeking to raise educational standards through improving the working environment of staff and pupils. The first phase of the planned works includes for the construction of a new dining centre over two floors to be built adjacent to the boiler room. This will also include for welfare, storage and office facilities for the new catering team to be employed on this scheme.

The ground floor will be the cooking kitchen and serving area with a service lift providing meals to the first floor serving area. Re-claiming the space previously used as a kitchen (many years ago) will feature in a future phase. The works have been planned to cause the minimum impact on the school, utilising as much of the summer recess period as possible.

- 6.3 Allied to the works is the provision of a new below ground gas supply to the school and the removal of the old supply which currently lies under the footprint of the new construction. Various below ground drainage alterations will also need to be carried out at the time. The works will also include the provision of a new boiler flue for the five recently installed boilers supplying the school's heating and domestic hot water services, provision of new windows to the ground floor hall and dedicated access to the kitchen service vehicles (waste collection, deliveries, etc). All works carried out will meet the current D.D.A. requirements.
- 6.4 Pre-submission discussions were held with Planning Officers to consider the design approach and details of the scheme. Two open events were held at the school for parents, local residents and other parties to view and comment on the proposals. Planning Permission has been granted.
- 6.5 The approval of this project will address Condition, Suitability, Inclusion and Sufficiency issues within the boundaries of the site. The School is located within the Harringay Ward of Haringey.
- 6.6 A pre-tender estimate was made for the works. This is below the EU Threshold for Works Contracts of this type; therefore the EU Public Procurement Rules for advertising within OJEU (Official Journal of the European Union) are not applicable.

7.0 Budget

- 7.1 Total funding provision has been made for this Phase I amalgamation project of £550k through the DfES Formulaic allocation to the Council for Primary Modernisation (£525k 2006-07, £25k 2007-08).

8.0 Description of Procurement Process

- 8.1 Tenders have been invited on a fixed price basis with a 22-week contract period. Five contractors were selected by rotation to bid, from the Council's approved contractor list, managed by the Construction Procurement Group (CPG), for the Amalgamation works. The selected companies are detailed in Appendix B.
- 8.2 The tenders were received on 3rd March 2006 and the results are as Part B paragraph 2.2. The tenders are open for 6 months hence should be accepted prior to 3rd September 2006.

Evaluation

- 8.3 The bids were evaluated on the basis of the most economically advantageous tender. The bidders were asked to submit method statements for the project quality assessment based on the following:-
 - Contract Management

- Supply Chain Management
- Liaison and Satisfaction
- Training, Development and Diversity
- Cost Management
- Health, Safety and the Environment
- Sustainability
- Quality
- Compliance of submission with Instruction to Tender document

8.4 Each contractor's cost submission was evaluated and scored by a representative from the professional quantity surveyor, the architect, the client body and Haringey Council's Construction Procurement Group. These scores contributed towards the collective scores for the contractors. Cost submissions included assessment of profit and overheads, and preliminaries.

8.5 The technical and quality submissions were evaluated by a panel which consisted of: -

- Hazel McCormack Young - Architects
- Dearle & Henderson - Quantity Surveyors and Cost Consultants
- Dearle & Henderson – Planning Supervisors
- Haringey Council, The Children's Service, Property & Contracts – Client Body
- Haringey Council – Construction Procurement Group

8.6 A session of post-tender Interviews was held with the four compliant tenderers in room 138 at Hornsey Town Hall on Thursday 1st June, 2006. The panel was as above. One tenderer submitted a non-compliant bid on the basis they refused to submit a priced copy of the Bills of Quantities. Haringey's Construction Procurement Group confirmed that this bid should be treated as non-compliant.

8.7 The results of these submissions and interviews are contained in Part B paragraph 3.4.

9.0 Consultation

9.1 Two consultation events were held during the design stage involving teachers, parents, governors and children including an open evening during a parent's evening to allow all interested parties to view the designs and speak to the professional team.

9.2 Local residents have also been consulted during the planning and design stages.

10.0 Key Benefits and Risks

Benefits

- 10.1 The provision of high quality meals to the children and staff at the school and the ability to design a kitchen from scratch to ensure that the menus reflect the chosen equipment. This kitchen will be able to raise nutritional standards within the part of the borough.
- 10.2 The new menus are being formulated between the Children's Service catering manager, the catering department and the school's Food Group.

Risks

- 10.3 The project is not without risk. As with all construction projects a significant proportion of risk is associated with the below ground excavation which includes services diversions and foul and surface drainage alterations. Contingency monies have been allocated against these items and in particular, the order for Transco's element is to be placed as one of the first items on the programme.
- 10.4 The scheme involves work within an occupied school, therefore, the school's Senior Management Team, the Contract Administrator and Haringey Council have agreed a methodology for how the works are to be undertaken and to mitigate any foreseen risks. This methodology shall be contained within the Construction Phase Health & Safety File.

11.0 Contract and Performance Management

- 11.1 The Conditions of Contract will be the Joint Contracts Tribunal (JCT) Intermediate Form of Building Contract 1998 Edition incorporating amendments 1 - 5. The Lead Designer and Contract Administrator is Hazel McCormack Young who were commissioned through and in accordance with the Haringey Construction Related Consultancy Services framework agreement.
- 11.2 Performance Management will be undertaken:
- in accordance with the method statements supplied as part of the tender
 - in accordance with satisfying the client brief and the specified outputs from the school.

12.0 Summary and Conclusions

- 12.1 The provision of an in-house commercial cooking facility will go some way to meeting the rising demand for higher standards for school meals within our schools. This project forms part of the planned overall master plan for the school and will enable the construction of the school's new entrance at a later time.
- 12.2 There is an acceptable tender that can be afforded within the overall budget.

13.0 Recommendations

- 13.1 That the Members agree to award the contract for the kitchen phase of the amalgamation works at North Harringay Primary School to the contractor named in Part B, section 6.0.

14.0 Equalities Implications

- 14.1 The scheme is designed to ensure the Authority complies with statutory requirements in relation to the Building Regulations Part M 2004 "Access to and Use of Buildings", and the Disability Discrimination Act 2005 (DDA). This compliance only affects the areas within the scheme; not the buildings generally. This includes accessibility for wheelchair users and for those using a trolley for heavy loads supplying the kitchen by means of level access ramp from the loading area outside; 900mm clear door openings within the kitchen space, and accessible toilet to the staff areas at the rear of the kitchen. Contrasting colours will be used to aid the visually impaired including coloured anti-slip surfaces to indicate changes in level and in wet areas, also identification of nosings of all stairs. The scheme includes conventional and pictorial signage.

15.0 Health & Safety Implications

- 15.1 All contractors have been assessed as competent and obtained from the Approved List provided by Haringey Council's Construction Procurement Group. They also comply with the requirements of the Council's Health and Safety policy.
- 15.2 As required by the Construction (Design and Management) Regulations 1994, the Principal Contractor's Construction Phase Health and Safety Plan will be checked and approved by the Planning Supervisor prior to the commencement of work on site and assistance will be given to the school to modify its own Health and Safety Plan should it be necessary, due to the adjacent construction works.
- 15.3 As part of this contract and in conjunction with the Headteacher, the contractor will organise a presentation to the school from their Health and Safety advisor.
- 15.4 A rigid security hoarding will be erected around the site compound with observation panels to allow pupils and staff to monitor site progress whilst maintaining site safety.

16.0 Sustainability Issues

- 16.1 The design has been developed to complement the existing school, yet make a design statement using natural external materials obtained from a sustainable source.
- 16.2 The expansion also provides an opportunity to improve efficiency of the existing school by careful remodelling. This has been done in conjunction with the school's head teacher and deputies.

16.3 During the post tender interview, the proposed contractor advised that he will be directing that the site work force use public transport where possible, largely because there is no suitable parking on site or near site. Falkland Road (adjacent to site) is largely occupied by residents and teaching staff. The proposed contractor confirmed that an influx of construction orientated traffic may be problematic to the school and as such will be directing his contractors to use public transport. This is also referred to in clause A12 of the Prelims within the tender. In addition, the Prelims also require deliveries to be outside of the hours 09.00 – 15.30, and that commercial vehicles used by the proposed contractor should not wait in any Haringey streets between the hours of 21.00 and 07.00.

16.4 Energy Efficiency

Energy efficiency is being designed into the building including the use of four Sunpipes to the kitchen and food preparation area (to utilise natural lighting) and the provision of low energy lighting.

16.5 Materials

The proposed contractor advised the panel during the post tender interview that they proposed to use timber cladding will be sourced from a sustainable source. Evidence of this will be requested when the contractor is placing their orders.

16.6 Environmental Assessment

The proposed contractor has confirmed his willingness to use products with minimal use of protective packaging and to use transport suitably sized for the project. Where possible, due to the tight confines of the site, selected material will be taken from site and separated for recycling. This was reiterated during the proposed contractor's post tender interview. The proposed contractor also gave assurances that they'd be expecting to employ local labour for elements of the works package. Again, evidence of this will be required.

16.7 Waste Management and Recycling

Delivering a sustainable development, and managing and minimising waste have been significant factors in the selection criteria for choosing the contractor. During the design and construction process materials will be assessed with regards to source, waste, energy, recyclables and waste minimisation by use of standardised components.

16.8 Thermal Performance

New construction will either meet or exceed the thermal performance requirements of the Building Regulations, Part L2. A full submission has been made to Building Control to demonstrate compliance.

16.9 Lighting

Energy saving electric lighting will be provided throughout the new works including low energy light sources and occupancy sensors.

16.10 Shading:

Solar control glass will be provided to the three roof lights fitted to the first floor level food servery area, reduce solar gains. Calculations indicate that acceptable temperatures, (within the limits set in the Building Regulations, Part L2), will be maintained by opening windows.

16.11 Ventilation:

The hall will be naturally ventilated with openable windows and high level clerestory windows.

Apart from extract systems in the kitchen and WC's, only the kitchen has been provided with mechanical ventilation, to cope with cooking smells and the obvious heat build up.

16.12 Water saving:

Sanitary fittings provided for the canteen staff's welfare provision will utilise a water efficient low flush WC with complementary taps.

17.0 Financial Implications

17.1 These are contained in Part B paragraphs 7.1 – 7.4.

18.0 Comments of the Director of Finance

18.1 The program will be funded through the formulaic allocation from the DfES which is already in place and contained in the Children's Services medium term capital plan.

18.2 The projected cost is within budget provision made in the medium term capital plan and can be contained within the Children's Service overall provision.

18.3 The Director of Finance has no objection to the award of the contract for the school expansion at North Harringay Primary School to the contractor named in Section 6.1, Part B for a 22-week contract period.

19.0 Comments of the Head of Legal Services

19.1 The estimated value of the contract is below the threshold for tendering in the EU under the Public Contracts Regulations 2006. The threshold is £3,611,474.

19.2 Paragraph 8.1 of the report states that the Contract was tendered in accordance with Contract Standing Orders in that tenderers from the Council's Approved Lists were invited to tender in accordance with CSO 8,2 (d), the tenders were evaluated on the basis of the most economically advantageous tender .

19.3 Because the value of the contract as stated in the report is in excess of £250,000 any award must be approved by Members in accordance with CSO 11.3.

- 19.4 The recommendation in this report is to award the contract on the basis of most economically advantageous tender in accordance with Contract Standing Order 11.1 (b).
- 19.5 The Head of Legal Services confirms that no leaseholders will be obliged to contribute to the proposed works to north Harringay Primary school.
- 19.6 The Head of Legal Services confirms that there are no reasons preventing the Members from approving the recommendations in Paragraph 13.01 of this report.

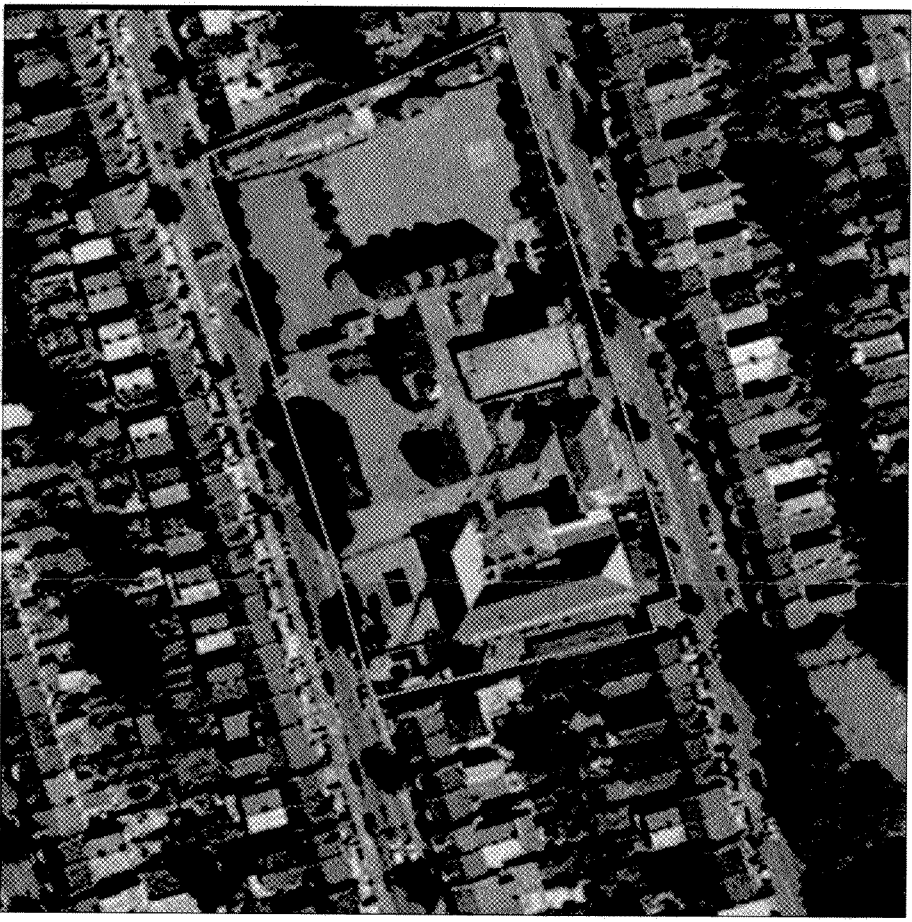
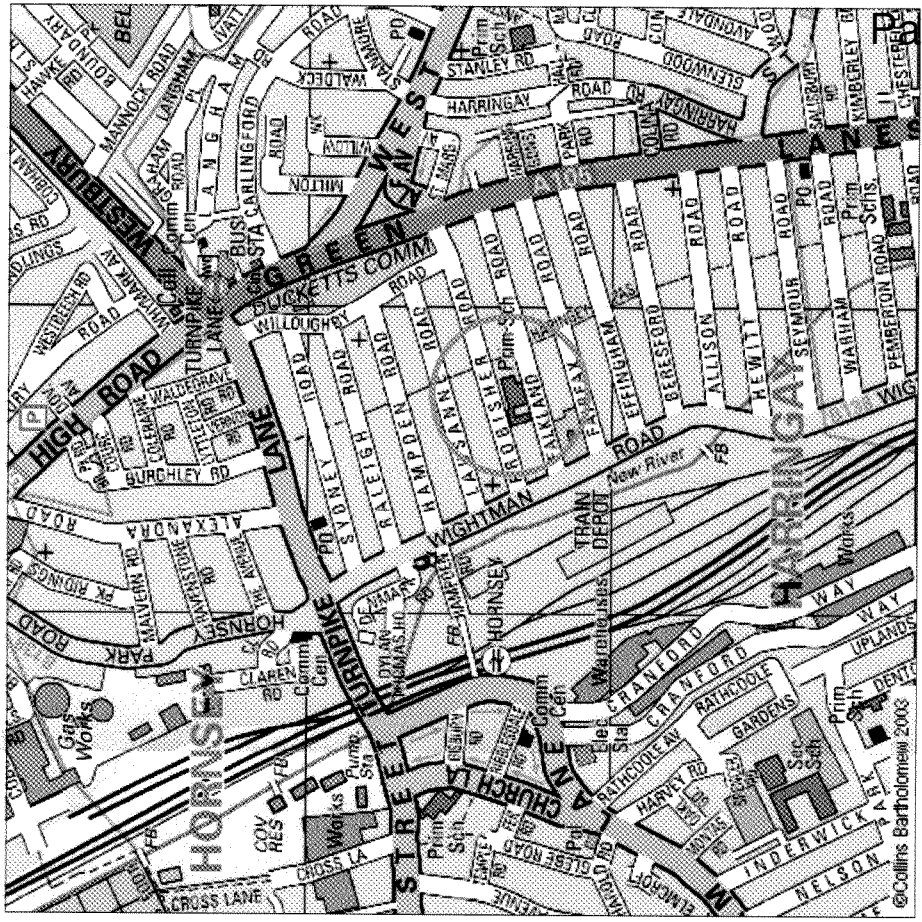
20.0 Comments of the Head of Procurement

- 20.1 The selection of contractors has been undertaken from the Council approved list of construction contractors, managed by the Construction Procurement Group.
- 20.2 The evaluation of the bids from all contractors has been undertaken on a most economically advantageous tender (MEAT) basis, ensuring not only that both quality and price information have been fully considered but also that the Council can be assured of a best value solution.
- 20.3 In addition to the Sustainability benefits mentioned at para.16, (which concentrate on environmental performance) it is also worth noting that this project delivers commendable social and economic sustainable benefits, such as the provision to staff and children of nutritious meals that have not had to acquire 'food miles' as part of the process.
- 20.4 The use of energy efficient lighting, sunpipes and natural ventilation (in most parts of the facility) are significant measures to ensure that the new facility will be as energy efficient as possible. It is vital that our capital works projects identify these opportunities at the earliest stages of the project.
- 20.5 Two significant risks of this project have been identified, but the Head of Procurement is confident that the measures identified to reduce the risks are adequate.
- 20.6 The Head of Procurement therefore supports the recommendation at para.13 that Members approve award of the contract to the contractor

21.0 Appendices

- 21.1 Appendix A: site plan HMY 1123/001/P3
- 21.2 Part B of this report contains exempt information.

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Denotes application site boundary
 Area : 0.7377 ha

N LOCATION PLAN

0 25m 50m
 Scale

Only figured dimensions are to be used for construction purposes. This drawing must be read in conjunction with all relevant details for the project. All dimensions are to be checked on site prior to commencement and any discrepancy reported to the Architect or Contract Administrator. Copyright © HMY 2001

Revisions
 P2 03-08-05 Planning
 P3 24-10-05 Tender Issue

Drawing	Location Plan
Project/Client	North Haringey Primary School London N8 Haringey childrens Services
Job reference	1123
Drawing number	001
Revision	P3
Date	April 05
Scale at A3	1:1250
Purpose of Issue	Tender

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*** HARINGEY COUNCIL ***

Agenda item: **[No.]**

Procurement Committee

On 27 June 2006

Report Title: Refurbishment and re-modelling of Treetops building at Stroud Green Primary School, N4 to form a Children's Centre. (Part A): Award of Contract

Forward Plan reference number (if applicable): **[add reference]**

Report of: **Director of The Children's Service**

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

Report for: **Non-Key Decision**

1. Purpose

1.1 This report seeks Member approval to award the contract for the refurbishment and remodelling of Treetops building and associated works at Stroud Green Primary School to form a Children's Centre.

2. Introduction by Executive Member

2.1 The need for a Children's Centre in Stroud Green ward was identified under the Government's Children's Centre phase 1 initiative aimed at reaching children living in the 20% most deprived wards. The centre will provide a range of support services for parents and carers.

2.2. The scheme will include the refurbishment and remodelling of the existing administration areas and the existing toilet provision, within the existing Treetops building, will be totally refurbished.

3. Recommendations

3.1 That Members agree to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11, in accordance with the recommendations in paragraph Part B 4.1 of this report.

Report Authorised by: Sharon Shoemith, Director of The Children's Service

Signed..... *S. M. Shoemith* Date..... *13.06.06*

Contact Officer: Brendan Wells, Head of Property and Contracts

020 8489 3805

4. Executive Summary

- 4.1 Following tender analysis of the bids received, the recommendation to the members is that the contract be awarded to T & B (Contractors) Ltd, allowing construction works to commence in July 2006 for 12 weeks
- 4.2 Due to delays in funding approval coming through there may be an urgency to bring forward works to reception area, other works to commence sequentially. This will be subsequently reviewed with the contractor if required by client department.
- 4.3 . The method of assessing all of the contractors' submissions was based on the lowest price.

5. Local Government (Access to Information) Act 1985

5.1 List of background documents:

The following background documents were used in production of this report:

- Tender cost report as produced by Frankham Consultancy Group Ltd , May 2006
- Pre-tender cost plan as prepared by Frankham Consultancy Group Ltd.

5.2 See Part B for exempt information.

6. Background

- 6.1 Children's Centres are a key part of the development of services for children and their families, and act as a hub for a specified area. We want to ensure that the children's centres in Haringey deliver high quality, integrated care and early education, family support and health services.
- 6.2 The need for a Children's Centre in the Stroud Green ward was identified under the Government's phase 1 initiative for a children's centre to reach children living in 20% wards on the deprivation indices. The centre will ensure good links with schools, extended schools and out of school activities. Parents will also have updated information about schools and activities.
- 6.3 The Government has provided Haringey Council with £3,407,321.00 children's centre capital to develop 10 Children's Centres by March 2006 (Sure Start Unit has given an extension of time for Stroud Green Children's Centre to be opened by September 2006), and £4,484,529.00 to develop a further 8 Centres by March 2008. There is a target for creating 505 new childcare places in Haringey in the phase 1 centres by September 2006.

7. Description

- 7.1 Stroud Green Primary is a grade 2 listed Victorian school building and the provision of a Children's Centre on the school site will allow for a Children's Centre that brings together services for children under 5s and their families. The parents and carers can choose from a range of support services such as drop-ins where families stay and play with their children, health advice , training courses, workshops on parenting, support before and after the birth of a baby,

advice on getting training and work, forums where parents and carers say what the centre should offer. Children and families with extra needs can be quickly linked to specialist services.

- 7.2 The scheme allows for the remodelling and refurbishment of the Treetops building at the school, based upon the DfES model for a new children's centre. This will allow the centre to provide a range of support services for the parents and carers to choose from. The ground floor of the Treetops building is only used for wrap around care i.e. after school club, childminder's drop in and holiday scheme for children under 8 years of age.
- 7.3 Minor alterations to the Nursery building including provision of disabled WC and upgrade of kitchen facility was completed, within a previous phase of works at Stroud Green Primary School. This has allowed the facility to be brought up to current standards.
- 7.4 The scheme will include the refurbishment and remodelling of the existing administration areas, enhancing the management and focal point of the school and the children's centre.
- 7.5 The toilet provision within the existing Treetops building will be totally refurbished and provide accessible toilets to include the provision of wash-down areas.
- 7.6 In terms of Asset Management priorities the approval of this project will address Condition, Suitability, and Sufficiency issues, at the School which is located within the Stroud Green Ward of Haringey
- 7.7 Planning permission has been received for the project.
- 7.8 Quotes for platform lift were obtained separately in April 2006.
- 7.8 Evaluation of the tenders were based on the lowest price.

8. Budget

- 8.1 Total funding provision has been made for Stroud Green Children's Centre project of £570,112.00; £10,000.00 of which is coming from the school's Devolved Capital, £370,000.00 from the Phase 1 children's centre allocation and £190,112.00 from Phase 2 allocation. Please note we have approval from the Sure Start Unit to carry forward £330,000.00 of the Phase 1 allocation to 2006/07. The funding approvals from Sure Start (Government Office for London) were not received until 18th May 2006 (Phase 1) and 24th May 2006 (Phase 2).
- 8.2 Tenders were invited from five companies on a fixed price basis with a 12 week contract period. The Construction Procurement Group provided the companies from the Council's list of approved contractors for inclusion on the tender list. The selected companies are detailed in Appendix B.
- 8.3 The tenders were received on 25 April 2006 and the results are as Part B paragraph 2.2. The tenders are open for four months hence should be accepted prior to 15 August 2006.

- 8.4 Each contractor's cost submission was evaluated by Frankham Consultancy Ltd. Cost submissions included assessment of profit and overheads, and preliminaries.

9. Consultation

- 9.1 Regular monthly Local Planning Group meetings have been held involving school staff, school governors, external partners, the Treetops after school club manager and all interested parties since June 2005. The group has been consulted throughout the planning and design stages and had their regular in-put on the scheme.

10. Key Benefits and Risks

- 10.1 The provision of a Children's Centre will help us ensure that the children's centres in Haringey deliver high-quality, integrated care and early education, family support and health services.

11. Contract

- 11.1 The Conditions of Contract will be the Joint Contracts Tribunal (JCT) Intermediate Building Contract 2005. The Lead Designer and Contract Administrator is Frankham Consultancy Group Ltd commissioned through and in accordance with Haringey's Construction related Consultancy Services Framework Agreement.

12. Summary and Conclusions

- 12.1 The provision of a Children Centre at Stroud Green Primary school will deliver high quality, integrated care and early education family support and health services for the local community.
- 12.2 There is an acceptable tender that can be afforded within the overall budget and the school will be managing the facility.
- 12.3 Due to delays in funding approval coming through there may be an urgency to bring forward works to the reception area, other works to commence sequentially. This will subsequently be reviewed with the contractor if required by client department.

13. Recommendations

- 13.1 That Members agree to award the contract for remodelling and refurbishment of the Treetops building at Stroud Green Primary to the contractor named and for the sum stated in Part B 4.1.

14. Equalities Implications

- 14.1 The scheme is designed to ensure the Authority complies with statutory requirements in relation to the Building Regulations Part M 2004 'Access to and use of buildings', and the 'Disability Discrimination Act 2005 (DDA)'. This compliance only affects the areas within the scheme not the buildings generally.

This includes accessibility for wheelchair users by means of level access, 900 mm clear door opening, provision of a platform lift and accessible toilets. Contrasting colours will be used to aid the visually impaired including tactile flooring to indicate changes in level and identification of edges of all stairs. The scheme includes conventional, tactile and pictorial signage at different heights to assist the easy movement of all throughout the facility.

- 14.2 The link-way and platform lift will afford parents, carers and staff internal access to areas that are currently only accessed via an internal route through the ICT suite. This will be of benefit to the school at large, including the wider local community in and out of term time.
- 14.3 This project will allow for a Children's Centre that brings together services for children under 5 and their families. The parents and carers can choose from a range of support services such as drop-ins (where families stay and play with their children), health advice training courses, workshops on parenting, support before and after the birth of a baby, advice on getting training and work, forums where parents and carers say what the centre should offer. Children and families with extra needs can be quickly linked to specialist services.
- 14.4 The Stroud Green Ward is made up of a diverse community and the provision of a Children's Centre will benefit the wider community.

15. Health and Safety Implications

- 15.1 All contractors have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry- wide body. They also comply with the Council's Health and Safety policy.
- 15.2 As required by the Construction (Design and Management) Regulations 1994, the Principal Contractor's construction Phase Health and Safety Plan will be checked and approved by the Planning Supervisor prior to the commencement of work on site and assistance will be given to the school to modify its own Health and Safety Plan should it be necessary, due to the adjacent construction works.
- 15.3 As part of this contract and in conjunction with the Head teacher, the contractor will organise a presentation to the school from their Health and Safety advisor.

16 Sustainability Implications

- 16.1 The design has been developed to complement the existing school, yet make a design statement using natural materials (i.e. timber for joinery) obtained from a sustainable source.
- 16.2 The Children's Centre also provides an opportunity to improve efficiency of the existing school by careful remodelling.
- 16.3 Energy Efficiency
Energy efficiency is being designed into the building by using natural light and the provision of low energy lighting. The majority of the rooms will be adequately naturally lit for most of the day.
- 16.4 Materials

Timber will be from managed forestry sources. The floor covering to most areas is linoleum.

16.5 Ventilation

The rooms will be naturally vented with openable windows and high level clerestory windows.

Apart from extract systems in the kitchen and WC's, no other areas have been provided with mechanical ventilation. No cooling will be provided.

16.6 Thermal Performance

Replacement double glazed windows will meet or exceed the thermal performance requirements of the Building Regulations, Part L2. A full submission has been made to Building Control to demonstrate compliance.

16.7 Lighting

Energy saving electric lighting will be provided throughout the new works.

16.8 Water saving

Sanitary appliances will be water efficient low flush WCs with non-concussive taps to wash hand basins.

17 Financial Implications

17.1 These are contained in Part B, paragraphs 3.1 and 4.1

18 Comments of the Director of Finance

18.1 All financial resources required for this project have been secured without recourse to council funds. It is imperative that written confirmation is received from Stroud Green Primary School in respect of their Devolved Formula Capital contribution to be certain of its availability.

The contract cost is well within approved resources available and no risk is perceived at this stage.

The Director of Finance has no objection to the award of the contract for building works at Stroud Green Primary to T&B (Contractors) Ltd in the sum of £298,247.00 subject to confirmation from the school of the availability, and their commitment to utilisation, of Devolved Formula Capital to support the project.

19 Comments of the Head of Legal Services

19.1 The estimated value of the contract is below the threshold for tendering in the EU under the Public Contracts Regulations 2006. The threshold is £3,611,474.

19.2 The report states that the Contract was tendered in accordance with Contract Standing Orders in that tenderers from the Council's Approved Lists were invited

to tender in accordance with CSO 8,2(d), the tenders were evaluated on the basis of the lowest tender.

- 19.3 Because of the value of the contract as stated in the report is in excess of £250,000 any award must be approved by Members in accordance with CSO 11.3.
- 19.4 The recommendation in this report is to awards the contract on the basis of lowest tender in accordance with Contract Standing Order 11.1(b).
- 19.5 The Head of Legal Services confirms that no leaseholders will be obliged to contribute to the proposed works at Stroud Green Primary School.
- 19.6 The Head of Legal Services confirms that there are no reasons preventing the Members from approving the recommendations in Paragraph 3.1 of this report.

20 Comments of the Head of Procurement

- 20.1 The contractors invited to tender for this project have been selected from the Council's approved list of building contractors, and the invitation process is clear and fully compliant.
- 20.2 The range of bid prices received from the five contractors represents a significant spread, and the price selected is the lowest.
- 20.3 In many cases where the lowest price is such a high percentage different from the range, this would be a cause for concern. Given, however, that the prices have been fully evaluated by a consultant from the Council's consultancy framework agreement, the risk that such a low price may not represent value for money has been mitigated by this evaluation.
- 20.4 The benefits of this project are clearly outlined within the report.
- 20.5 The procedure to appoint a suitable contractor appears to have been carried out in a fully compliant manner, and the head of procurement therefore supports the recommendation to Members to approve the award of contract as at Appendix B.

21 Use of Appendices / Tables / Photographs

- 21.1 Appendix A: Site Plan Drawing number: 220064/01A
- 21.1 Part B of this report contains exempt information.

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Report Title: Expansion of North Harringay Primary School, Falkland Road, N8: Award of Contract (Part B)
Forward Plan reference number (if applicable):
Report of: Director of the Children's Service
Report authorised by: Sharon Shoesmith
Contact Officer: Brendan Wells, Head of Property and Contracts Tel: 0208 489 3805

B 1.0 - Exempt information

This document is **not for publication** as it contains exempt information under the following categories:

Exempt information under the Haringey Council Constitution.

The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services (Ground 8).

2.0 Tenders

2.1 Tenders were invited from five companies on a fixed price basis with a 22-week contract period. The Construction Procurement Group selected the companies from the Council's list of approved contractors, for inclusion on the tender list. The selected companies are detailed in the table below.

Contractor	Nr. Of Invites	By selection	By rotation	Successful	Unsuccessful	Pending Successful	Pending Unsuccessful
Albert Soden	0	0	0	0	0	0	0
Mansell Construction	2	2	0	1	0	0	1
Jerram Falkus Construction Ltd	5	2	3	2	0	1	2
Borras Construction	1	1	0	0	1	0	0
Thomas Sinden	4	0	4	0	4	0	0

The figures provided are based on the 6 month period before the tender return date which in this case was 3rd September '05 to 3rd March '06.

- 2.2 The tenders were received on 3rd March '06 2006 and the results are as follows:-

Tender Result	Price for 22-weeks £	£	Contractor's offer period
Pretender Estimate	456,000.00		n/a
Albert Soden	525,663.00	498,163.00	26
Mansell Construction	501,046.81	493,389.00	20
Jerram Falkus	552,842.00	530,868.00	30
Borras Construction	444,824.00	n/a	n/a
Thomas Sinden	540,949.39	534,814.64	20

- 2.3 Tenders were invited on the basis of Bills of Quantities, specification and drawings. The tenderers were invited to submit a fixed price tender for completing the works in 22 weeks; prices to be open for 6 months from date of submission.
- 2.4 One tender was submitted within the construction budget which was also within the PQS's pretender estimate.
- 2.5 The defects Liability Period is 12 months. The range of tenders submitted is £108,018.00 (for submissions within the 22 weeks).
- 2.6 It should be noted that the tender costs exclude IT connections and equipment, telephone systems, furniture, fixtures and fittings, e.g. desks and dining furniture. These additional items are to be funded from the school's devolved capital. The cost for the kitchen equipment is included within the tender submission.

3.0 Evaluation

- 3.1 The bidders were asked to submit method statement for the project quality assessment based on the following:-
- Contract Management
 - Supply Chain Management
 - Liaison and Satisfaction
 - Training, Development & Diversity
 - Cost Management
 - Health, Safety and the Environment

- Sustainability
- Quality
- Compliance of Submission with Instruction to Tender Document

3.2 Each contractor's cost submission was evaluated and scored by the quantity surveyor. These scores contributed towards the collective score for that contractor. Cost submissions included assessment of profit and overhead, preliminaries.

3.3 The technical and quality submissions were evaluated by a panel which consisted of: -

- Hazel McCormack Young – Architects
- Dearle & Henderson – Quantity Surveyors and Cost Consultants
- Dearle & Henderson – Planning Supervisors
- Haringey Council Property & Contracts – Client
- Haringey Council Construction Procurement Group

Albert Soden did not submit priced copy of the original bills of quantities so their bid was considered non-compliant. The panel assessed all the offers since the non-compliant decision wasn't taken prior to the assessments being completed.

The same panel also scored each of the compliant tenderers on a post tender interview on a given health and safety scenario. These marks form part of the assessment.

3.4 The results of this assessment are contained within Appendix 8.2 of this document.

3.5 The bid from Borrás Construction at £444,824 is 2.5% below the pre-tender estimate.

3.6 The costs of the whole project should be containable within the overall budget allocation of £600,000.00 and the programme would achieve an additional new catering facility on site towards the end of 2006.

3.7 The bid from Borrás Construction Ltd at £444,824 is therefore recommended for acceptance.

4.0 Project costs

4.1 Budget Breakdown

Budget	£
Provision within 2005-08 Capital Programme	600,000
Project Cost Estimate	
Contract	444,824
Fees Phase I @ 29.8%	132,557
	577,381
Contingency Sum (~5%)	22,618
Total	600,000

4.2 Fees and services have been set up for this project in accordance with Haringey Design Services Framework Agreement.

Professional Fees		£
Architects Fees (DEE4) @ 18%		80,068
Quantity Surveyor (QE4) @ 7.9%		35,141
Clerk of Works Fee @ 3%		13,344
Planning Supervisor Fees @ 0.9%		4,003
Total Fees @ 29.8%		132,557

5.0 Expenditure

5.1 Annual estimated expenditure (including design fees)

Financial Year	Construction £	Fee £	Total £
Previous years		53,500	53,500
2005-2006		50,000	50,000
2006-2007	433,703	22,057	455,760
2007-2008	11,120	7,000	18,120
Contingency	22,618		22,618
Total	467,442	132,557	600,000

6.0 Recommendations

6.1 That Members award the contract for the school expansion at North Haringay Primary School to Borrás Construction Ltd in the sum of £444,824.00 with a 22-week contract period.

7.0 Comments of the Director of Finance

7.1 The program will be funded through the formulaic allocation from the DfES which is already in place and contained in the Children's Services medium term capital plan.

- 7.2 The projected cost is within budget provision made in the medium term capital plan and can be contained within the Children's Service overall provision.
- 7.3 The Director of Finance has no objection to the award of the contract for the school expansion at North Harringay Primary School to Borrás Construction Ltd in the sum of £444,824.00 with a 22-week contract period.

8.0 Appendices

- 8.1 Appendix A: Site Access Plan
Drawing number 1123/001/P3
- 8.2 Appendix B: Dearle & Henderson Quality Price Matrix
2nd June 2006.

Appendix 8.2

Dearle & Henderson 02.06.06

		Borras Construction Ltd	Mansell Constuction Services Ltd	Albert Soden Ltd	Thomas Sinden Construction Ltd	Jerram Falkus Construction Ltd
QUALITY	Maximum	Score	Score	Score	Score	Score
1 Method Statement						
A Contract Management	50	34.0	34.0		33.0	35.0
B Supply Chain Management	20	7.0	12.0		12.0	11.0
C Liaison and Satisfaction	15	7.0	11.0		12.0	12.0
D Training and Development & Diversity	5	3.0	4.0		4.0	3.0
E Cost Management	10	8.0	7.0		8.0	8.0
F Health Safety & the Environment	15	7.0	12.0		9.0	9.0
G Sustainability	35	30.0	28.0		28.0	33.0
H Quality	15	13.0	16.0		13.0	17.0
J Compliance of submission with Instruction to Tender document	5	3.6	4.0		4.0	4.0
Total Method Statement Quality Scores	<u>170</u>	112.60	128.00		123.00	132.00
Divide by 170 x 100		170	170		170	170
Quality Scores		66.24	75.29		72.35	77.65
Weighting		40%	40%		40%	40%
Weighted Method Statement Quality Scores		26.49	30.12		28.94	31.06

2 Interview Scenario

Interview scenario	30	23.4	16.8		21.8	22.2
Total Intyerview Scenario Quality Scores	<u>30</u>	23.40	16.80		21.80	22.20
Divide by 30 x 100		30	30		30	30
Quality Scores		78.00	56.00		72.67	74.00
Weighting		20%	20%		20%	20%
Weighted Interview Scenario Quality Scores		15.60	11.20		14.53	14.80

QUALITY SUB-TOTAL

	42.09	41.32		43.47	45.86
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PRICE

Tenders (adjusted if necessary)

$100 \times (1 - ((a-b)/b))$

where

a = price being evaluated

b = lowest tender £444,824.00

Price Score

Weighting

Weighted Price Scores

	£	£	£	£	£
Tenders (adjusted if necessary)	444,824.00	501,046.81		540,949.39	552,842.00
Price Score	100.00	87.36		78.39	75.72
Weighting	40%	40%		40%	40%
Weighted Price Scores	40.00	34.94		31.36	30.29

OVERALL SCORES

	82.09	76.26		74.83	76.15
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Non-compliant
(Priced document
not in format as
tender issue)

Document is exempt

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Document is exempt

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