

**Report for:** Assistant Director Regeneration and Economic Development

**Item number:** N/A

**Title:** Contract Award for Cost Consultancy Services for the Selby Urban Village Masterplanning Project

**Report authorised by :** Peter O'Brien, Assistant Director, Regeneration and Economic Development

**Lead Officer:** Azom Choudhury, Regeneration Manager.

**Ward(s) affected:** White Hart Lane

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

**1. Describe the issue under consideration**

1.1 This report seeks approval to appoint the recommended Cost Consultant, Playle & Partners, to provide Cost Consultancy services to support the wider Masterplanning and design development work for the Selby Urban Village Project, across RIBA Stages 0-3, for a total cost of £54,300.

**2. Cabinet Member Introduction**

N/A

**3. Recommendations**

3.1 For the Assistant Director Regeneration and Economic Development:

To approve the appointment of Contractor B to carry out Cost Consultancy work to support the wider Masterplanning and design development exercise for the Selby Urban Village Project, across RIBA Stages 0-3, for a total cost of £54,300.

**4. Reasons for decision**

4.1 Following an extensive and competitive procurement process, Masterplanners have been appointed to carry out design development work and an options appraisal for the Selby Centre site and Bull Lane Playing Fields.

4.2 An independently appointed cost consultant is needed to produce staged cost plans at the end of each RIBA Stage to support the Masterplanning work, commensurate to the level of design development work at each stage. The cost plans and best value financial advice will assist with options appraisal,

identifying a preferred option and supporting a business case to fund the wider project.

## **5. Alternative options considered**

- 5.1 The authority procured the contract through an RFQ process consisting of 3 No. tried and tested Cost Consultancy companies. The authority considered the use of alternative frameworks but upon consideration, and due to time constraints, it was decided to proceed with the RFQ option.

## **6. Background information**

- 6.1 The Selby Urban Village project arises from a shared aspiration between Haringey Council and the Selby Trust to deliver a community focused, mixed-use development on the Selby Centre and Bull Lane Playing Field sites.
- 6.2 The proposed development will comprise the re-provision of the Selby Centre's community hub in a new building, plus new housing of up to 200 residential units, including Council homes (appx 50%), new retail units, along with sports and recreation facilities in Bull Lane Playing Fields. Both sites are in the ownership of Haringey Council, although Bull Lane Playing Fields is located within the administrative area of the London Borough of Enfield. Previous work explored disposal of the land and later the development of a Campus School on the Selby site and separately the delivery of 3G football pitches on Bull Lane playing fields.
- 6.3 Both the Selby Centre and Bull Lane Playing Fields sites are being treated as a whole for masterplanning purposes. Integration of the two sites would provide significant advantages in terms of space and costs but would also require careful planning as part of feasibility work, to ensure issues of accessibility to the site and between related parts of the scheme were co-ordinated. It is proposed that the Selby Centre is retained on a smaller footprint on the site, with new housing to be built alongside which will also improve the viability of the redevelopment.
- 6.4 Following an extensive and competitive procurement exercise, Karakusevic Carson Architects were appointed in October 2019, off LOT 4 of the GLA's ADUP Framework, to lead a multidisciplinary team to undertake Masterplanning and Options Appraisal work.
- 6.5 An independently appointed cost consultant is needed to produce staged cost plans at the end of each RIBA Stage to support the Masterplanning exercise, commensurate to the level of design development work at each Stage. The Cost Plans and Best Value financial advice will assist with Options Appraisal, identifying a Preferred Option and supporting a business case for funding for the wider project.

## Tender Process

- 6.6 A Request for Quotation was sent to 3 No. tried and tested cost consultancy companies. All have extensive experience of working on large scale and mixed use developments and Masterplanning across the public and private sector.
- 6.7 All three companies initially expressed an interest in the opportunity to tender. The RFQ was subsequently issued on 10<sup>th</sup> October 2019 with a return date set on 28<sup>th</sup> October 2019.
- 6.8 Two out of three responses were received and evaluated. No tender clarifications were sought during the tender period.
- 6.9 The tender was evaluated on **60% price and 40% quality.**
- 6.10 The evaluation was jointly carried out by Azom Choudhury (Regeneration Manager) and David Lee (Regeneration Programme Manager).
- 6.11 A pre-agreed list of evaluation criteria was included in the tender as part of the Qualitative Delivery Proposals (QDP). Each question was offered a score between 0 (question not answered) and 5 (excellent) together with a weighted score.
- 6.12 The outcome of the quality and price scores is shown in the table below:

	Quality%	Price %	Total %	Final Rank
Contractor A	40%	35.3%	75.3%	2
Contractor B	30%	60%	90%	1

- 6.13 The recommendation is to award the contract to Contractor B as their bid was the most economically advantageous compliant tender and scored the highest combined marks for quality and price. The recommended tender submission is considered to offer good value for money.
- 6.14 There will be a clear gateway contract break clause at the end of each RIBA Stage to review the central viability of this mixed-use scheme, as a whole. This will take into consideration financial, planning and community priorities as the scheme progresses and making a recommendation on next steps.
- 6.15 The contract is to be awarded on a fixed price basis, broken down per each RIBA Stage.

## 7. Contribution to strategic outcomes

- 7.1 The recommendations in this report will support the delivery of the **Housing Priority** in the new Borough plan, which sets out in its first outcome that “We will work together to deliver the new homes Haringey needs, especially new affordable homes”. In particular, the recommendations in this report will

contribute to the aim to deliver new council homes. The proposals in this report contribute directly to the strategic outcomes on new housing supply, that are at the core of the aims of the Council as expressed in the Borough Plan.

- 7.2 Social value principles are embedded throughout the design brief and in the aspirations of the development. Good quality community engagement is crucial to achieving good design that is inclusive and participatory. To that end, mapping out exercises to plug gaps to ‘hard to reach’ groups including BAME and religious demographics will be undertaken to ensure there is broad engagement. The Masterplanning design team will lead this process aided by the Selby Trust and the Council. These fundamental aims and the re-provision of the Selby Centre in a new dedicated community hub will contribute to the **People Priority** “where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”.
- 7.3 The project seeks to support the **Place Priority** where Haringey is “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”. To that end, the delivery of high quality, accessible and affordable sports and recreational facilities on Bull Lane playing fields that achieve a range of social, health and educational benefits for Haringey’s residents will contribute to this aim. Allied to this, a key masterplan objective is to deliver new spaces which are lean, green and clean, embodying sustainable materials, reuse and recycling and principles of the circular requirement. The sites present the opportunity to be part of a decentralised energy network.
- 7.4 The proposed new Selby Centre aims to continue on the valuable work it currently does to offer workspaces and opportunities to local people and businesses which are in turn committed to providing a social input. A key requirement of appointing the Masterplanners is the commitment to working with local schools and young people to promote equality, diversity and inclusion in the built environment sector (lectures, talks, bursaries, apprenticeships, structured outreach). These are all linked to the **Economy Priority** - “A growing economy which provides opportunities for all our residents and supports our businesses to thrive”.

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

N/A

9. **Use of Appendices N/A**

N/A