

Report for: Cabinet 12th March 2019

Title: Award of Contract for Chesnut Road Public Realm Improvement Scheme following a competitive procurement process.

Report authorised by : Dan Hawthorn, Director of Housing, Regeneration & Planning.

Lead Officer: Tracey McGovern, Project Manager, Environment and Neighbourhoods.

Ward(s) affected: Tottenham Hale

**Report for Key/
Non Key Decision:** Key Decision

1. Describe the issue under consideration

- 1.1. This report seeks approval for the award by Cabinet of the Chesnut Road Public Realm Improvement Scheme contract, following a competitive tendering exercise, to **Bidder 1** to a total value of **£629,694.48** as permitted under CSO 9.07.01(d).
- 1.2. The construction sum to the winning bidder does not include scheme risk and contingency budget. A contingency and risk budget has been set aside and is fully funded, details of which are included within the (exempt) Part B of this report.
- 1.3. The project is fully funded through Mayor's Regeneration Fund (MRF), Council Capital funding, Section 106 and Section 278 contributions.

2. Cabinet Member Introduction

- 2.1. Chesnut Road lies at the the heart of the Chesnut Estate in Tottenham Hale and is a key route that links the High Road to Down Lane park. The placemaking and growth agenda for Tottenham Hale requires us to invest and improve our existing green and open spaces so that it can continue to serve the needs of the local residents and the wider community. The Green and Open Spaces Strategy (GOSS) adopted by Cabinet provides the framework for improvements to those routes between the green and open spaces in the area and will extend and connect these spaces from the Lea Valley through to the High Road.
- 2.2. The Chensut Road scheme will be the first project to be delivered under the adopted Green & Open Spaces Strategy. The scheme will deliver significant public realm improvements for residents, these include:

- an attractive (low maintenance) new linear park on the road that in-corporates Sustainable Urban Drainage features to mitigate the risk of localised flooding on the Chesnut estate.
- an improved shared surface route for cyclists, pedestrians and emergency services linking the High Road with Down Lane Park and Tottenham Hale's emerging District centre
- Introducing informal play spaces and an outdoor gym for the benefit of local residents;
- Discouraging anti-social behaviour through improved lighting and CCTV.

2.3. The recommendations within this report for the appointment of the preferred bidder to deliver the Chesnut road scheme ensures that those improvements arising from the scheme are delivered for the benefit of local residents.

3. Recommendations

3.1. It is recommended that the Cabinet :

- Approves the award of the contract for the Chesnut Road Public Realm Improvement Scheme to **Bidder 1** identified in the exempt report in the sum of **£629,694.48** as permitted under CSO 9.07.01(d).
- Authorises Haringey's Legal Department to issue a Letter of Intent (LOI) for an amount up to and not exceeding £50,000.

4. Reasons for decision

4.1. The appointment of the preferred bidder will enable the Council to deliver significant public realm improvements and new play areas for residents in accordance with the Council's Green and Open spaces strategy.

4.2. Officers have undertaken a **competitive tendering exercise** to secure a contractor to deliver the Chesnut Road Public Realm Improvement scheme. Through this process, **Bidder 1** have scored the highest and demonstrated that they should be awarded the contract.

4.3. In awarding the contract to **Bidder 1**, the Council is securing delivery of the Chesnut Road Public Realm Improvement Scheme.

4.4. **Programming.** The time available to construct the works is constrained by Tottenham Hotspur Football Club (THFC) playing season. Chesnut Road is a primary route on match and event days for pedestrians connecting THFC with Tottenham Hale tube, rail and bus station. The main works therefore must be

completed outside the football season with the maximum time available mid-May to mid-August 2019.

- 4.5. **Community support.** Public consultation was undertaken in 2017 to seek community feedback on the scheme proposals and deliverables. The consultation demonstrated that there is strong community support for the project and residents/local businesses are keen to see the works delivered onsite.
- 4.6. The scheme will deliver Sustainable Urban Drainage (SUDs) measures to mitigate current localised flooding issues, improved surfacing, street furniture and lighting and minimise maintenance costs in the long term.

5. Alternative options considered

5.1. Option 1: Do nothing

Pursuing this option would fail to resolve the anti-social behaviours in the area. Furthermore, it would mean the existing drainage network, which has insufficient capacity to manage a storm event, will continue to operate at capacity with localised flooding and large areas of ponding. Option not recommended.

5.2. Option 2 Direct Award to Term Maintenance Contractor

This option was discounted since it was considered more cost effective to test the market by undertaking a competitive procurement process to secure the most economically advantageous tender to the Council.

5.3. Option 3 In-house delivery

This option was discounted as the Council currently do not have the requisite in-house resource and expertise to deliver the Scheme.

6. Background information

- 6.1. The Tottenham Strategic Regeneration Framework 2014 (SRF) set out the Vision for the growth and development of Tottenham Hale as an Opportunity area within London Plan. The District Centre Framework (DCF) sits beneath the SRF and shows what this development might look like including what sort of buildings could be built, where they could be built, and how this affects transport and movement around the area. Beneath the District Centre Framework sit the following delivery strategies:
- i. Tottenham Hale Streets and Spaces Strategy: ideas which will guide the improvements to streets and public spaces around Tottenham Hale, to make them more safe, user friendly and attractive

- ii. Tottenham Hale Green and Open Spaces Strategy: a strategy which will guide the improvements to the routes between the green and open spaces in the area. The strategy connects those routes and spaces from the Lea Valley through to the High Road

6.2. The Green and Open Spaces Strategy (GOSS) and suite of priority projects that includes Chesnut Road were approved by Cabinet in February 2016. A concept design for Chesnut Road was completed in August 2016 led by Kinnear Landscape Architects (KLA) as part of the GOSS. In November 2016, Adam & Sutherland were appointed to oversee the delivery of the Chesnut Road from RIBA stage 2 to completion. In July, 2018, the Highways team were commissioned by the Regeneration Service to project manage the delivery of the project; this included the tendering and appointment of the main contractor for the works.

6.3. Currently the route is used by pedestrians, local residents, Tottenham Hotspur fans and cyclists. There are issues with Anti-Social Behaviour and street drinking. The existing drainage network has insufficient capacity to manage a storm event with localised flooding and large areas of ponding.

6.4. The redesign of the link introduces a pocket park to activate the space and installs Sustainable Urban Drainage (SUDs) to increase drainage capacity.

6.5. **Key objectives** of the scheme are:

- Providing an attractive route connecting Down Lane Park to Tottenham High Road and facilitating access to open spaces for local residents through an east-west cycle and pedestrian route, as part of the wider 'quietways' project
- Activating Chesnut Road in creating a 'Pocket park' as part of the wider Haringey Green Grid with provision of leisure facilities and enjoyable public spaces for the Chesnut estate residents, through an early mobilisation of the local stakeholders and in encouraging community stewardship
- Creating an excellent piece of public realm and a safe welcoming and inclusive space for all category of users
- Providing a robust, cost-effective solution with an eye to long-term maintenance in developing a robust and sustainable maintenance plan in partnership with the different Council departments to manage the enhanced environment to ensure the long-term success of this project.

6.6. The **scope of the proposals** includes:

- Footway/cycleway resurfacing works with the creation of a 4.2m wide shared surface for pedestrians and cyclists

- Removal of existing surface materials (asphalt and concrete modular paving) and replacement with concrete block paving and decorative granite setts
- Creation of a new pocket park including new tree planting and soft landscaping works
- Introduction of Sustainable Urban Drainage System (SUDS) with rain gardens, a swale and improvements to the existing drainage
- Demolition of existing brick wall dividing Chesnut Rd and Tamar Way, existing brick planters and fencing around the green areas
- Installation of play equipment and a scooter track for children
- Installation of outdoor gym equipment
- Improved street lighting including repainting lighting columns, column relocations and introduction of feature lighting to existing lighting columns
- Improved soft landscaping and planting
- Rationalisation of street furniture and current restricted access layout
- Installation of one No. CCTV camera

Funding

6.7. The project is fully funded through the Mayor's Regeneration Fund (MRF), Council Capital funding, Section 106 and Section 278 contributions.

Adjacent work

6.8. Access to the Chesnut Road site and deliveries to/from the site have been restricted and limited to the west end of the site to avoid potential logistic issues with the adjacent Monument Way and Wellbourne Centre site works.

Consultation

6.9. External consultation with key stakeholders has been undertaken at various stages throughout the project. In March 2017, a presentation stand and drop in session was held onsite at Chesnut road to collate feedback on the design proposals from residents and interested groups. The proposals were generally well received with key concerns being expressed over community safety and anti-social behaviour for the route and spaces along Chesnut Road. Residents expressed a desire to see a more enjoyable/ more playful space that could include outdoor play and gym. These suggestions arising from the consultation have been incorporated into the current proposals by including natural play and an outdoor gym along with CCTV and improvements to lighting.

Procurement Process

6.10. A competitive tendering exercise, led by the Council's Strategic Procurement team was undertaken. Suitable suppliers were shortlisted from Constructionline to participate in the procurement.

- 6.11. An invitation to tender was issued to eight suppliers on 19th November 2018. Two of the eight declined to tender and by the set deadline date of 21st December 2018 five out of the remaining six had submitted a tender. Tenderers were asked to submit a tender on the basis of 40% quality and 60% price criteria.
- 6.12. On receipt of the tenders, they were checked for completeness and compliance. Following that, a panel of evaluators, made up of two Council officers and a consultant who assisted in developing the design for the Scheme (from Adams and Sutherland Architects) conducted the quality evaluation exercise in accordance with the criteria set out in the Invitation to Tender (ITT) document. This was followed by a moderation meeting led by Strategic Procurement to agree on consensus scores.
- 6.13. The price evaluation was led by Stace Consultants who helped developed the designs for the Scheme, along with Council officers from Highways and Strategic Procurement.
- 6.14. Following the two evaluations, the combined score (price and quality) were added to provide an overall total weighted score for each Tender. The total percentage score secured by **Bidder 1** following this exercise was considered the most economically advantageous tender to the Council. Table 1.0 below provides a breakdown of the scores achieved by each Tenderer.

Table 1.0: Chesnut Road Tender Summary of Scoring

Tenderer	Quality % Score	Price %Score	Total Score
Bidder 1:	35.00	49.78	84.78
Bidder 2:	17.50	46.10	63.60
Bidder 3:	30.00	41.13	71.13
Bidder 4:	16.50	60.00	76.50
Bidder 5:	13.00	42.95	55.95

- 6.15. The Council is aiming to commence the implementation of these works on 13 May 2019 and complete the main works on the 16 August 2019 with soft landscaping works completed November 2019.
- 6.16. The Scheme forms part of the Tottenham Regeneration Programme and as such, fits into the Tottenham Regeneration Programme governance structure.

7. Contribution to strategic outcomes

7.1. This project will contribute to Priority 3 of the Borough Plan 2019-2023. Priority 3 aims to secure a place with strong, resilient & connected communities where people can lead active and healthy lives in an environment that is safe, clean and green.

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

Finance

8.1 This report request to award the contract Approves the award of construction contract for the Chestnut Road Public Realm Improvement Scheme to **Bidder 1** in the sum of **£629,694.48** as permitted under CSO 9.07.01(d).

8.2 Bidder 1 scored the highest combined based on price and quality.

8.3 The cost of the Construction contract will be met from Mayor's Regeneration Fund £240k (monies already received), LBH Budget £315k (Scheme 401), and S106 monies for Protheroe House (£43k) and 2 Chestnut Road (£32k).

Procurement –

8.4 The decision to award to Bidder 1 following a competitive tendering exercise is supported by Strategic Procurement team.

8.5 Although no savings were realised from this procurement, it is still considered to have delivered the best possible value for money outcome given the budget constraints.

Legal

8.6 The Assistant Director of Corporate Governance notes the content of the report.

8.7 This is a key decision and the Service have confirmed this on the Forward Plan in accordance with CSO 9.07.1(e).

8.8 CSO 9.07.1 (d) gives the Cabinet power to award a contract where the value of the contract is £500,000 or more and as such, the Cabinet has the power to approve the award of the contract in this Report.

8.9 The Assistant Director of Corporate Governance sees no legal reasons preventing the approval of the recommendations in the report.

Equality

8.10 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

8.11 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty

8.12 The decision is to award a contract for the Chesnut Road Public Realm Improvement Scheme. The overall objectives of this scheme is to improve the public realm, facilitate access to green spaces and open spaces, and to promote physical activity through installation of outdoor gym equipment and improved walking and cycling infrastructure.

8.14 Individuals and groups with protected characteristics, most notably older and BAME residents, are less likely than the Haringey population in general to regularly access green space or be physically active on a regular basis. This scheme will therefore enable the Council to address these inequalities, while fostering good relations between communities through improved public realm.

8.15 There is community support for the project, and so it is not anticipated that there will be any significant or long-lasting negative impacts on local residents resulting from the scheme.

9. Use of Appendices

9.1. Exempt appendix B

10. Local Government (Access to Information) Act 1985

10.1. No supporting documents are required to support this award.