

Report for: Peter O'Brien, Assistant Director - Area Regeneration

Title: Approval for award of contract (under Contract Standing Order (CSO) 9.07.1c) - Bruce Grove Toilet Restoration design commission

Report authorised by : Peter O'Brien, Assistant Director - Area Regeneration

Lead Officer: Lily Kwong, 02084892951, lily.kwong@haringey.gov.uk

Ward(s) affected: Bruce Grove

Report for Key/ Non Key Decision: Non-key decision

1. Describe the issue under consideration

- 1.1 Bruce Grove Toilet is a Grade II Listed heritage building owned by the Council. The building is in the Bruce Grove Conservation Area and is identified as a notable mock Tudor building. It is situated in the centre of the Bruce Grove Town Centre, 1-minute walk from the Bruce Grove Overground station.
- 1.2 The building has been closed since 1977 and is in a poor state of repair. It is currently on the Historic England's 'Heritage at Risk' register (Heritage at Risk number [1259316](#)). The site is part of the [Tottenham Area Action Plan](#) site allocation BG3 and is identified as an improvement site. Feedback from local residents has identified a large amount of interest in the building and support for bringing it back into use.
- 1.3 A strategy is needed to bring the building back into use as a successful commercial and community asset that contributes positively to the regeneration of Tottenham and improves the physical environment, and vitality and viability, of the Bruce Grove Town Centre. The commission will provide a design and strategy to restore this at-risk Grade II Listed building, enabling this unique architectural and historic asset accessible to the public, with a new, commercially viable and sustainable use. The Council is also actively bidding for suitable funding to undertake essential restoration works in improving the building's condition, followed by plans to lease it to a new tenant.
- 1.4 The Council has undertaken a competitive procurement process to seek a suitably qualified and experienced conservation and/or architectural practice to deliver an architectural design up to RIBA stage 4 (Technical Design). The consultant is expected to refresh the feasibility study (RIBA stage 1) and to prepare a Concept Design (RIBA stage 2), including outline proposals for structural design and preliminary cost information along with relevant Project Strategies; and finally a Technical Design (RIBA stage 4) comprising of all architectural, structural and building services information.
- 1.5 This report is a request for approval to award the contract for the above commission as allowed under CSO 9.07.1c.

2. Recommendations

- 2.1. Following a competitive tender process, for the Assistant Director - Area Regeneration to award the contract for the 'Bruce Grove Toilet Restoration' design commission to DK-CM Limited to deliver up to RIBA stage 2 Concept design for the sum of £47,875.00 (Forty-seven thousand, eight hundred and seventy five pounds), with the option to extend the contract to deliver RIBA stage 3-4 design for an additional sum of no more than £60,000. Should stage 3-4 design be pursued, the total contract sum will be £107,875.

2.2. The decision to pursue RIBA stage 3 (Developed Design) and stage 4 (Technical Design) will be made during the Stage 2 design process, subject to securing necessary funding for essential works to bring the building back up to lettable standard, identification of a suitable restoration plan and viable commercial use, and further discussions with stakeholders and internal council departments.

3. Reasons for decision

3.1. To bring this important and prominent building back into use as a commercial and community asset that will contribute positively to the regeneration of Tottenham, improving the image and perception of the Bruce Grove Town Centre, generating increased footfall, and delivering a more attractive and vibrant town centre with restored historic buildings and attractions. It will also remove this Council-owned building from the Historic England's 'Heritage at Risk' register.

3.2. The Tottenham [Strategic Regeneration Framework \(SRF\)](#) Delivery Plan (2014) sets out the Council's vision to find a long-term use for the Council-owned, Grade II Listed, former public conveniences at Bruce Grove. The [Draft Tottenham High Road Strategy](#) (2017) also established that the building will be prioritised for improvements because of its prominence and importance. This design commission is a key milestone to restore this former public toilet and find an appropriate viable use for the building in line with current Council planning policies, the SRF and the draft High Road Strategy.

3.3. The project will deliver the following outcomes:

- The sensitive restoration of a Grade II Listed building of architectural merit within the Bruce Grove Conservation Area
- The creation of unique new venue and space in the Bruce Grove Town Centre
- The establishment of a new business in Tottenham, and associated jobs, training and apprenticeship opportunities.
- Reinforce the role of the Bruce Grove Town Centre as a destination, increasing its vitality and viability
- Economic benefits from the letting of the premises and associated rent and business rates payments
- Improve the entrance route/gateway to Bruce Grove station

4. Alternative options considered

4.1. The procurement route taken complies with Haringey's policy and represent best value to the Council. The alternative option would be not to proceed with the commission, which is not recommended as this will result in no improvement to the property. This would not support the objectives of bringing the building back into use and contributing to the physical, social and economic regeneration of the area. A feasibility study and strategy is required to unlock any improvement to the site.

5. Background information

Context

5.1. Haringey Council has embarked on a transformative and comprehensive regeneration of Tottenham. The regeneration programme is guided by the SRF Delivery Plan, which sets out an exciting 20-year vision for the future of Tottenham. The SRF describes Bruce Grove as: *"A beautiful and historic high street at the heart of Tottenham's business and community life"*.

5.2. The Tottenham Regeneration Team is responsible for leading and supporting the delivery of the seven strategies for success, which were identified following extensive community consultation. The relevant priorities to deliver the Bruce Grove Toilet restoration aspirations are as below:

- People: To deliver improved access to jobs and business opportunities; world-class education and training; and a strong and healthy community;
- Place: Better caring for the place and delivering improved public realm in all of the local centres that comprise Tottenham;

5.3. Bruce Grove Toilet is part of the [Tottenham Area Action Plan](#) (AAP) site allocation BG3 and is identified as an improvement site (Existing buildings / sites that need repair, enhancement, major intervention). It sets out the public toilets are significant heritage assets, and should be retained and brought back into active use.

Architectural Design Commission

5.4. A feasibility study for this Grade II listed building was carried out in 2008 by Butler Hegarty Architects suggested a conservation strategy, principally to conserve the surviving fabric of the building and protect its long-term future. It recommended two preferred options, including refurbishment as Public Toilets or a mixed commercial use, both with an estimated construction cost of £425,000.

5.5. However, the condition of the building is likely to have changed since 2008. The Council have therefore undertaken a procurement exercise in March 2018 to procure a conservation and/or architectural practice to deliver an architectural design study up to RIBA stage 4 Technical design. The design study will need to review the previous feasibility study by taking account of the changes and to identify and develop the design for the viable re-use and restoration options.

Tender Process and Evaluation

5.6. The tender was based on a quality 70% and price 30% basis. The evaluation criteria were clearly set out in the tender brief. More than 15 companies were invited to tender in accordance with Contract Standing Order 8.03.

5.7. Three tenders were returned. The evaluation of the tenders held on 26th March, and the panel included:

- Lily Kwong - LBH Regeneration Officer
- Nairita Chakraborty - LBH Principal Conservation Officer
- Alex Marsh – GLA Regeneration Principal Project Officer
- Geraldine Turvey - The Last Elm (Local Community Group)

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

Consultant	QDP %	Price %	Total
DKCM	64.58%	20.26%	84.83%
Company A	49.70%	30.00%	79.70%
Company B	41.30%	29.24%	70.54%

5.9. DK-CM received the highest total score of 84.83%. They are an experienced architectural practice with strong expertise in working with local authorities on regeneration projects. Their previous projects include the Southall Great Streets 2 for Ealing Council, where an existing toilet block, a Grade II listed Manor House dating from the 1920s, was restored and extended to form a new café.

Project Delivery Process

5.10. Public consultation and engagement are planned during RIBA stage 2 Concept design process. Activities will include meetings with stakeholders, information on Haringey Council website and the Council's social media platform, press release, leaflets distribution to nearby properties and public drop in sessions.

- 5.11. Following RIBA stage 1 (Preparation and Brief), the consultant are required to produce a list of essential works and associated costs. The council will need to secure capital funding to carry out initial renovation works. Subject to a successful funding bid, the council will procure and manage the works, which will ensure the building is in a lettable standard for an operator to move in to.
- 5.12. In parallel to the architectural design commission and subject to a commercially feasible option for the site, the council will also seek to procure a new tenant to deliver not only a new commercial use but also contributions to the social value and benefits to the community. The operator, once selected, is expected to undertake the fit out works so that the building can operate.
- 5.13. Following successful project stages, the council will apply for planning permissions for the new design and change of use, currently expected at the end of RIBA stage 3 developed design and a Listed Building Consent in later design stage.

6. Contribution to strategic outcomes

- 6.1. The recommendation in this report to award contract is key to supporting the delivery of the regeneration objectives for Tottenham as set out in the Strategic Regeneration Framework and the (draft) High Road Strategy. It also supports the Council in the delivery of one of its five Corporate Plan priorities: –
- Priority 4: Drive growth and employment from which everyone can benefit
 - Priority 5: Create homes and communities where people choose to live and are able to thrive

7. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

This report recommends to award the contract for the 'Bruce Grove Toilet Restoration' design commission to DK-CM Limited to deliver up to RIBA stage 2 design in the sum of £47,875. There is an option to extend the contract to deliver RIBA stage 3-4 design for an additional sum of no more than £60,000. Should stage 3-4 design pursued, the total contract sum will be £107,875.

The total costs of this contract as above can be contained within the 2018/19 Tottenham Green/Bruce Grove Area revenue budget.

Procurement (SSC)

SSC has no objection for the approval to award a contract to DK-CM Limited to deliver up to RIBA stage 2 design in the sum of £47,875.00 (Forty-seven thousand, eight hundred and seventy five pounds), and with the option to extend the contract to deliver RIBA stage 3-4 design for an additional sum of no more than £60,000, as allowed under CSO 9.07.1.c (Bid Acceptance and Contract Award). Should stage 3-4 design pursued, the total contract sum will be £107,875.

Legal

Not applicable.

Equality

Not applicable.

8. Use of Appendices

1. Request for Quotation tender brief

9. Local Government (Access to Information) Act 1985

Not applicable