

MINUTES OF MEETING Cabinet Member Signing HELD ON Thursday, 1st April, 2021, 09:00

PRESENT:

Councillor Joe Ejiofor, Leader of the Council Joseph Ejiofor

10. APOLOGIES FOR ABSENCE

There were no apologies for absence.

11. DECLARATIONS OF INTEREST

None.

12. BRUCE GROVE PUBLIC CONVENIENCE REFURBISHMENT - CONSTRUCTION CONTRACT AWARD

The Leader of the Council considered a report which sought approval to appoint the recommended contractor, Lilstone Limited, to deliver the refurbishment and extension works at the disused Bruce Grove Public Convenience (BGPC) pavilion building, pursuant to Contract Standing Order 16.02. The total contract cost was £817,175.13 plus a 10% contingency of £81,717.51.

The Leader queried the criteria used when assessing tender returns and the extent to which these changed based on specific projects. In response, officers advised that the Council tended to use a specific percentage split in the criteria but that this could be tailored to specific circumstances. In relation to a follow up question, it was set out that officers would compile a detailed construction brief which would be used to support a technical assessment of the bid, that was carried out by a panel of officers from different services. In relation to this specific project, the fact that it was a heritage asset was a key consideration for officers.

RESOLVED

That the Leader:

- I. Approved the full award of the construction works (RIBA stage 5-6) contract to Lilstone Limited to deliver the refurbishment and extension works to BGPC for the fixed price contract sum of £817,175.13, plus a 10% contingency of £81,717.51 based on their tender costs;
- II. approved the issue of a Letter of Intent prior to the formal contract signature for £81,717.51 being 10% of the contract sum.

Reasons for decision

Bruce Grove Public Convenience (BGPC) is a Council owned, Grade II Listed Building on Historic England's 'Heritage at Risk Register'. The building has been disused since the 1980s and is in a poor state of repair. In February 2020, temporary works were undertaken to waterproof the roof and prop the steelwork in the basement. Commencing with the works as soon as possible will protect the building from further deterioration and bring the site back into public use to deliver commercial and social value benefits to the Council.

A Leader decision (pursuant to Contract Standing Order 16.02) is required as there are no Cabinet Meetings scheduled in April or May 2021 due to the forthcoming Mayoral elections.

In order to meet the Greater London Authority (GLA) 'Enterprising Tottenham High Road' funding requirements it is essential that a decision on the full award is in place by April 2021, as the construction award decision cannot be deferred to June 2021. This is to ensure that spending milestones can be achieved in line with the signed grant agreements and to meet the GLA's funding deadlines of March 2022.

Approximately 60% of the total project costs are to be externally funded by the GLA and Historic England. If funding deadlines of March 2022 are not met there is a risk that the GLA grant could be withdrawn.

The contract award will also enable contract mobilisation to commence including contractors design portions for key structural elements such as foundations, loadbearing frame and curtain walling. The early completion of these packages of work essential to the project progressing in line with the programme.

Given the issues the construction industry is incurring with supply chains and materials as result of the Covid-19 epidemic, a decision at the earliest opportunity would be advantageous so orders for critical long lead in items can be placed.

Alternative options considered

In-house – delivering the role in-house was considered, however there is currently no resource within the Council that has the capacity along with the necessary experience, qualifications, and expertise to deliver this service.

The authority considered use of the LCP Framework under the Heritage Category, but this was discounted as the framework is not suitable for works below the £1m contract value threshold.

The Dynamic Purchasing System was chosen for this tender following recommendation from Strategic Procurement.

13. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the reminder of the meeting as the items contained exempt information, as defined under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

14. EXEMPT - BRUCE GROVE PUBLIC CONVENIENCE REFURBISHMENT - CONSTRUCTION CONTRACT AWARD

The Leader noted the exempt section of the report.

CHAIR:

Signed by Chair

Date