



NOTICE OF MEETING
***PLEASE NOTE EARLIER STARTING TIME**

Cabinet Procurement Committee

TUESDAY, 24TH NOVEMBER, 2009 at *18:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Bob Harris (Chair), Bevan, Kober and Reith.

AGENDA

1. APOLOGIES FOR ABSENCE

If any.

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 9 below. New items of exempt business will be dealt with at item 13 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 **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. MINUTES (PAGES 1 - 8)

To confirm and sign the minutes of the meeting of the Procurement Committee held on 27 October 2009.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

To consider any requests received in accordance with Standing Orders.

6. COMMUNITY SAFETY CCTV MANAGEMENT AND OPERATION (PAGES 9 - 12)

(Report of the Director of Urban Environment) To seek approval to extend the current CCTV Community Safety management and operation contract for a further period of 1 year in accordance with Contract Standing Order 13.02.

7. NORTH TOTTENHAM DECENT HOMES PROGRAMME 2010/11 - PHASE NT12 (PAGES 13 - 24)

(Report of the Director of Urban Environment): To seek approval to the award of the for a detailed programme of works related to various properties known as Phase NT12 within the delivery of the Decent Homes Programme.

8. MUSWELL HILL PLAYING FIELDS IMPROVEMENTS (PAGES 25 - 32)

(Report of the Director of Adult, Culture and Community Services) To seek approval to appoint a principal works contractor selected through a competitive tendering process from five landscape contractors on Haringey's pre-qualified approved list for the improvement works on Muswell Hill Playing Fields.

9. NEW ITEM OF URGENT BUSINESS

To consider any items admitted at item 2 above.

10. EXCLUSION OF THE PRESS AND PUBLIC

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

Note from the Head of Local Democracy and Member Services

Items 11 and 12 allow for consideration of exempt information in relation to items 7 and 8 which appear earlier on this agenda.

11. NORTH TOTTENHAM DECENT HOMES PROGRAMME 2010/11 - PHASE NT12 (PAGES 33 - 36)

(Report of the Director of Urban Environment): To seek approval to the award of the for a detailed programme of works related to various properties known as Phase NT12 within the delivery of the Decent Homes Programme.

12. MUSWELL HILL PLAYING FIELDS IMPROVEMENTS (PAGES 37 - 40)

(Report of the Director of Adult, Culture and Community Services) To seek approval to appoint a principal works contractor selected through a competitive tendering process from five landscape contractors on Haringey's pre-qualified approved list for the improvement works on Muswell Hill Playing Fields.

13. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at item 2 above.

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16 November 2009

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MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 27 OCTOBER 2009

Councillors *Bob Harris (Chair), *Bevan, *Kober and Reith

*Present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PROC41.	APOLOGIES FOR ABSENCE (Agenda Item 1) An apology for absence was received from Councillor Reith.	
PROC42.	MINUTES (Agenda Item 4) RESOLVED: That the minutes of the meetings held on 15 September and 2 October 2009 be approved and signed.	HLDMS
PROC43.	BLLENHEIM COMMUNITY DRUG PROGRAMME - EBAN CRACK SERVICE EXTENSION 2010-2012 (Report of the Assistant Chief Executive (Policy, Performance, Programmes and Communications) - Agenda Item 9) We noted that the report sought approval to exercise an option to extend the contract to deliver drug treatment services to primary crack/poly drug users for 2 years from 1 April 2010 to 31 March 2012, the original contract having been awarded in 2007 for a period of 34 months with an option to extend for a further 24 months. In response to a question about the monitoring of the contract we were informed that the service was performing well and had reached the targets it had been set. With regard to the budget for this service, we were advised that the indicative budget would be based on the September 2009 performance data across the country. Once the allocation for London was known it would be apportioned between London local authorities. The apportionment should be advised by the end of December 2009. RESOLVED: 1. That, in accordance with Contract Standing Order 13.02 and subject to the funds being available, approval be granted to the extension of the contract with Blenheim Community Drug Project to deliver drug treatment services to primary crack/poly drug users by 2 years for the sum of £990,000 to be paid directly from the Pooled Treatment Budget to provide the service named Eban. 2. That it be noted that the cost of the contract will be met from the Pooled Treatment Budget (PTB) an annual partnership budget from the Department Of Health (National Treatment Agency) hosted by the Primary Care Trust.	ACE-PPPC

DCS

MINUTES OF THE CABINET PROCUREMENT COMMITTEE
TUESDAY, 27 OCTOBER 2009

PROC46.	<p>FRAMEWORK AGREEMENT FOR ASBESTOS SURVEYS, BULK MATERIAL ANALYSIS, ASBESTOS AIR SAMPLING AND MONITORING AND PERIODIC INSPECTIONS (Report of the Director of Corporate Resources - Agenda Item 9)</p> <p>We noted that the report sought approval to award framework agreements for the provision of asbestos surveying services for buildings owned or managed by the Council and Homes for Haringey; and other instances where the Council might have a public duty.</p> <p>The Appendix to the interleaved report 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.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11.03, approval be granted to the award of framework agreements for asbestos surveys, bulk material analysis, asbestos air sampling and monitoring and periodic inspections to the following companies – <ul style="list-style-type: none"> • Tersus Ltd. • Environmental Evaluations Ltd. • Environmental Services Ltd. 2. That the framework agreement be awarded for a period of 2 years with an option to extend for a further 2 years and with an estimated total value of £200,000 per year. 	<p>DCR</p> <p>DCR</p>
PROC47.	<p>PRIMARY AND PRE-SCHOOL EDUCATION ADVISORS FRAMEWORK (Report of the Director of the Children and Young People's Service - Agenda Item 10)</p> <p>We noted that the report sought our approval to the award of framework agreements for education advisors to support capital programmes.</p> <p>The Appendix to the interleaved report 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.</p> <p>We also noted that the value of specific call off contracts awarded was thought to be in the region of £60,000 in value and not likely to exceed the Director's delegated authority limit of £250,000. It was also reported that the legitimacy of the proposals contained in the report had been confirmed.</p> <p>Attention having been drawn to variation in the tender rates submitted by the different providers we were informed that each appointment under the Framework would be awarded through a mini competition to ensure value for money and quality.</p>	

<p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That in accordance with Contract Standing Order 11.03 approval be granted to the appointment of the following providers to the Educational Advisers Framework – <ul style="list-style-type: none"> • Education London • Tribal • Place Group • VT • Appleyards • Navigant 2. That where awards of specific contracts under the framework agreement in excess of £250,000 are sought, the award be made by the Director of the Children and Young People’s Service in consultation with the Cabinet Member for Children and Young People. 	<p>DCYPS</p> <p>DCYPS</p>
<p>PARK VIEW ACADEMY - EMERGENCY HEATING SYSTEM RENEWAL (Report of the Director of the Children and Young People’s Service - Agenda Item 11)</p> <p>We noted that the report sought our approval to works required to the school’s heating system and to the cost of the works being included within the current Building Schools for the Future (BSF) programme and let as a variation to the existing BSF contract for Park View Academy.</p> <p>The Appendix to the interleaved report 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.</p> <p>Clarification was sought of the position with regard to the funding of the works being shared between the Secondary Schools lifecycle fund and the BSF contingency and we were informed that in the light of concerns expressed about the extent of the commitments already earmarked against the lifecycle fund it was proposed that the contract should be awarded initially using funding from BSF contingencies with a subsequent contribution made from the lifecycle fund if appropriate at a later stage.</p> <p>Clarification was also sought of whether the Council might be able to make a claim against its former PFI provider in respect of possible negligence and we were informed that this might involve the Council in lengthy litigation with minimal financial benefits. However, officers would investigate this matter further and report back to the Committee.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That approval be granted to the works required to the school’s heating system being let to the existing Park View Academy Contractor partner (Balfour Beatty) as a variation to the contract. 	<p>DCYPS</p> <p>DCYPS</p>

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	<p>2. That approval be granted to expenditure up to the cost of the required works as detailed in Appendix A to the interleaved report to the school's heating system being included within the current BSF programme.</p> <p>3. That it be noted that the funding for the works would be from BSF contingencies with a subsequent contribution made from the lifecycle fund if appropriate at a later stage.</p>	DCYPS
PROC49.	<p>1-24 & 25-67 REMINGTON ROAD AND 1- 60 ECKINGTON HOUSE - LIFT REPLACEMENT SCHEME (Report of the Director of Urban Environment - Agenda Item 12)</p> <p>We noted that the report sought our approval to award the contract for Lift Improvements at Remington House and Eckington House.</p> <p>The Appendix to the interleaved report 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.</p> <p>We noted that there had been discussions with Tenancy Management about arrangements to assist any residents who felt that they would be unable to cope during the replacement of the lifts. We also noted that no consultation issues had arisen as a result of the issuing of Section 20 Notices to leaseholders.</p> <p>RESOLVED:</p> <p>1. That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the contract for lift replacement works at 1-24 and 25 -67 Remington Road and 1-60 Eckington House to Precision Lift Services Ltd. on the terms and conditions set out in the Appendix to the interleaved report.</p> <p>2. That the total estimated cost excluding fees as detailed in paragraph 2.1 of the Appendix to the interleaved report be noted.</p>	DUE
PROC50.	<p>FRAMEWORK AGREEMENT FOR REPLACEMENT OF COMMUNAL AERIALS WITH INTEGRATED RECEPTION SYSTEM IRS (DIGITAL TV) (Report of the Director of Urban Environment - Agenda Item 13)</p> <p>We noted that the report sought our approval to award the framework contract for the replacement of communal analogue TV aerials with the Integrated Reception System (IRS) in time for digital changeover in 2012.</p> <p>The Appendix to the interleaved report 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.</p>	

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	<p>Clarification was sought of whether it was necessary to appoint all four of the recommended contractors to the proposed Framework and we noted that this might be dependent on the wording of the tender invitation. However, given the pressure on time to complete the replacement of communal analogue TV aerials with the Integrated Reception System in time for digital changeover in 2012 it might anyway be prudent to appoint all four so as to ensure that there was sufficient capacity to complete the work in good time. Call off contract awards would be made from the framework that were the most financially advantageous to the Council subject to the financial limits of the companies concerned.</p> <p>RESOLVED:</p> <p>That, in accordance with Contract Standing Order approval be granted to the appointment of the following contractors to the framework for the installation of the IRS digital TV services –</p> <ul style="list-style-type: none"> • SCC International Ltd. • Alphatrack Systems Ltd. • Ultimate Communications Systems Ltd. • Avonline plc 	DUE
PROC51.	<p>SOUTH TOTTENHAM DECENT HOMES PROGRAMME 2010/11 - PHASE ST14 (Report of the Director of Urban Environment - Agenda Item 14)</p> <p>We noted that the report sought our approval to the award of a contract for a detailed programme of works related to various properties known as ST14 within the delivery of the Decent Homes Programme.</p> <p>The Appendix to the interleaved report 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.</p> <p>We noted that no consultation issues had arisen as a result of the issuing of Section 20 Notices to leaseholders, the consultation period having ended on 23 October 2009. We asked that in future reports the total number of leaseholders be broken down between those within the 5 year Section 125 period and those outside of it.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That, in accordance with Contract Standing Order 11.03, approval be granted to the award of the contract for Phase ST14 of the Decent Homes Programme to Apollo Group Ltd. on the terms and conditions set out in the Appendix to the interleaved report. 2. That the Agreed Maximum Price set out in the Appendix to the interleaved report excluding fees as detailed in paragraph 2.2 of the Appendix be noted. 	<p>DUE</p> <p>DUE</p>

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	3. That the Compliance Team fees as detailed in paragraph 2.3 of the Appendix be noted.	
PROC52.	<p>85 MARSH LANE - AWARD OF DEMOLITION AND ASBESTOS REMOVAL CONTRACT (Report of the Director of Urban Environment - Agenda Item 24)</p> <p>We noted that the report sought approval to award the to carry out the demolition of the existing buildings, eradication of Japanese knotweed and the removal of asbestos at 85 Marsh Lane in order to progress and facilitate the relocation and development of a new strategic depot for Frontline Services and promote the development of 'Green Industries'.</p> <p>The report and its Appendices were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That approval be granted to the appointment of Squibb Demolition to carry out the demolition of the existing buildings, the eradication of the Japanese knotweeds and the removal of asbestos at the site known as 85 Marsh Lane, as set out in Appendix 1 (Tender Report) to the interleaved report. 2. That the appointment of Squibb Demolition be subject to the production of a satisfactory Method Statement, to be ratified by the Contract's Manager, (NPS Group) and the CDM Co-ordinator, (Gardiner & Theobald), prior to the Council entering into the contract and if this condition was not met then McGee Group Ltd be appointed as the contractor instead. 	<p>DUE</p> <p>DUE</p>

The meeting ended at 20.25 hours

BOB HARRIS
Chair

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Haringey Council

Agenda item:

[No.]**Procurement Committee****On 24 November 2009**Report Title: **Community Safety CCTV Management and Operation.**Report of **Niall Bolger, Director of Urban Environment.**

Signed :

Contact Officer : Sue Philbey, Parking Performance & Development Manager

020 8489 1440

Wards(s) affected: **All**Report for: **Key****1. Purpose of the report**

- 1.1 To seek approval to extend the current CCTV Community Safety management and operation contract for a further period of 1 year in accordance with Contract Standing Order (CSO) 13.02.

2. Introduction by Cabinet Member

- 2.1. This contractor has been performing well since their appointment. Improvements have been achieved in key areas such as the quality and quantity of data collection and partnership liaison resulting in better communications. I feel that this contractor be given the opportunity for a further year.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1. Safer communities strategy.

4. Recommendations

- 4.1. It is recommended that approval be granted, under Contract Standing Order 13.02, for the extension of the existing contract with NSL for Community Safety CCTV Management and Operation for a period of one year commencing on 18 December 2009 on the same Terms and Conditions.

5. Reason for recommendation(s)

- 5.1 The Parking Service has responsibility for the provision of CCTV for community safety and parking enforcement. This is currently delivered by an in-house team for parking enforcement and an external contractor provides the community safety operation. NSL were awarded the community safety contract in November 2008 and have been successfully providing this service from 18 December 2008.
- 5.2 The contract was tendered for a period of 1 year with the option to extend for a further 1 year period. This contract enabled the Parking Service to appoint an experienced contractor within this specialist field to help drive improvements. It enabled development opportunities in all areas of this work and provides the flexibility to be responsive to new challenges and issues. There is now a robust performance framework in place which enables the service to evaluate fully the benefits of this contract and future possibilities for this service provision.
- 5.3 The performance of the contract is good showing month on month improvements in respect of incidents being reported and captured including huge improvements in the liaison and partnership working with Police. These improvements are reflected in the improved image and confidence in which partners use and access the service. It also provides valuable data in identifying issues and incidents within the borough.
- 5.4 As well as improved performance and service delivery, the contractor also has a number of other local contracts and can quickly respond to unforeseen staffing shortages. We have compared the cost of operators from another service provider in this area and we are satisfied that this contract offers value.
- 5.5 The contract will provide the flexibility of early termination (three months notice) should the service identify a suitable alternative i.e. an improved methodology of delivering this service before the end of the extended contract term.
- 5.6 The service has already started to plan for the re-procurement of this service, by starting an options appraisal as to the future of the CCTV service. This will also include market testing and benching with other local authorities. This review will establish the future shape of this service provision, enabling the procurement process to start.

6 Other options considered

- 6.1 No other options have been considered at this point. Other options were considered before the award of the original contract and an options appraisal is being undertaken to establish how this service will be provided in the future.

7 Summary

- 7.1 The Parking Service is required to provide a CCTV service on community safety and the contract provides for an extension for a period of one year. This extension will enable the service to undertake market testing to establish options on future service provision. It is therefore recommended that a one year extension to the existing NSL contract be approved, terminating on 18 December 2010.

8 Chief Financial Officer Comments

- 8.1 Budget provision for the costs of this contract is contained within existing Parking service and Community Safety budgets, as the contractor has agreed not to increase the price for extension period there will be no budget pressure for 2010/11 relating to this contract.

9 Head of Legal Services Comments

- 9.1. This report is recommending that Members approve the extension of the CCTV contract with NSL under Contract Standing Order 13.02. This allows Members to authorise any variation to a contract other than those which a Director may authorise under CSO 13.01, provided this would be consistent with the Public Contract Regulations 2006 (PCR 2006) and the Council's Financial Regulations.
- 9.2 Under CSO 4.03, Members must approve contract extensions valued over £150,000. A Director therefore may not authorise such an extension.
- 9.3 As the value of the proposed one year extension is valued at £205,693.35, Members have power to approve it under CSO 13.02.
- 9.4 CCTV contracts are security contracts which are listed as Part B or residual contracts under the PCR 2006. As such they are not subject to the full EU procurement regime as incorporated in the PCR 2006 and are not subject to the rules of that regime relating to tendering or extending contracts.
- 9.5 In the circumstances, the Head of Legal Services confirms that there are no legal

reasons preventing Members from approving the recommendation in paragraph 4 of this report.
10 Head of Procurement Comments 10.1 This recommendation is in line with the Procurement code of Practice. 10.2 The current contract is delivering continuous service improvements and has a robust monitoring system in place to ensure continued contract compliance. 10.3 The one year contract extension gives the service the opportunity to review the future shape of the service and undertake a competitive procurement.
11 Equalities & Community Cohesion Comments 11.1 None.
12 Consultation 12.1 None
13 Service Financial Comments 13.1 The current annual cost of this contract is £202,653.55. NSL is prepared to agree to extend this contract for a year based on the existing charging structure. This agreement has been reached due to the negative RPI at present.
14 Use of appendices /Tables and photographs 14.1
15 Local Government (Access to Information) Act 1985 15.1[List background documents] 15.2[Also list reasons for exemption or confidentiality (if applicable)]



Haringey Council

Agenda item:

Procurement Committee Meeting

On 24th November 2009

Report Title.		North Tottenham Decent Homes Programme 2009/10. NT12
Report authorised by: Niall Bolger, Director of Urban Environment		
Contact Officer : Pauline Hinds, Strategic Client Representative Tel: 020 8489 1151 Email: pauline.hinds@homesforharingey.org		
Wards(s) affected: Tottenham Hale		Report for: Key Decision
1. Purpose of the report (That is, the decision required) 1.1 This report sets out a detailed programme of works, which relates to various properties in the North Tottenham Area, known as NT12 within the delivery of the Decent Homes Programme. The works outlined in this report are schedule to commence on 11 th January 2010. As such, this report is seeking Procurement Committee approval to award the contract for the works in this project.		
2. Introduction by Cabinet Member 2.1 In accordance with our stated commitment to improve the quality of homes for our tenants and to meet housing need, this report informs Members of the Procurement Committee of the current packages of work to commence under the Decent Homes programmes as delivered by Homes for Haringey. 2.2 I have continued concerns about the fact that the works proposed within this report are at variance with the recommendations of the Stock Options Appraisal Steering Group which stated in November 2004 that all properties which require roof renewal due to failure under fitness or reasonable state of repair and are currently of flat roof construction, should be replaced with a pitched roof. I am yet to be convinced that the proposal to replace a flat roof on a like for like basis represents good asset management practice.		
3. Links with Council Plan Priorities and actions and /or other Strategies: 3.1 Homes for Haringey supports the Council's Housing Strategy and is committed to providing an		

excellent housing service while effectively delivering the Decent Homes programme for the residents of Haringey. As its strategic delivery partner, Homes for Haringey is committed to ensuring that the Decent Homes programme meets the aspirations of residents and Members.

3.2 Homes for Haringey have in place an Asset Management Strategy and Environmental Sustainability Strategy which provide a strategic framework for delivery of the Decent Homes and associated Environmental Improvements programme. The objectives of these strategies are closely linked to the Council's Greenest Borough Strategy, the Sustainable Procurement Strategy, Regeneration Strategy and Asset Management Plan.

3.3 The Decent Homes and Environmental programmes will contribute to the achievement of Council Priorities 1,2,3, and 5 by:

- Improving the environmental performance of Council Housing stock
- Providing a cleaner and greener environment for residents
- Providing decent homes and improving well-being
- Delivering cost effective services through partnering

4. Recommendations

- 4.1 To facilitate the delivery of the decent homes works, Members of the Procurement Committee are requested to agree:
- 4.2 To award the contract for the above Project to the contractor named in Appendix A as allowed under Contract Standing Order (CSO) 11.03 and that the AMP (Agreed Maximum Price) excluding fees as detailed in Para 2.2 of Appendix A be noted.
- 4.2 The scheme is to be funded from the 2009/10 and 2010/11 Decent Homes allocation (see Appendix A).

5. Reason for recommendation(s)

- 5.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003.
- 5.2 The Decent Homes programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.
- 5.3 In February 2007, following a robust and extensive partner selection process, administered by Homes for Haringey, four constructor partners were appointed in accordance with EU legislation and the Council's procurement procedures.

6. Other options considered

- 6.1 None applicable. The existing roof is flat will be replaced with a new flat roof.

7. Summary

7.1 The package of works set out in this report forms part of the overall delivery of the Decent Homes Programme

7.1.0 Agreed Maximum Price of this works package

7.1.1 The Agreed Maximum Price is based on the schedule of rates contained within the contractors tender returned 30th November 2006.

7.1.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the Project Partnering Contract (PPC2000) form of contract. The PPC2000 was developed following from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.

7.2 Background

7.2.1 The PPC2000 is designed to allow for a multi party approach by the client, constructor, consultants and specialists in order to provide a consistent approach to working within a partnering ethos. The PPC2000 also provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

7.3 Detailed below is a summary of contractor details:

Total estimated construction cost (excluding fees)

para 2.2 Appendix A

Anticipated Contract start on site

11th January 2010

Anticipated Contract completion

30th April 2010

Contract duration

15 weeks

Contractor

para 2.1 Appendix A

7.4 Property address location

7.4.1 This report details the specific works required to the 12 properties in the North Tottenham area and are priced in accordance with the framework agreement. Block 1-23 Dawlish Road has been brought forward from year 5 of the decent homes programme due to urgent works required to the main flat roof.

1-23 Dawlish Road N17

7.4.2 Property Address details

Property Address	No of units	Property Type	Floor level	No of L/holders	Type of existing roof	Conservation Area
Dawlish Road	12	Low rise	3	4	Flat	No

7.5 Schedule of works

7.5.1 The scope of improvements works included under this phase of the programme will include

roof renewal, window, roof repairs, extractor fans, asbestos removal, installation of digital aerial system (IRS) and external decorations.

7.5.2.1 Proposed Roof works

7.5.2.2 It is proposed to replace the roof at 1-23 Dawlish Road with a flat roof.

7.5.3 Life Cycle Costing Analysis

7.5.3.1 The lifecycle costing in Appendix C show that the replacement of the flat roof at Dawlish Road with a pitch roof is cheaper over a 35 year period by £12,900. Despite this cost variation, it is proposed to replace the flat roof with a flat roof to compliment the aesthetics of the neighbouring blocks.

7.5.3.2 The total Life Cycle Cost is calculated by adding the total cost of the roof renewal and the Energy Costs.

7.5.3.3 However, Life Cycle Costing is being undertaken for key components as required by the Construction Procurement Group.

7.5.4 Whole Life Costing

7.5.4.1 An assessment has been made on the energy loss where a pitched roof or flat roof is being considered. The indicative figures above represent the potential savings over a 35 year period.

7.5.4.2 Heat will escape through all building surfaces, but heat will escape more readily through flat roofs than pitched roofs. The energy saving to residents by choosing pitched is the cumulative energy cost of all flat roofs, less the energy costs of pitched roofs.

7.5.4.3 Assuming pitched roofs use a 300mm cellulose insulation with a 0.13 U-value; Average annual temperature lift of 19.08°F; No skylights; Gas central heating in all build. Combined saving of £1,234 to residents over the 35 year period. Whilst this demonstrates a saving it represents a minor amount over a 35 year period.

7.6 **Digital Satellite Provision**

7.6.1 The provision of an integrated satellite reception system will remove the need for satellite dishes and reduce damage to the building fabric. It is proposed to install IRS (integrated reception system) Sky, Hotbird, Turksat DAB (digital audio broadcasting) radio community channels for residents.

7.6.2 Satellite dishes will be removed as part of the programme to install the IRS system. The relevant tenancy officer will be provided with the details in order to pursue enforcement action should the dishes be erected after completion of the works.

7.7 **Planning Approval**

7.7.1 The Planning department will be consulted under the standard application methods on the above and will advise us on their concurrence with our proposals prior to Procurement Committee.

7.8 Environmental Improvements

7.8.1 There are no proposed environmental works during this phase of decent homes works.

7.9 Sustainability

7.9.1 The procurement of materials and components to be used during the decent homes programme will involve the selection of products that have a positive impact on the environment. The new windows will improve the thermal efficiency of the properties as well as reduce future maintenance costs.

7.9.2 The scheme has been carefully designed where possible to allow for minimising waste during the construction and consideration given to the useful life of the products.

7.9.3 The contractor is registered and complies with the Considerate Constructors Scheme.

7.9.4 The new flat roofs will be a Langley High Performance warm roof system incorporating 100mm/140mm Paraform Ultra insulation to achieve a minimum U-value of 0.25 W/m²K to improve the thermal qualities of the roof. The life expectancy of flat roofs have improved over the years. The replacement of the roof comes with a 20 year guarantee.

7.10 Conservation Areas

7.10.1 In administering the decent homes programmes due regard will be shown for areas that are subject to specific consents relating to conservation.

7.10.2 For the purposes of this programme, the Planning department has confirmed that there are no conservations consents required in this phase.

8. Chief Financial Officer Comments

8.1 On 13th Feb 2007 the Procurement Committee approved framework agreements with Decent Homes contractors and compliance teams, to cover 4 areas. This report details the specific works needed to properties in North Tottenham (NT12), priced in accordance with the framework agreement.

8.2 Members will be aware that the Department for Communities and Local Government has approved the funding for Decent Homes, totalling £198.5m phased over six years, of which £30.0m has been approved for 2009/10. In addition, there is an acceleration of allocation from 2010/11 to 2009/10 of £6.5m. This scheme is included in the funding schedule for 2009/10 as indicated in Appendix B. Any expenditure in respect of leaseholder properties will be funded from leaseholder charges for major works.

8.3 The current status of the Decent Homes Budget has recently been externally reviewed. This review confirmed that although the existing budget should be sufficient to fund the remainder of the programme (including the scheme outlined in this report), this is reliant on significant procurement efficiencies being achieved over the remainder of the programme. At this point

there is very little scope for additions to the programme or for variations in the form of additional works.

9. Head of Legal Services Comments

- 9.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at 20 properties in the North Tottenham area of the borough to the contractor named in Paragraph 2.1 of Appendix A to this report.
- 9.2 Cabinet Procurement Committee had on 13th February 2007 granted approval to the award of four Decent Homes Construction Partner Framework Agreements in respect of four areas within the borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.
- 9.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.
- 9.4 The contractor named in Paragraph 2.1 of Appendix A to this report was awarded the Framework Agreement in respect of the North Tottenham area.
- 9.5 The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee, in accordance with CSO 11.3.
- 9.6 The Contract is a key decision and has been included in the forward planning.
- 9.7 The report also states that the Planning Department will advise prior to the Procurement Committee Meeting date if there are any planning issues.
- 9.8 The Head of Legal Services confirms that, provided the Council has considered any comments from leaseholders and provided there are no issues arising from the planning department, there are no legal reasons preventing Members from approving the recommendation in Paragraph 4 of this report to award the contract to the Contractor named in Paragraph 2.1 of Appendix A.

10. Head of Procurement Comments.

- 10.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.
- 10.2 An Agreed Maximum Price has been agreed by the parties prior to start on site, in accordance with the process allowed under the form of contract.
- 10.3 Life cycle costing will need to be completed for the project as a whole.
- 10.4 The Head of Procurement therefore states that the recommendations in this report offer

best value for the Council.

11. Equalities and Community Cohesion Comments

11.1 Homes for Haringey's Asset Management Strategy, 2007/2017, covers all investment in the Council's housing stock, including decent homes. In drawing up the Strategy, an Equalities Impact Assessment was undertaken. The findings have been incorporated into Homes for Haringey's planning processes for delivering decent homes. This includes ensuring that all residents receive the same standard of work, and consideration of specific language and other needs are identified and addressed when drawing up programmes of work.

12. Consultation

Internal

12.1 Homes for Haringey have consulted council officers in the preparation of the proposed year 2-5 programme, which was approved by the Board in July 2008. The Leader of the Council and the Cabinet Member for Housing have been consulted in the formulation of the proposed programme. Ward member comments have also been considered.

12.2 Residents have been consulted through the Homes for Haringey Asset Management Panel and Leasehold Panel.

12.3 Homes for Haringey have a dedicated team in place to manage resident consultation and involvement throughout programme delivery. They work closely with the constructor partners' Resident Liaison Officers.

External

12.4 Homes for Haringey has carried out detailed consultation with the residents that will be effected by the works set out in this report. Residents' meetings were held on the 15th July and 6th August and 11 residents attended in total. The Ward Members were invited to attend. This was followed by a newsletter to residents within 10 days of the meetings.

12.5 Leasehold consultation forms part of the overall consultation process and is a statutory requirement. Details of this are set out below.

12.6 The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations') require Homes for Haringey to conduct formal consultation with every leaseholder in the Borough. A Notice of Intention to appoint Constructor Partners was sent to leaseholders on the 21 July 2006. The form and content of the Notice was approved by Mr Jonathan Brock, a leading property law Queen's Counsel, before it was issued. In March last year the LVT awarded the dispensation in respect of the appointment of the Constructor

Partners.

12.7 **Leasehold Implications**

12.8 As a result of applications made under the Right to Buy legislation, there are 4 leaseholders living in the properties affected by the works described in this report. The number of leaseholder dwellings where the Section 125 Notice is within the 5 year period is nil while the number outside the period is 4. This report provides a breakdown of the costs for each group in paragraph 12.10

12.9 Under the terms of their lease the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are recovered by the freeholder through the lessees service charge account.

12.10 In accordance with The Service Charges Regulations 2003, under schedule 3, notice was issued on 13th August 2009 and expired on the 11th September 2009.

12.11 The notice gave a description of the proposed works and provided details for the costs of the works. The statutory consultation commenced 13th August 2009.

12.12 The total amount estimated to be recovered from the leaseholders is £90,321.44
This is broken down as follows:

1. Leaseholders within the 5 year Section 125 period total estimated recoverable charges is nil.
2. Leaseholders outside of the 5 year Section 125 period total estimated recoverable charges £90,321.44

12.13 The charges to all 4 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works will be included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.

12.14 No works will commence on site, nor will instructions be given to commence work on site, until completion of the notice period .

12.15. No observations were received from leaseholders..

13. **Service Financial Comments**

13.1 Please note comments of the Chief Financial Officer's comments in paragraph 8 of this report. The decision

14. **Use of appendices /Tables and photographs**

14.1 Appendix A AMP cost and breakdown

14.2 Appendix B, Expenditure to date (attached)

14.3 Appendix C, Life Cycle cost details.

15. Local Government (Access to Information) Act 1985

15.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007

These can be obtained from Pauline Hinds – Strategic Client Representative on 020 8489 1151.

15.2 This report contains exempt and non exempt information.

Exempt information is contained in Appendix A of this report 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):

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

APPENDIX BDecent Homes Expenditure to date **2009/10**

Area	Report Number	Agreed Maximum Price by work package	Start on Site	Finish on site
South Tottenham	ST10	£ 6,441,547.80	09/02/09	21/09/09
South Tottenham	ST11	£ 3,905,688.38	20/04/09	23/04/10
South Tottenham	ST13	£ 1,400,000.00	05/10/09	20/08/10
North Tottenham	NT10	£ 3,394,475.55	31/03/09	04/12/09
North Tottenham	NT11	£ 5,408,705.31	20/07/09	06/08/09
North Tottenham	NT12	£ 306,432.16	11/01/10	30/04/10
Wood Green	WG15	£ 3,855,088.16	12/05/09	10/11/09
Wood Green	WG16	£ 3,870,307.00	14/09/09	15/03/10
Hornsey	HO7	£ 7,276,061.50	06/04/09	31/03/09
Hornsey	HO8	£ 3,498,100.20	06/04/09	25/03/10
Hornsey	HO9	£ 483,662.15	14/12/09	19/03/10
Total		£ 39,840,068.21		

APPENDIX C**1-23 Dawlish Road N17****Flat Roof Renewal Option**

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost	Total Costs
Yr1	3	£70,705.40	£0.00	£70,705.40

Flat to Pitch Conversion

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
Yr 1	3	£119,840.72	£0.00	£119,940.72

Flat Roof Renewal Option

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost	Total Costs
Yr35	3	£300.00	£615.00	£174,974.60

Flat to Pitch Conversion

	Inflation % Increase	Original/ Maintenance Cost	Inflation Cost/Yr	Total Costs
Yr 35	3	£1,300.00	£2,665.00	£163,301.72

Energy Costs for 1-23 Dawlish Road N17

3 floors - Roof area 358m²= £5,215.00(Flat Roof), £3,981.00(Pitched)
Total Life Cycle Costs (35 yr): £180,189.60 (Flat Roof), £167,282.20 (Pitched Roof)

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Agenda item:

[No.]

Procurement Committee

On 24th November 2009

Report Title. Muswell Hill Playing Fields Improvements

Report of **Director of Adult, Culture and Community Services**

Signed :

Contact Officer : Paul Ely 020 8489 5690 paul.ely@haringey.gov.uk

Wards(s) affected: **Fortis Green**

Report for: **Key decision**

1. Purpose of the report (That is, the decision required)

- 1.1. This report is seeking Member approval to appoint a principal works contractor that has been selected through a competitive tendering process from five landscape contractors on Haringey's pre-qualified approved list for the improvement works on Muswell Hill Playing Fields. The contractor and value of the contract is identified in section 5 of appendix A of this report.

2. Introduction by Cabinet Member (if necessary)

- 2.1. Through this report I am asking my colleagues to agree to award a contract for the improvement works on Muswell Hill Playing Fields.
- 2.2. This project has a Cabinet approved budget of £741k and has received over half the funding from S106 money, £150k from the DCFS Playbuilder fund, and benefits from partnership funding from Haringey's capital resources. The project is fully funded and the high level of external funding represents excellent value for money for the Council.
- 2.3 Cabinet approved phase 1 of this scheme in April 2009. This will provide new sports, play and exercise equipment on an unused area of the site, whilst maintaining existing football pitches.

2.4 I therefore recommend to my colleagues that the works contractor recommended at appendix A is approved and awarded the contract.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 The works to improve Muswell Hill Playing Fields have been identified as a priority in the 'Protecting the Natural Environment' theme of the Greenest Borough Strategy.
- 3.2 The project will also contribute to a number of current LAA outcomes identified in the Haringey Strategic partnership's Local Area Agreement 2009-2010-11, these are:
- NI 1 Percentage of people who believe people from different backgrounds get on well together in their local area
 - NI 4 Percentage of people who feel that they can influence decisions in their locality
 - NI 6 Participation in regular volunteering
 - NI 8 Adult participation to sport and physical activity
 - NI 17 Environment for a thriving third sector
 - NI 56 Obesity among primary school age children in year six
 - NI 119 Self reported measure of people's overall health and well being
 - NI 199 Satisfaction with Play Provision.
- 3.3 The highest levels of impact are likely to be against indicators 56 (obesity), 8 (sports and physical activity) and 199 (satisfaction with play provision) as there is a very specific focus on these outputs and outcomes.
- 3.4 The new sports and play facilities and walking paths will provide new opportunities that will contribute to lifelong well-being, play and learning.
- Through the consultation process the project will deliver excellent resident focussed local park services.
- 3.5 The project can also contribute to the delivery of local indicators including:
- number of green flags in parks
 - usage of open space
- 3.6 With regard to council assets and value for money, the proposals seek to regenerate an underused open space, and provide an increased local population with new amenities

4. Recommendations

- 4.1. That the contract is awarded to the contractor identified in section 5 of appendix A.

5. Reason for recommendation(s)

5.1 This contractor submitted the lowest fixed price tender which is considered to represent the best value for money and is considered to be satisfactory as the basis for awarding a contract.

6. Other options considered

6.1. 5 companies on the pre-qualified list of landscape contractors were invited to tender for the works. Further details are contained in the exempt part of the report.

7. Summary

7.1. The playing fields are located in Muswell Hill, off Coppetts Road N10. They are well used for football at weekends during the 8 month football season, but otherwise there are no attractions for local people. A visitor survey conducted in Summer 2009 confirms the low usage revealing that the principal activity is dog walking at over 50% of all use. This compares with some 6% nationally.

7.2. The Council currently offers no freely accessible children's or young people's play facilities or ball courts within the Fortis Green Ward.

7.3. Children living in the area took part in a film made by Neighbourhood Management Officers that highlighted that there is nothing for young people to do and they get into trouble through boredom.

7.4. A sum of £450,000 is available via a planning agreement with the developer Wimpey Homes, under Section 106 of Policy Planning Guidance - Note 17. Known as S106 money under PPG17 the agreement is for making improvements to the Muswell Hill Playing Fields. Some of the money can be used for football, whilst some is reserved for non-football improvements.

7.5. Following extensive public consultation a feasibility study was commissioned and a master plan drawn up based on the results of consultation. This included the provision of new sports, play and exercise facilities. Future plans for a new sports and community pavilion and further landscape works are also included within the master plan and will be put before Cabinet for consideration once the required funding is in place.

7.6. The Cabinet approved the phase 1 sports, play and exercise element of the master plan with an approved budget of £741,000 including an allowance for professional fees and fit out costs and a 5% contingency sum, but excluding inflation.

7.7. Planning consent for the whole project was given by the Planning Committee on 9th November 2009.

7.8. This report reflects the implementation of the works. A breakdown of the items that make up the approved budget of £741k is set out in appendix B.

7.9. The sustainability of the installations falls into two categories:

- the anticipated life expectancy of the provision
- the materials used

These are set out in appendix C.

8. Chief Financial Officer Comments

8.1. The recommended contractor represents the best value for money and the amendments being made to the contract will ensure the price comes within the overall approved budget for this scheme.

9. Head of Legal Services Comments

9.1. The works which are the subject of this report are below the threshold where the Public Contracts Regulations 2006 apply so there is no requirement to follow a European tendering exercise.

9.2. Adults, Culture and Community Services have followed a competitive tendering process by inviting five companies from an approved list to tender for the works.

9.3. The proposed award is made on the basis of lowest price tender in accordance with CSO 11.01 (a).

9.4. Because of the value of the contract, the award must be approved by Members in accordance with CSO11.03.

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

10. Head of Procurement Comments –[Required for Procurement Committee]

10.1 The contractors invited to tender have been selected from the pre-qualified list of landscape contractors.

10.2 The selected contractor is based on lowest price.

10.3 The Head of Procurement acknowledges the recommendation to award in paragraph 4 and Appendix A Section 5.

11. Equalities & Community Cohesion Comments

11.1 This project addresses a recognised deficiency in children's and young people's play and sports facilities in the west of the borough. The scheme reflects the needs and wants of parents and children, discovered through working within the local community.

The resulting new users to the playing fields will enable residents from a wide range of backgrounds to mix in a new park setting.

The creation of new paths will enable more older people to access the area and promote a healthy walking regime.

12. Consultation

- 12.1 Local consultation took place between August and October 2008 and a range of interest groups were met with. These included residents associations, friends of the playing fields, local children, and sport pitch hirers.
- 12.2 Questionnaires were delivered to some 1200 local Haringey households seeking views as to what improvements should be carried out.
- 12.3 The results showed strong support for the provision of new children's and young people's sports and play, and the retention of grass pitches, and good support for the creation of a new sports and community pavilion.
- 12.4 The project has been included on the agenda of 2 local Area Assembly meetings.
- 12.5 Further consultation has taken place with pupils from Fortismere School and Coldfall Primary School. Both institutions gave strong support for the improvements and consultation is on-going with the primary school.
- 12.6 Two 'road shows' have taken place on the playing fields in the Summer 2009. These were used to help provide more detail to plans and update local people on progress.

13. Service Financial Comments

- 13.1 In order to meet the approved budget is £741k, which includes all professional fees, £45k of savings need to be made. These have been identified without material change to the project. The £45k reduction has been agreed with the contractor identified in section 5 of appendix A. Details are included at appendix B.
- 13.2 The contractor identified in section 5 of appendix A carried out substantial landscaping works over a 12 week period for the Council in 2008/09. The high quality of the works carried out, together with a prominent level of care and cooperation with those associated with the project including the Friends Group and members of the public, further enhances the value for money aspect of their tender.

14. Use of appendices /Tables and photographs

14.1 Appendix A – Tender Report

14.2 Appendix B – Cost Breakdown

14.3 Appendix C – Sustainability

Appendices A and B are not for publication contains exempt information

15. Local Government (Access to Information) Act 1985

15.1 Cabinet Report March 2009: Muswell Hill Playing Fields Redevelopment

15.2 Appendix A – Tender Report

15.3 Appendix B - Scheme Cost breakdown

Not for publication contains exempt information

Appendix C – Sustainability

a. Sustainability of the physical elements of sports and play

The anticipated life expectancy of the facilities, equipment and supporting elements of the scheme are set out below. The play equipment has been selected by the Council's Play Officer for its robustness, safety, ease of maintenance, price and play value. Concrete and steel skate parks are relatively new so the only comparable information comes from the durability of the principal materials of concrete and steel.

Life expectancy

Lighting	- 20 years
Multi Use Games Area	- 20 years
Natural Play (logs)	- 10 years
Play equipment	- 15 years
Skate Park	- 20 years
Tarmacadam Paths	- 10-15 years

b. Sustainability and materials used

The following list outlines efforts to use sustainable materials as far as is reasonably practicable and is prepared bearing in mind that the Muswell Hill Playing Fields was a former landfill and rubbish tip itself and re-modelled to provide football pitches circa 1950.

- Most of the play equipment is made from steel, which can be recycled.
- Parts of fixtures that are of wood come with the Forestry Stewardship Council approved stamp.
- Grass matting is being used in preference to cushion surfaced 'wetpour' or bark and this is made from recycled tyres. This will increase the greenness of the play area.
- The bulk of Natural Play items, a key part of the play installation, all come from logs locally felled as part of on-going tree maintenance.
- Top soil is retained on site and is re-used for plant beds and to create natural play grass mounds.
- Tarmacadam paths will only be used to main access routes and for a circular healthy walking route. All other paths will be close cut grass paths.
- Planted areas will be provided to include wild flower areas to support an increased variety of insect and animal species.
- The mowing regime will be changed to allow areas of long grass to grow at fence perimeters thus saving on machines and fuel.

- Noisier elements of the scheme are being sited as far away from housing as the scheme allows.
- The existing landform is being used to sculpt the skate park into an existing bank, so reducing the amount of artificial forming needed.
- A new tree line is being planted to give protection to the new area and to help protect pitches from soil erosion from strong winds.

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