

DECISION MAKING REPORT

Report for: Delegated decision

Item number: N/A

Title: Tottenham Hale Construction Logistics – mapping and visualisation tool procurement waiver

Report authorised by: Peter O'Brien – AD Area Regeneration

Lead Officer: Emily Read, Regeneration Manager;

Ward(s) affected: Tottenham Hale

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

1. Describe the issue under consideration

Request for a waiver of Contract Standing Order (CSO) 8.03 (requirement to obtain at least three competitive quotations) as allowed under CSO 10.01.2 D and in accordance with CSO 9.06.1 C to award the contract for the development of a construction logistics mapping and visualisation tool to plan and manage construction activity in Tottenham Hale. The tool will be used across the entire regeneration area (shown in map in Appendix B) and for multiple project phases, including site set up and demolition through to the commissioning of the schemes.

The contract will be up to a maximum of £31,500+VAT (including all fees and costs) and will be funded by LBH Planning.

2. Cabinet Member Introduction

N/A

3. Recommendations

Assistant Director of Area Regeneration is asked to:

1. Give approval to waive Contract Standing Order (CSO) 8.03 (requirement to obtain at least three competitive quotations) as allowed under CSO 10.01.2 D and in accordance with CSO 9.06.1 C to award the contract for the development of a construction logistics mapping and visualisation tool for Tottenham Hale to Real PM Limited (RPM Ltd). The contract is for the value of £31,500 (+VAT) to deliver a construction logistics mapping and visualisation tool to plan and manage development-related activity during the peak construction period at Tottenham Hale.

4. Reasons for decision

The request is to waive the requirement for three quotations for the following reasons:

- This is a unique tool which not only produces technical analysis but uses a tailored mix of software to illustrate this complex information in a user-friendly way. This will be important in communicating complex information quickly and easily to a range of technical and non-technical audiences including members of the public.
- RPM has been commissioned by Argent Related to undertake work on the SDP sites at Tottenham Hale. Given that these make up a large part of the overall development area at Tottenham Hale, there are economies of scale, value added benefits and synergies to be achieved from appointing them to develop the visualisation tool for the wider DCF area. RPM have a strong track record of developing mapping and visualisation tools for large scale construction projects including at the Argent Kings Cross development which involved comparable requirements for detailed and complex construction logistics planning support.

5. Alternative options considered

The following options were considered:

Option 1 – waive the requirement for three competitive quotations and directly appoint RPM to undertake the CLP visualisation mapping

Option 1 has been identified as the preferred option due to the bespoke nature of the product offered by RPM which directly meets the requirements for Tottenham Hale, as well as the cost and time benefits of this consultancy already being appointed to undertake similar works for Argent Related in Tottenham Hale.

Option 2 – not to appoint RPM to develop the construction logistics mapping and visualisation tool.

Given the scale of construction activity that is set to commence in Tottenham Hale over the next twelve months there is a need for the council to be proactive in developing the tools necessary to manage and coordinate this activity. This includes a need for close and detailed coordination between schemes to plan for and mitigate potential conflicts and manage the impact on the surrounding area. The RPM tool will enable this work to be undertaken rapidly and effectively, providing an accurate forecast of on-site activity across the Tottenham Hale area which will enable detailed discussion between the council and landowners to mitigate any issues highlighted by the tool. The current information contained within site CLPs is not sufficient in itself to build up a cumulative picture of all the works taking place and illustrate, for example, all the HGV traffic flows resulting from the multiple schemes being delivered in one single visually compelling overview. For this reason, the option of not procuring this piece of work has been rejected.

Option 3 – the council obtain three quotes for this commission prior to making an appointment

Due to the dual requirement for this piece of work to produce technical information, yet ensure that this is in a highly accessible, refined and user-friendly format, the project team has determined that it would not be possible to obtain three comparable quotes for the

services required as RPM provide a unique and bespoke offer which combines technical detail with well-illustrated, user-friendly outputs. In addition the appointment of RPM represents best value for money for the council given the economies of scale highlighted in section 4. As a result this option has been rejected.

6. Background information

The Tottenham Strategic Regeneration Framework (2014), Tottenham Area Action Plan (2017) and Tottenham Hale District Centre Framework (2015) together establish the vision for how Tottenham Hale will grow and develop over the coming years. This vision is for Tottenham Hale to be London's next great neighbourhood, with the delivery of 5,000 homes and 4,000 jobs set within a new district centre.

Construction logistics planning

With the majority of sites in the Tottenham Hale District Centre Framework area having been granted planning permission, the area is now moving into its delivery phase. Tottenham Hale will undergo an unprecedented amount of construction activity over the next decade. Construction has already started on a number of sites (as identified in table 1) and will increase in magnitude over the coming years.

Scheme	Developer	2018	2019	2020	2021	2022	2023	2024
Hale Works	Anthology	Q3			Q1			
LUL station upgrade	TfL		Q4					
Hale Wharf (Block A)	Muse	Q3		Q3				
One Station Square	Newlon	Q4			Q2			
Ada College	Cushman		Q2	Q3				
Enabling Works	AR		Q1	Q3				
Hale Wharf (Block B)	Muse		Q1		Q2			
Berol House	BSD		Q3		Q4			
Ashley Gardens (B1a)	BSD			Q1		Q1		
Ashley Gardens (B1)	BSD				Q1		Q1	
Ashley House	NHHG			Q1		Q4		
Monument Way	Newlon		Q3		Q4			
Welbourne Centre	AR		Q3		Q4			
Ashley Road West	AR		Q3		Q4			
Ashley Road East	AR		Q4		Q3			
Hale Wharf (Phase 2)	Muse			Q1				
Ferry Island 1 and 2	AR				Q1			Q1
North Island	AR				Q3		Q3	

Table 1: current and forecast construction activity – Tottenham Hale (May 2019)

Without sufficient planning and management, this intensive period of development will create challenges for residents and businesses in the area. The council is committed to minimising the impact of this construction activity on the local area, by ensuring collaborative working between developers and the council to manage potential disruption and congestion in the local area.

An area-wide Construction Logistics Plan (CLP) has been developed for the Tottenham Area which sets the framework for developers and contractors undertaking project site work in the area. Specifically, the CLP will help to:

- Minimise the impact of construction works traffic on the local environment while ensuring the safety of vulnerable road users such as pedestrians and cyclists throughout the duration of the works
- Decrease the disruption of the urban transport system from construction work traffic
- Increase the efficiency of area construction works and help to manage construction traffic.

In addition, a CLP Forum involving all the main construction contractors, developers and the Council was set up in October 2018 with clear Terms of Reference to support the monitoring and delivery of the CLP. Specifically, the Forum enables:

- The exchange all relevant information and data from individual sites, enabling works, utilities, developments and projects within Tottenham Hale and also wider developments within Haringey and neighbouring boroughs
- The recognition and mitigation of all safety and local environmental concerns with regard to works and site access
- Collaborative working to address any issues or challenges arising as a result of the cumulative impact of construction activity in Tottenham Hale.

At present however, there only exists a high-level overview of each development site's plans and timescales. Developers have provided, via their CLPs, individual site plans and proposed vehicle delivery routes yet, given the cumulative impact of development in the area, the current information contained within site CLPs is not sufficient in itself to build up a comprehensive picture of all the works taking place. For example there is no overarching set of maps which can be overlaid with each other and enable a view of all the works taking place at the same time.

Given the close proximity of a number of the development sites and their co-reliance on a limited number of access routes, there is a requirement for a finer and more detailed understanding of the interaction between sites during the various construction phases. Without a more detailed view of the collective works in terms of stage, timescales, traffic routing plans and timing and deployment of tower cranes this will hamper efforts to plan and identify congestion points and hotspots as part of the ongoing construction logistics work.

In recognition of the need for a more focused plan to manage construction activity in the Tottenham Hale area, a draft CLP Action Plan has been developed by the council. The construction logistics mapping and visualisation tool will enable Haringey to deliver a major workstream within the Action Plan. It will provide a valuable resource to help the Council effectively plan and manage construction activity in Tottenham Hale.

7. Contribution to strategic outcomes

Priority 1: Housing

Securing homes for residents is a key priority, our aim is for 1,000 council homes to be on-site by 2022. Innovative and collaborative partnership working is needed reduce the impact of development on the community as a range of new home types and jobs are created at Tottenham Hale.

Priority 2: People

Our aim is to ensure that the benefits of regeneration and economic growth flow through to all of our residents, with better access to jobs, skills training, new homes, education and health facilities, improved transport links, safe and healthy environments, vibrant streets and active open spaces. Supporting the needs of local residents and businesses is our priority when planning for the delivery of development at Tottenham Hale. By planning proactively to manage and mitigate the impact of construction activity on the Tottenham Hale area we will help to ensure that disruption to the local area is kept to a minimum during this period of construction. This interim period will unlock the vision set out in the Tottenham Hale DCF for a 21st century district centre, 5,000 new homes, 4,000 new jobs supported by a range of high quality social infrastructure, green and open spaces and a high quality and connected public realm.

Priority 3: Place

A place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green.

The mapping/visualisation tool will identify key congestion points and areas for detailed and specific mitigating measures. Developers and contractors will be required to work collaboratively to respond to any issues and conflicts highlighted by the visualisation tool to ensure smooth running of adjacent developments. This includes working collaboratively to minimise the need for road closures or other disruptions to the local area. In addition we will use the tool to forecast and plan for alternative routes, taking pedestrians and cyclists away from the core construction area and provide quieter connections for them.

8. Statutory Officers comments

Finance

The recommendation is to appoint Real PM Limited to assist in construction logistics for the Tottenham Hale Construction Logistics – mapping and visualisation tool procurement without seeking three quotations for the reasons set out in the report. The resultant expenditure will be met from CIL Admin resources.

Legal

Legal comments are not required as this is under the £50k threshold as set out in the LBH Procurement Code of Practice 2019.

Equalities

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.

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.

The report seeks approval for the appointment of Real PM Limited to develop a construction logistics mapping and visualisation tool to plan and manage construction activity in the Tottenham Hale regeneration area. This appointment has no particular equality considerations. It is noted that any further proposals relating to construction activity in Tottenham Hale regeneration area will be considered for equalities implications as appropriate.

Strategic Procurement: PC – 31/05/2019

CSO 8.03 requires that at least three competitive quotations must be obtained

CSO 10.01.2 b) allows for a Director to waive standing orders for contracts where the value is less than £500K

The service has investigated the market and it is in the Council's overall interest to waive CSOs in accordance with CSO 10.01.2 d) i & ii

9. Use of Appendices

Appendix A: RPM case studies

Appendix B: Tottenham Hale Site plan

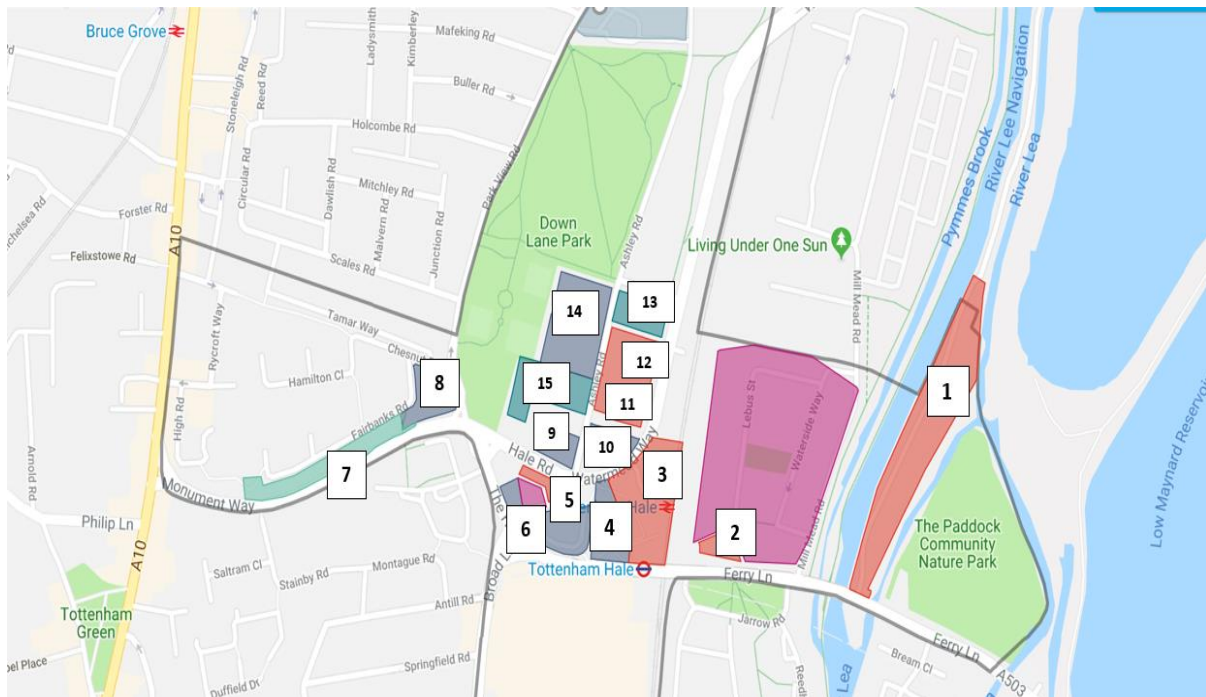
10. Local Government (Access to Information) Act 1985

N/A

Appendix A – RPM case studies

See separate file

Appendix B - Tottenham Hale Site plan



KEY

1. Hale Wharf
2. Hale Works
3. LU Station Upgrade
4. Bus station works
5. One Station Square
6. Ferry Island and North Island
7. Monument Way
8. Welbourne Centre
9. Ashley Road West
10. Ashley Road East
11. Ada College
12. Berol Yard
13. Ashley House / Canon Factory
14. Ashley Gardens
15. Ashley House / Canon Factory