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## Cabinet Procurement Committee (Special Meeting)

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MONDAY, 21ST JUNE, 2010 at 19:30 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, LONDON N22 8LE.

MEMBERS: (Subject to confirmation) Councillors Goldberg (Chair), Bevan, Kober and Reith.

### **AGENDA**

**1. APOLOGIES FOR ABSENCE (IF ANY)**

**2. 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.

**3. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS**

To consider any requests received in accordance with Standing Orders.

**4. WOOD GREEN CEMETERY BURIAL PROVISION (PAGES 1 - 6)**

(Report of the Director of Adult, Culture and Community Services): To seek approval to award the contract to construct new burial provision at Wood Green Cemetery.

**5. EXTENSION OF CURRENT INTEGRATED HOUSING SUPPORT SERVICES CONTRACT FOR 18 MONTHS (PAGES 7 - 12)**

(Report of the Director of the Children and Young Peoples' Service): To seek approval for the extension of the existing contract to provide quality accommodation and support to vulnerable young people.

**6. BROADWATER FARM INCLUSIVE LEARNING CAMPUS (PAGES 13 - 24)**

(Report of the Director of the Children and Young Peoples' Service): To seek approval to appoint the recommended contractor for the building contract of Broadwater Farm Inclusive Learning Campus.

**7. 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 8 – 10 allow for consideration of exempt information in relation to items 4 - 6 which appear earlier on this agenda.

**8. WOOD GREEN CEMETERY BURIAL PROVISION (PAGES 25 - 32)**

(Report of the Director of Adult, Culture and Community Services): To seek approval to award the contract to construct new burial provision at Wood Green Cemetery.

**9. EXTENSION OF CURRENT INTEGRATED SUPPORTED HOUSING SERVICES CONTRACT FOR 18 MONTHS (PAGES 33 - 38)**

(Report of the Director of the Children and Young Peoples' Service): To seek approval for the extension of the existing contract to provide quality accommodation and support to vulnerable young people.

**10. BROADWATER FARM INCLUSIVE LEARNING CAMPUS (PAGES 39 - 58)**

(Report of the Director of the Children and Young Peoples' Service): To seek approval to appoint the recommended contractor for the building contract of Broadwater Farm Inclusive Learning Campus.

**NOTE BY HEAD OF LOCAL DEMOCRACY AND MEMBER SERVICES**

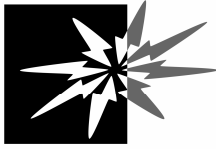
In accordance with Part Four Section B Paragraph 17 of the Council's Constitution only the business shown on the notice convening a special meeting may be considered and no other business shall be considered.

Ken Pryor  
Deputy Head of Local Democracy  
and Member Services  
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10 June 2010

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Haringey Council

Agenda item:

**[No.]****Special Procurement****On 21 June 2010**Report Title: **Wood Green Cemetery Burial Provision**Report of: **Mun Thong Phung, Director of Adult, Culture and Community Services**

Signed:

Contact Officer : Tim Baker – Parks and Bereavement Services Project Officer –  
07870 157638Wards(s) affected: **All**Report for: **Non-key Decision****1. Purpose of the report (That is, the decision required)**

- 1.1 To seek approval to award the contract to extend burial provision at Wood Green Cemetery to the contractor named in Appendix A, paragraph 1.4.

**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 provision of additional burial space at Wood Green Cemetery.
- 2.2 This project is being funded from the budget carry forward from 2009-10 Burial Provision capital project which is still subject to Cabinet approval. The sale of new burial plots will yield sufficient income to make a contribution to the income budget in Bereavement Services and, thus, represents good value for money.
- 2.3 This new facility will provide a mix of traditional dig burials and burial chambers on an otherwise unused area of the site.

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

- 3.1 This project links to the Council Priority – A cleaner, greener Haringey and, under this, the Greenest Borough Strategy. Below are the main features of this strategy:

Priority one: Improving the urban environment

Safe and sustainable streets, buildings and urban spaces which foster a sense of local pride and that people want to use.

We will create well designed, attractive, clean and safe streets, public spaces and gateways to Haringey that people want to use and to celebrate a dynamic and diverse borough where there is a real sense of belonging and pride.

Key objectives:

- Develop a sustainable framework to better co-ordinate investment and development of the public realm that supports climate change adaptation.
- Reduce the fear of crime and improve safety.
- Implement agreed standards and joint working across the Council and with partners to improve the urban environment.

Priority two: Protecting the natural environment

Valued and protected green spaces and natural habitats

We will protect Haringey's natural environment by working with local people and other partners to ensure that we preserve, improve, and increase green spaces and their biodiversity through improved maintenance, accessibility and sustainable practices.

Key objectives:

- Adapt to the impact of climate change on green and open spaces.
- Actively manage biodiversity.
- Improve open spaces through partnership action.
- Increase the use, awareness, appreciation and involvement in our green spaces.

**4. Recommendations**

- 4.1 That contractor named in Appendix A., para. 1.4, be appointed to construct the new cemetery extension in accordance with their Tender submission, Option A.  
The results of the tender process are set out in Appendix A of this report.

**5. Reason for recommendation(s)**

- 5.1 The contractor named in Appendix A paragraph 1.4 was evaluated on cost (40%) and quality (60%). The combined scoring is considered to represent the best value for money and is considered to be satisfactory as the basis for a contract.
- 5.2 Option A (See Appendix A) provides the best overall combination providing value for money, low unit cost, best match to budget and in line with operational and client preferences for double vaults as opposed to triple vaults.

## **6. Other options considered**

Six options were considered in total. Options A (selected) B, C, D, E & F (See Appendix A)

Option A – including 2 vaults deep burial chambers and traditional burials, contract period 12 weeks

Option B – including 2 vaults deep burial chambers and traditional burials, contractor's programme

Option C – including 3 vaults deep burial chambers and traditional burials, Contract period 12 weeks.

Option D– including 3 vaults deep burial chambers and traditional burials, contractor's programme

Option E – Contractor's proposals to maximize the provision of burial spaces on the site, contractor's programme for including 2 vault deep burial chambers and traditional burials. Include lead in period. Contractors to provide an itemised detailed Contract sum analysis for this option too.

Option F- Contractor's proposals to maximize the provision of burial spaces on the site, contractor's programme for 3 vault deep burial chambers and traditional burials. Include lead in period. Contractors to provide a itemised detailed Contract sum analysis for this option too.

## **7. Summary**

- 7.1 Wood Green Cemetery exhausted its capacity for new burials in February 2010. Burial space in Haringey's other cemeteries (Tottenham and Enfield) has also run out. In the case of Enfield Crematorium Cemetery, a recent feasibility study has concluded that new burial provision, using space previously used for landfill, can be provided there although, if this were to take place, would not complete for at least 12 months. Therefore, it is imperative that, in order to achieve revenue income targets in Bereavement Services, new burial space be created, as soon as possible, at Wood Green Cemetery.
- 7.2 In recent years, there has been a pilot installation in Wood Green Cemetery of concrete burial chambers alongside more traditional dug graves. These have proven to be very popular with clients, they attract a strong demand with local communities and also attract premium prices, in relation to their construction costs. For this reason, the procurement process for the new burial provision was based upon the need to construct a combination of burial chamber spaces and traditional dig burial spaces.
- 7.3 The tender for this work was issued to contractors from Construction Procurement Group's Major Work Construction framework agreement list (£250k - £999k). It was returned by five contractors on 17 May 2010. An evaluation was completed and a report from the consultants, NPS, has recommended the successful bid. Evaluation of bids was based on 60% quality and 40% price.

- 7.4 It should be noted that the price evaluation is based on the value of site establishment & management costs, contractors design costs and contractors overhead and profit as the balance of the tender sum is common to all tendered and reflects cost consultants' estimate.
- 7.5 The quality assessment was conducted by the Senior Project Manager, Construction Procurement Group and Project Architect. A pre agreed list of 8 questions relevant to this project was included in the tender. Each question was offered a score ranging between 0 for question not answered to 5 excellent. Details of this assessment appear in Appendix A.
- 7.6 On the issue of Planning Permission for this development, planning consent was originally issued in March 1995 for Wood Green Cemetery. As the current proposed development is within the curtilage defined by that original consent then Haringey Planning have confirmed that no further planning permission is required. Similarly, the Head of Building Control confirmed, on 23 March 2010, that the scope of these works falls outside of Building Control.

## **8. Chief Financial Officer Comments**

- 8.1 The cost of the new burial spaces were within the capital programme in 2009/10. Due to slippage of this scheme this underspent in 2009/10 and is now subject to a budget carry forward request to Cabinet. If this request is rejected there will not be budget available to pay for this scheme

## **9. Head of Legal Services Comments**

- 9.1 The burial provision services were procured via the Council's Major Works Construction Framework Agreement. This is a method of procurement which is compliant with EU procurement legislation (i.e the Public Contracts Regulations 2006).
- 9.2 A mini-competition has been conducted amongst economic operators capable of performing the contract.
- 9.3 The proposed award is made on the basis of most economically advantageous tender.
- 9.4 Because of the value of the contract, it is a requirement of Contract Standing Orders that the award is made by the Procurement Committee in accordance with CSO 11.03.
- 9.5 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendations in this report.

## **10. Head of Procurement Comments**



- 10.1 The procurement process invited tenders for 2 and 3 vault chambers and officers are recommending to Members to award a contract for a 2 vault system. This recommendation is influenced by 2 factors:
- a) restricted service budget
  - b) existing 3 vault system has apparently not yet been fully utilised

## **11. Equalities &Community Cohesion Comments**

- 11.1 All tenderers are on the Haringey Major Construction Work Framework Agreement and, as such, have been evaluated on their approach to Haringey's equalities requirements.

## **12. Consultation**

- 12.1 Consultation has taken place with funeral directors and existing clients.

## **13. Service Financial Comments**

- 13.1 The burial provision at Wood Green is critical to containing the budget shortfall currently experienced in Bereavement Services (BS). Without this, the BS budget shortfall is likely to widen. This additional provision will be funded from the budget carry forward from Burial Provision capital project (Project code: 10000366). The sale of new burial plots, over a 2 to 4-year period will yield sufficient income to pay back the borrowed capital, and the borrowing costs, as well as make a contribution to the income budget in Bereavement Services.

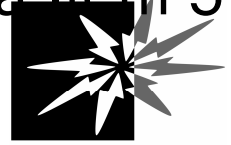
## **14. Use of appendices /Tables and photographs**

- 14.1 Appendix A

## **15. Local Government (Access to Information) Act 1985**

- 15.1 [List background documents]
- 15.2 This report contains exempt and non-exempt information. Exempt information is under the following category (identified in amended Schedule 12A of the Local Government Act 1972). s. (3) Information relating to financial or business affairs of any particular person (including the authority holding that information)

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Agenda item:

**[No.]****Cabinet Procurement Committee Meeting****On 21 June 2010**

Report Title. **Extension of current Integrated Supported Housing Services contract for 18 Months**

Report of **The Director of the Children and Young People's Service**

Signed :

Contact Officer : Wendy Tomlinson, Head of Service, Commissioning and Placements (Children in Care)

Telephone: 0208 489 3635

Wards(s) affected: **All**

Report for: **Key Decision**

## **1 Purpose of the report**

- 1.1 For Cabinet Procurement Committee to approve the extension of the current contract for a period of 18 months as allowed under the Contract Standing Order (CSO) 13.2. The extension will commence from 1<sup>st</sup> July 2010.

## **2 Introduction by Cabinet Member**

- 2.1 I am disappointed that the Service has had to ask for a further extension of an existing contract and that it will be a further 18 months before we have a new arrangement in place. However, having examined the position I believe that this is the only option that will protect the stability of the young people for whom we are responsible, while also protecting us from the very high costs of spot purchasing.
- 2.2 I support the recommendations in the report and urge officers to start work on the review of the level of need for the service and the subsequent establishment of the tendering process.
- 2.3 I would also urge officers to explore the possibility of a joint tendering process with other local authorities if this is likely to provide better value for money.

**3 State links with Council Plan Priorities and actions and /or other Strategies:**

- 3.1 This service is linked to the Children and Young People Service Business Plan.  
**Objective:** The Children and Young People's service has a duty to provide Supported Housing Services to young people aged between 16-18 years old or 18+ young people awaiting allocation of permanent council accommodation.
- 3.2 The contracted providers are expected to provide quality accommodation and support to vulnerable young people. This should enable the young people to achieve the five Every Child Matters outcomes and prepare them for independent living.

**Key Actions:**

**Measures and Milestones: Strategy developed**

Framework agreement in place until June 2010

**4 Recommendation**

- 4.1 That permission to extend the existing Semi Independent contract with the providers below on the existing framework to allow for a new tender for semi independent provisions be agreed.
- Christopher House, TA Limelight Properties
  - Allison Lodge (Formally MG Supported Housing)
  - Atlas Properties
  - Phoenix Community Care
  - Andrew Stevens
  - Atlantic Lodge.

**5 Reasons for recommendation**

- 5.1 The existing Semi Independent contract expires 30th June 2010. The contract was originally let for three years and extended for a further two years. In order to extend the contract further the service are now required to seek permission from Procurement Committee.
- 5.2 It is very difficult to estimate the value of this extension as this will depend on the number of referrals received. However Members are asked to note that the combined spend for 09/10 with providers on the current framework was £1,937,277.71 and spend for additional spot purchase with providers outside the framework was £620,274.72.
- 5.3 See Part B for exempt information.
- 5.4 See Part B for exempt information.
- 5.5 See Part B for exempt information
- 5.6 See Part B for exempt information.
- 5.7 The needs of the service have recently changed following the 'Southwark Ruling' made on the 20.05.2009. This has resulted in higher volumes of young people requiring semi independent accommodation. An 18 month extension is required to undertake full service review to be followed by a tender process that will enable the service to incorporate the different types of accommodation to meet the rising need of provision into the tender to undertake an Equalities Impact Assessment and

detailed needs assessment taking into consideration all new legislation and commission a service that will meet changes in service requirements.

**See Part B for exempt information.**

- 5.8 The extension of the contract will ensure stability for our young people currently in placement and enable Haringey to meet the current demand for semi independent accommodation along with the best value for money in the current market.
- 5.9 The service are aware that spot purchases outside of the contract does not provide value for money for the Council and are going to ensure that all teams making referrals contact providers on the framework in the first instance. The placements service will also be working with the existing providers and encouraging them to make more provision available.
- 5.10 See Part B - Appendix A for cost comparison of rates between current Contract rates and the 2010 – 2011 rates our providers use for Spot Purchases with other boroughs outside of a contract.

**6 Other options considered**

- 6.1 The service considered if making spot purchases in the interim would be an option. However spot purchases made will be at the current market price which is often much higher than the costs secured through the last tender process and therefore this option was discarded due to budget pressure. If spot purchases are made as an interim provision we will have to set up individual spot purchase agreements for all existing placements. This would cause extreme pressures on the budget due to spot purchase costs and officer's time.
- 6.2 As part of the commissioning process we will be exploring the feasibility of undertaking a joint tender process with neighbouring boroughs. This will allow the local authority to make use of a wider selection of providers who will be able to meet a variety of needs. The providers will be subject to vigorous monitoring which can be shared amongst all of the Local Authorities and this will allow aggregation of demand and give the best market rate.

**7 Summary**

- 7.1 The Council's Semi Independent contract will expire on 30th June 2010. The contract was originally let for three years and extended for a further two years. This now requires permission from Procurement Committee to extend the contract further.
- 7.2 The Council has a statutory duty to provide housing and support for all our young people between the ages of 16 – 18 and young people awaiting permanent council housing up to 21. At present there are six providers who remain on our framework.
- 7.3 The accommodation provided within semi independent provisions are shared accommodations, studios and 1 bedroom flats that are situated within the community. The current providers supply an individual Key working support package to each young person as part of the young person's Pathway Plan/Care Plan to enable the resident to prepare for independent living.

- 7.4 See Part B for exempt information.
- 7.5 Semi independent accommodation is not currently governed by any official body such as Ofsted or CSCI and therefore the responsibility for undertaking monitoring of placements is the sole responsibility of the Local Authority. London Borough of Haringey currently undertakes monitoring of this provision every six months with one monitoring review and an annual review at the end of each year. Our proposal for the 18 month extension will be to undertake monitoring meetings every quarter with one being replaced by the annual review. One of the providers (Christopher House TA Limelight Properties Ltd) is currently being monitored on a monthly basis as part of the recommendations agreed by Procurement Committee following the Novation of contract.
- 7.6 See Part B for exempt information.
- 7.7 There are currently 79 Looked After Young People placed in semi independent accommodation. There are 101 After-care 18+ clients currently residing in semi independent provisions, awaiting allocation of permanent council accommodation.
- 7.8 Since 2009 there has been a significant increase in the number of referrals for semi independent accommodation following the 'Southwark Ruling'. Over the last twelve months the service have received 80 referrals of which 26 young people have been accommodated under section 20 Childrens Act 1989 and 15 young people provided support under section 17 Childrens Act 1989. The placements service requires as many contracted providers as possible to enable them to adequately provide quality placements for the Leaving Care and Unaccompanied Minors teams
- 7.9 Due to the upcoming changes in legislation the local authority might be required to accommodate young people up to the age of twenty four. These changes need to be incorporated into the new tender to ensure that Haringey are able to source the most appropriate accommodation for the needs of each young person.
- 7.10 An 18 month extension will enable the service to commission a service based on a detailed needs analysis which incorporates all the changes in legislation and the impact, so far, of that legislation. It will also help us consider the budgetary needs in clearer terms run a comprehensive tendering process which requires at least a year for a contract of this size.
- 7.11 We propose that the procurement committee authorises an extension for eighteen months with the existing providers on the framework, to allow a new tender to be carried out for semi independent providers. The time requested is essential to allow for development of the tender to incorporate the changing needs of the service.
- 7.12 As part of the commissioning process we propose to carry out a full service review between July 2010 and December and commence the tender process from January 2011 (see Part B for exempt information).

## **8 Chief Financial Officer Comments**

- 8.1 Based on the levels of demand set out in the report and the current cost, from both contract and spot purchasing arrangements, the average unit cost for these semi-independent places would appear to be c£14,000 p.a.; this accounts for around

14% of the external placements budget and so is a key area for ensuring the efficient provision of services.

- 8.2 Market testing of services is one way in which value for money can be demonstrated and so it is of concern that these arrangements have not been tested for 5 years and it will now be a further 18 months before the process being requested concludes.
- 8.3 The original contract provides for an annual inflationary uplift in line with the Retail Prices Index (all items) (RPI), and providers have benefited from their preferred supplier status over the last five years. Given the pressures on Council budgets over the coming months it may be worth exploring whether, through the contract extension variation, a discounted rate could be negotiated reflecting a further period of 18 months as the Council's preferred supplier for these services.
- 8.4 The report makes it clear that spot purchasing arrangements are considered to be significantly more expensive than those acquired under the current contract arrangements and so, in value for money terms it is again of concern that around 32% of the current spend is through these spot purchasing arrangements. The service should ensure that all steps are taken to ensure that the most economically advantageous service is obtained during the contract extension period; this will need to include working with the existing providers to encourage them to make available additional provision under the terms of the contracts.

## **9. Head of Legal Services Comments**

- 9.1 CSO 13.02 provides that the Cabinet Procurement Committee may vary or extend a contract provided that to do so is consistent with the Public Contract Regulations 2006 ("the Regulations") and the Council's Financial Regulations.
- 9.1 The Regulations do not apply to this extension as these services are Part B services.
- 9.2 The value of this extension exceeds £250,000 therefore it may only be approved by the Cabinet Procurement Committee.
- 9.3 This is a key decision and the client has confirmed this has been included in the Forward Plan.
- 9.4 The Head of Legal Services sees no legal reasons preventing Members from approving the recommendations in paragraph 4 of the report.

## **10. Head of Procurement Comments**

- 10.1 This recommendation is in line with the Procurement Code of Practise
- 10.2 The service has been benchmarked against other London Boroughs. The cost comparison for the accommodation and support, do show that the recommendation will deliver a VFM service to Haringey. Appendix 2 sets out the Councils re-commissioning plan which identifies opportunities to achieve Value for Money through both the extension of the current contractual arrangements and the new contract.

10.3 A robust monitoring system has been put in place as this service is not a regulated service. This will also enable officers to work with providers to build capacity into our block contracting arrangements to meet our spot contracting needs

10.4 The recommendation ensures that the Council is able to fulfil its duty to provide Supported Housing Services to young people aged between 16-18 years old or 18+ young people awaiting allocation of permanent council accommodation.

**11 Service Financial Comments**

11.1 Spending on semi independent accommodation is met from the external placements budget which is £13.449 million for the financial year 2010. The service has a duty to provide accommodation to young people leaving care aged 16-18 and those aged 18+ awaiting the allocation of permanent accommodation. The ‘Southwark Ruling’ which entitles homeless 16-17 year olds to a full leaving care service has placed additional pressures on this budget.

11.2 The extension of this contract for a further 18 months will enable the service to assess the needs of the young people in this type of accommodation and will ensure the stability of current placements. It is better value for money than spot purchasing and will allow time for options such as joint commissioning with other boroughs to be considered.

**12 Use of appendices /Tables and photographs**

See Part B for exempt information

**13 Local Government (Access to Information) Act 1985**

13.1 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):

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

**14 Equalities & Community Cohesion Comments**

14.1 Equality comments are not relevant at this stage as the EIA will be carried out during the re-commissioning stage as detailed in Appendix 2, then the appropriate comments will be made after that process.

**15. Consultation**

15.1 Advice from Corporate Procurement was sought and the service was advised that the Council follow its own Contract Standing Orders and undertake its own competitive tender process.

15.2 Consultation undertaken with relevant internal Council departments.





Agenda item:

**[No.]****Report to Procurement Committee****21<sup>st</sup> June 2010**Report Title. **Broadwater Farm Inclusive Learning Campus**

Report of : Peter Lewis, Director of Children and Young People's Service

Signed :

Contact Officer :

Laura Bridges, Senior Project Manager, Children and Young People's Service

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

- 1.1. To seek Procurement Committee approval to appoint the recommended contractor named in Part B of this report for the building contract of Broadwater Farm Inclusive Learning Campus (BWF ILC).

**2. Introduction by Cabinet Member**

- 2.1. The Inclusive Learning Campus is a flagship project which will provide an excellent educational facility, assist the regeneration of the local area and provide good quality community facilities.
- 2.2. The project will make a major contribution to our green agenda with a range of energy efficiency measures and use of renewable energy sources.
- 2.3. I am satisfied that the correct procedures have been followed and am happy to agree the recommendations.

**3. State link(s) with Council Plan Priorities and actions and /or other Strategies:****3.1. Council Priorities****3.1.2 Making Haringey one of London's Greenest Boroughs**

3.1.2.1 The design and construction will support each of the seven Haringey Greenest Borough Strategy Priorities in the following ways:

- Priority One - Improving the Urban Environment:

- The school project will achieve CO2 reduction. This is largely being achieved via the connection to the Broadwater Farm Housing estate heating plant.

- Priority Two - Protecting the Natural Environment:

- In the landscaping design and works, bio-diversity has been actively managed to promote the development of the local flora, fauna and wildlife. An Ecologist has been involved in generating the design and the landscaping proposals include elements to promote biodiversity and ecological zones as well as the protection of the existing 'fox forest' nature reserve area.

- Priority Three - Managing Environmental Resources efficiently:

- Within the school design, measures have been incorporated to minimise the utilities used on a daily basis.
- This includes minimising the use of water and energy through the installation of energy efficient fixtures and fittings, use of rainwater harvesting and voltage optimisation and utilising renewable energy sources which include solar photo voltaic panels.

- Priority Four - Leading by example, managing the public sector sustainably:

- ICT design within the Inclusive Learning Campus will ensure energy use is minimised by incorporating automatic switch off of all devices within the software used.
- In addition the size of each device installed will be appropriate to the required tasks and the numbers of servers used will be minimised by centralising data centres creating further energy savings.
- Where possible legacy equipment is to be reused or recycled. All new "white good" appliances to be AAA energy rated and meet the BREEAM requirements for refrigerants with a Global Warming Potential (GWP) of less than 5.

- Priority Five - Sustainable design and construction:

- The energy efficiency of the schools is to be improved, supporting the creation of lower carbon council properties, by achieving the highest BREEAM rating of Excellent for the new school/ inclusive learning campus.
- Only certified (COC) timber will be used in construction and there will be reduced use of VOC materials.
- A Site Waste Management Plan to national WRAP standards will be produced ensuring best practice in site construction management, including maximising the recycling of site construction waste within the new construction.

- Priority Six - Promoting sustainable travel:

- The inclusive learning campus design will be integrated with a new travel plan promoting the use of sustainable travel to school, such as cycling.

- Priority Seven - Raising awareness and involvement:

- The Inclusive Learning Campus design will incorporate visual displays to highlight

to pupils the energy being used to run their school/inclusive learning campus and the benefits of any renewable energy schemes in place at their school/ inclusive learning campus.

- The new building is being constructed to have dedicated energy metres, improving the visibility and control of energy used.

### **3.1.3 Creating a Better Haringey: Cleaner, Greener and Safer**

3.1.3.1 The BWF ILC project will improve the school by significantly enhancing the learning environment of the students. This will improve their safety both on site and moving to, from and within the site. The buildings will provide for improved and secure access into the school as well as free and convenient access for wheelchair or pushchairs throughout.

3.1.3.2 The project is intended to achieve BREEAM rating of excellent. To achieve this, a variety of sustainable measures will be incorporated in the design, reducing the use of energy and CO2 emissions.

### **3.1.4 Encouraging Lifetime Well Being, at Home, Work Play and Learning**

3.1.4.1 The new Inclusive Learning Campus as part of the Primary Capital Programme will contribute to the transformation in outcomes for young people in Haringey by improving the learning environment, providing anywhere/anytime access to ICT, increasing inclusion and providing a wider range of pathways of study.

3.1.4.2 The BWF ILC project is considered a flagship scheme both in terms of the Primary Capital programme, wider regeneration of the Broadwater Farm Estate and development of service provision for the wider community within Haringey. The project will promote learning through access to greater opportunities for all within the community. The Inclusive Learning Campus will meet local need for extended, youth and community services and the vision is to provide an extended service, including childcare, to the children and their families as well as services for the wider community to contribute to improving community cohesion.

3.1.4.3 An inclusive approach is integral to the design of the new campus. The site is planned with permeability of the site in mind, allowing people to move easily into, across and around the site. Step free routes are provided to all key parts of the site with lift access provided between changes of level within the buildings. The building proposals aim to ensure that the building is designed in such a way that everyone is able to use them independently as well as assisted. In order to ensure this, an Access Audit was completed on the design scheme at Stage D which confirmed that the building will exceed Approved Document M and best practice guidelines.

### **3.1.5 Promoting independent living while supporting adults and children when needed**

3.1.5.1 The process in procuring a contractor has looked to implement, wherever possible, the council's policies in respect of employing local labour, and creating apprenticeships for local people.

### **3.1.6 Delivering Excellent, Customer Focussed, Cost Effective Services**

3.1.6.1 Key to the success of this project and the Primary Capital programme is the improvement of standards in schools. The new Inclusive Learning Campus at Broadwater Farm estate will help extend the successful co-location approach at the Vale and Blanche Neville to the borough's remaining special schools.

3.1.6.2 The Broadwater Farm ILC will also provide flexibility and capacity for change and expansion to meet future changes in children's and the wider community's needs to ensure delivery of an enriched curriculum.

### **3.2 Council Strategy**

#### **3.2.1 The Children & Young People's Plan**

3.2.1.1 The successful completion of this project will be instrumental in Haringey achieving the aims and objectives of the Children and Young People's Plan which are aligned with those in the national Children's Plan 2008 – 2020.

3.2.1.2 The project will help deliver the Every Child Matters agenda and provide an opportunity to transform education in Haringey by delivering a school that our young people, our teachers and our local communities deserve.

3.2.1.3 The Inclusive Learning Campus will meet local need for extended, youth and community services by providing an extended service, including childcare, to the children and their families as well as services for the wider community

#### **3.2.2 The Primary Strategy for Change**

3.2.1 The planned design and construction programme for the new campus will support and contribute towards the following five principles of Haringey's Primary Strategy for Change:

- **Principle 1:** We want all children to be able to enjoy their learning and to make good progress;
- **Principle 2:** We want to promote learning through access to greater opportunities for all within the community;
- **Principle 3:** We want to secure the health and well-being of our children and young people and safeguard their welfare, especially the more vulnerable;
- **Principle 4:** We want to further develop the leadership capacity in our schools;
- **Principle 5:** We want to integrate ICT throughout as part of the transformation of learning experiences for children, young people and the community.

## **4. Recommendations**

4.1. That Members agree to award the contract for the above project to the contractor named in Part B as allowed under Contract Standing Order CSO.11.03

## **5. Reason for recommendation(s)**

- 5.1. The contractor named in Part B was evaluated on cost (40%) and quality (60%). The combined scoring is considered to represent the best value for money and is considered to be satisfactory as the basis for a contract.
- 5.2. The creation of the new Inclusive Learning Campus will bring together the three schools, Broadwater Farm Primary and Special Educational Needs schools William C Harvey and Moselle to establish a fully Inclusive Learning Campus (ILC). The ILC will continue to offer 2 form of entry for mainstream and increase SEN provision from 80 to 100, for 3-11 year old children to meet the current educational needs and standards, provide improved primary provision for Haringey children with Special Educational Needs, Learning Difficulties and/or Disabilities (SEN/LDD) and reduce reliance on out of borough placements.

## **6. Other options considered**

- 6.1. None.

## **7. Summary**

### **Background**

- 7.1. The requirement for creation of the Broadwater Farm Inclusive Learning Campus was identified by London Borough of Haringey in order to provide improved primary provision for Haringey children with Special Educational Needs, Learning Difficulties and/or Disabilities (SEN/LDD) and to reduce reliance on out of borough placements.
- 7.2. The new Inclusive Learning Campus within the Broadwater Farm Estate will help extend the successful inclusive co-location approach at the Vale and Blanche Neville to the borough's remaining special schools. It will be linked to a secondary learning campus at Woodside High School, which is currently under development.
- 7.3. The school will continue to offer a 420 pupil places as 2 form of entry for mainstream pupils and increase the current special needs provision from 80 to 100 for 3 – 11 year olds.
- 7.4. The project will be carried out in 3 phases aimed to minimise disruption to the schools with the first phase and half of the new campus operational for September 2011. The phases of works are as follows:
  - Decant of the Playcentre Service, BWF Primary Year 6 Classrooms and Parents Room – June/July 2010
  - Phase 1a - Commencement of the Demolition works – July/August 2010

- Phase 1b - Building Works – Summer 2010 – Summer 2011
- Phase 1c – Decant of William C Harvey & Moselle Schools & part occupation of new campus – Summer 2011
- Phase 2a – Building Works – Summer 2011 – Summer 2012
- Phase 2b – Decant of Broadwater Farm Primary - Summer 2012
- **Opening of new campus – September 2012**
- Phase 3 - Completion of remaining demolition works and external landscaping – Early 2013.

7.5. The scope of works conforms to the planning application granted in March 2010 covering all phases.

7.6. Funding has been agreed by Cabinet as part of the approved Capital Programme.

7.7. Building Control approval has been sought via a formal submission and consent has been programmed to be granted prior to works starting on site.

7.8. To meet insurance requirements, the design includes the provision of a sprinkler system.

7.9. The key decision is included in the Forward Plan.

7.10. The Children and Young People's Service is project managing this project. NPS London Ltd was appointed as contract administrator and lead designer in November 2008 from the Haringey Design Framework.

7.11. An equalities impact assessment was completed in March 2010 and remains a live document to be monitored through the life of the project.

### **Procurement Process**

7.12. Competitive tenders were invited from five firms from the Framework Agreement for the Provision of Major Works Construction Services (value above £3.5m)

7.13. Tenderers were invited from the Framework Agreement for Major Works on the basis of their financial capability to undertake the project.

7.14. The defects liability period is 12 months.

7.15. All of the contractors invited to tender submitted a tender.

7.16. Tenders were invited on a Quality/price basis of 60%/40%.

7.17. All of the tenders contained qualifications which they were asked to withdraw. Any qualifications that were not withdrawn have been considered and

commented upon in the Tender Recommendation Report.

- 7.18. Tenders include site establishment and management costs, contractors design costs, overhead and profit in accordance with the Framework Agreement.
- 7.19. The contract is to be awarded on a fixed price basis.
- 7.20. The London Housing Consortium (LHC) Network offers a selection of products, services and contractors through pre-tendered framework arrangements. A review of the LHC framework arrangements has been carried out and goods and services, where applicable, have been applied. This was reference in the tender documents. This document is appended to Part B at Appendix D.

### **Programme**

- 7.21. The work is scheduled to commence on site in July 2010 and completed in December 2012.
- 7.22. The construction period will be 123 weeks, in stages of sectional completion.

### **Sustainability**

- 7.23. A Site Waste Management Plan has been allowed within the project and has been produced ready to be taken forward by the contractor.
- 7.24. The design aims to achieve BREEAM 'excellent'.
- 7.25. The design demonstrates good sustainable practice, economically and environmentally to achieve maximum life expectancy. This has been tested through completion of a lifecycle costing exercise undertaken at each design stage of the project and reviewed at each gateway approval. A life cycle costing report will also be produced at project completion and will form part of the handover documents as a reference for ongoing maintenance of the building.
- 7.26. Timber will be obtained from certified sustainable sources.
- 7.27. The design includes:
- Connection to the surplus capacity of the Broadwater Farm Estate heating plant to provide the new campus with an efficient supply of hot water.
  - Solar Photo Voltaic panels.
  - Energy efficient systems for lighting and heating
  - Rain water harvesting
  - Voltage Optimisation

## **8. Chief Financial Officer Comments**

### Capital Implications

- 8.1. The CFO confirms that this project is Included in the approved CYPS capital programme, and is backed by fully secured resources.
- 8.2. The revised capital cash flow and funding sources planned for this project, at a total cost of £16.93m are as set out in Section 13.
- 8.3. The revised capital budget implies a saving on this project of £1.75m. These resources will be returned to the Primary Capital Programme contingency and will be allocated to support future projects. The CYPS capital programme will be the subject of a full update report to Cabinet in September 2010.

### Revenue implications

- 8.4. The future running costs of the Integrated Learning Centre will be provided for from the future school devolved budgets, and the revenue funding will continue to be provided from DSG, driven by total pupil numbers. The schools will be responsible for ensuring the management of future running costs within their allocated budgets.
- 8.5. The modernised facilities, and the integration of certain support functions between the primary and special school provision within the new campus are expected to provide a variety of efficiencies which will allow additional resources to be freed up to support teaching and learning.
- 8.6. The ILC is providing an increase in the number of primary places for SEN children to be educated in-borough, from 80 to 100. This will reduce the unit cost of SEN placements across the service.

## **9. Head of Legal Services Comments**

- 9.1. The Framework Agreement for Major Works has been tendered in Europe in accordance with the Public Contracts Regulations 2006.
- 9.2. Children's Services Directorate has conducted a mini-competition inviting economic operators on the Major Framework Agreement to tender for the works at Broadwater Farm Inclusive Learning Centre.
- 9.3 The value of the contract is in excess of £250,000 therefore the award requires the approval of the Procurement Committee in accordance with CSO 11.03.
- 9.4 The award of the Contract is a key decision. Therefore there is a requirement under CSO 11.04 that the contract is included in the Forward Plan. The Director of Children and Young People's Service has confirmed that this has taken place.



9.5 The Head of Legal Services confirms that there is no legal reason preventing Members from approving the recommendations contained at paragraph 4 of this report.

#### **10. Head of Procurement Comments**

10.1 The contractors invited to tender have been selected from the Council's Framework Agreement for Major Building/Construction Works 2010.

10.2 The tender has been prepared and tendered on a quality/price basis of 60%/40% and evaluated as the most economically advantageous tender for this award.

10.3 The selected contractor as recommended in Part B Exempt Information (paragraphs 2.12 and 2.13) represents best value for the Council.

#### **11. Equalities & Community Cohesion Comments**

11.1. An Equality Impact has been undertaken and it has concluded that there is no adverse impact on the implementation of the project and that it has created a number of positive impacts, across all equality strands.

11.2. It has improved opportunities for; inclusion, ICT facilities, sports facilities, dining arrangements, class room space, access, transport facilities, systems for tracking and monitoring pupil progress, teaching and learning facilities, curriculum diversity specialist rooms. Therefore all pupils will benefit from this inclusive project.

#### **12. Consultation**

12.1. Extensive consultation has been carried out with end users in arriving at the agreed layouts.

12.2. Stage events have taken place at RIBA design stages B, C, D and F, which invited comments and debate. The Children and Young People's Service, Governors, the school heads, teachers and school staff have all had input in agreeing the scheme. Information and feedback from the consultation event was collated and incorporated into the design.

12.3. All questions raised at drop in sessions and those received electronically were collated into a Question and Answer documents.

12.4. Information on the project and update on progress has been provided regularly to the Broadwater Farm Stakeholder Group meeting which has representatives

from local residents' associations, local business groups and the local community.

- 12.5. Regular liaison and communication has also been held with the Lordship Recreation Ground Project Team.
- 12.6. Updates on the project are included in the Broadwater Farm Newsletter which is issued quarterly to local residents and the community around Broadwater Farm.
- 12.7. A project website for the Broadwater Farm Inclusive Learning Campus Project has been established and is regularly updated.
- 12.8. Design displays have been made available within the schools and pupils have been presented information on the project. This included a 3D flythrough at design stage E.

### 13. Service Financial Comments

#### Capital Implications

- 13.1. The Broadwater Farm ILC project is included in the approved CYPS Capital Programme for 2010/11. The current approved Cash Limit Budget for the project is £18.674m.
- 13.2. The proposed revised budget and funding plan is set out in the table below:

<b>Broadwater Farm - Revised Cash Limit Budget - Tender Stage</b>							
	08/09	09/10	10/11	11/12	12/13	13/14	Total
	£	£	£	£	£	£	£
<b>Total Project cost</b>	<b>111,818</b>	<b>1,050,354</b>	<b>4,433,155</b>	<b>6,600,540</b>	<b>3,919,245</b>	<b>810,378</b>	<b>16,925,490</b>
<b>Funding Plan</b>							
Supported Borrowing	0	0	2,656,051	5,600,540	2,706,245	810,378	11,773,214
Primary Capital Grant	111,818	1,050,354	690,104	0	0	0	1,852,276
Section 106 Receipts	0	0	1,000,000	1,000,000	1,126,000	0	3,126,000
School contributions	0	0	87,000	0	87,000	0	174,000
<b>Total Funding</b>	<b>111,818</b>	<b>1,050,354</b>	<b>4,433,155</b>	<b>6,600,540</b>	<b>3,919,245</b>	<b>810,378</b>	<b>16,925,490</b>

- 13.3. The revised budget is below the current approved cash limit budget by £1.75m. The project is being managed as part of the Primary and Pre-School Programme which is reviewed monthly by the PPS Capital Commissioning Board. The Board manages the portfolio of projects supporting the Primary Strategy for Change, and also manages the overall programme contingency established to support the programme. Any savings confirmed on this project will revert to the overall programme contingency managed by the PPS Board.
- 13.4. The funding for this project is backed by capital allocations (grant and supported borrowing) already confirmed by the DCSF and carried forward from prior years. These resources are fully secured.

13.5. Fully secured (already received) Section 106 contributions from planning agreements totalling £1m are also contributing to this project.

13.6. The schools contribution has been agreed with the schools in line with the policy set out in the Primary Strategy for Change.

#### Revenue Implications

13.7. The future running costs of the Inclusive Learning Camps will be provided for from the future school devolved budgets, and the revenue funding will continue to be provided from DSG, driven by total pupil numbers. The schools will be responsible for ensuring the management of future running costs within their allocated budgets.

13.8. The modernised facilities, and the integration of certain support functions between the primary and special school provision within the new campus are expected to provide a variety of efficiencies which will allow additional resources to be freed up to support teaching and learning. Work is on-going to define the future staffing structures of the integrated campus to ensure that these efficiencies are achieved.

13.9. In terms of building lifecycle costs, the project team is continuing to assess the projected whole life maintenance costs of the ILC, in order to ensure that the projected costs are considered in relation to the selection of products and materials for use in construction and fit out, and that these costs are also balanced against the requirements to achieve sustainability targets in energy consumption and use of materials.

13.10. The ILC is providing an increase in the number of primary places for SEN children to be educated in-borough, from 80 to 100. This will reduce the unit cost of SEN placements across the service.

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

14.1. Part B of this report contains exempt information.

14.2. Appendix A – Quality Development Proposal Questions

14.3. Appendix B – Tender Evaluation Score Summary

14.4. Appendix C - Tender Report

14.5. Appendix D - London Housing Consortium (LHC)

#### **15. Local Government (Access to Information) Act 1985**

15.1. List of background documents: Framework Agreement for Major Works, 2010

15.2. This report contains exempt and non-exempt information. Exempt information is under the following category (identified in amended Schedule 12A of the Local Government Act 1972). s. (3) Information relating to financial or business affairs of any particular person (including the authority holding that information).

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