

Report for: Cabinet 10 November 2020

Title: **Broadwater Farm Design Team- Contract variation**

Report  
Authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Sarah Lovell, Head of Area Regeneration – North Tottenham

Ward(s) affected: **Northumberland Park**

Report for Key/  
Non-key Decision: Key Decision

## 1. Describe the issue under consideration

1.1. In December 2019, following a competitive procurement process, the Council's Cabinet agreed to appoint Karakusevic Carsen Architects (KCA) as the Design Team to lead design proposals for the Broadwater Farm Estate. In 2020 the Council and KCA entered into a contract for the design work, which included KCA working with the local community to develop:

- Detailed designs for replacement homes on Tangmere and Northolt
- Design briefs for new homes on three opportunity sites
- An Urban Design Framework and new public realm strategy for the estate

1.2. Officers are now seeking to vary this contract to accelerate design work thus expediting the delivery of new homes. The variation will also cover the costs of surveys required to support detailed design proposals and future additional costs, including those associated with the impact of Covid 19 on the programme.

## 2. Cabinet Member Introduction

2.1 Delivering high quality replacement and new homes alongside wider improvements to Broadwater Farm, is a priority for the Council. This is why we have commissioned KCA to work with the community to develop design proposals.

2.2 The initial design work has shown that the Moselle School site offers an exciting opportunity to deliver new council owned homes on this large, vacant site. As such, we are seeking to accelerate the design process for this site so that we can seek to secure new homes for our residents at a quicker pace.

2.3 The acute need to deliver new social rented homes, is ever more apparent in the wake of the Covid 19 pandemic. Covid 19 has had a devastating impact on our communities, with the impact and burden falling heaviest on those who were already most in need. By seeking to bring forward design proposals for new housing, we are not only accelerating the delivery of new homes for our residents, we are accelerating job and training opportunities, which we will secure through the delivery of these new homes.

### **3. Recommendations**

3.1. It is recommended that Cabinet:

- 1) Agree to vary the existing contract with the KCA to include the following:
  - a) Extend the scope of their current commission to include developing detailed design proposals for the Moselle School site to RIBA stage 3;
  - b) Cover the costs of additional surveys
- 2) Approve the contingency amount set out in the exempt part of the report and to delegate to the Director of Housing, Regeneration & Planning, authority to approve the use of the contingency.
- 3) Approve the variation sum of £439,174 (excluding contingency), bringing the total contract value to £1,835,531.60.

### **4. Reasons for decision**

4.1 The reasons for seeking to vary the existing KCA contract are set out below:

#### Moselle School Site

4.2 The original commission required KCA to develop design proposals to RIBA stage 1 for three opportunity sites, which had been identified on the periphery of the Broadwater Farm Estate. One of these sites included the vacant Moselle School site. Since initiating work on the site, it is clear that designs for this site should be expedited as it offers substantial opportunity to deliver new homes (c.60-70 unit), including new council owned social rented homes for our residents at a quicker pace. By varying the existing KCA contract to include RIBA stage 2 and 3, the detailed design proposals can be developed at the same time as the detailed design proposals for the Tangmere and Northolt sites, allowing for design efficiencies and a holistic approach to development.

#### Varying the contract sum

- 4.3 The contract sum needs to be varied, to not only allow for the costs of the detailed design proposals for the Moselle School site, but to also ensure that the costs associated with surveys and delays due to Covid 19 can be accounted for.
- 4.4 A number of surveys are required to ensure that the detailed design proposals can be bought forward for new homes and improvements across the Broadwater Farm Estate. Three quotes have been obtained by KCA for each survey required to ensure value for money, however the quotes have come in higher than originally forecast and a number of additional surveys need to be undertaken, particularly in relation to the Moselle River and to facilitate conversations with the Environment Agency. As such the contract sum for the KCA contract needs to be amended accordingly.
- 4.5 The programme for the design work has been impacted by Covid 19. This is primarily due to the fact that engagement with the community was put on hold whilst the country entered into lockdown. Whilst Officers and the Design Team have worked hard to

minimise the impact of pandemic on the programme, it is the case that the design programme has been extended. The current extension of the programme has been contained within the existing fee schedule, but any further delay to the programme, which is likely given recent government announcements, will result in increased expenditure to the Design Team and increased costs to the Council.

## 5. Alternative options considered

### Undertaking a procurement exercise to secure detailed design proposals for the Moselle School Site

- 5.1 Officers considered undertaking a new procurement exercise to secure architects to take the Moselle School site through to detailed planning. However, following consideration this option is not being taken forward as KCA are best placed to progress the detailed design proposals. This is because KCA have already undertaken a substantial amount of work on the site, including undertaking detailed site analysis, developing emerging design proposals through the RIBA stage 1 process (RIBA stage 1 to complete in November) and ensuring these designs link and conform to the emerging wider Urban Design Framework being developed for the Broadwater Farm Estate. It is also the case that undertaking a procurement process would risk losing design efficiencies and would cause substantial delay, including up to 3 months for the procurement process and up to 2 months for project initiation and site analysis.

### Not increasing the contract sum

- 5.2 The Council will not be able to progress the designs for new homes and the Urban Design Framework if the contract sum is not increased to reflect the cost of the surveys required.

## 6. Background

### Procurement of KCA and their commission

- 6.1 In November 2018, following consultation with residents, the Council's Cabinet agreed to demolish and rebuild the Tangmere and Northolt blocks on the Broadwater Farm Estate due to the identification of structural issues.
- 6.2 To meet the Council's commitment to rebuild homes on the Tangmere and Northolt site, in 2019 the Council undertook a competitive procurement exercise utilising the GLA's and TfL's Architecture Design and Urban Panel (ADUP) Framework to secure a design team to work with the community to develop:
- Detailed design proposals for the replacement homes on the Tangmere and Northolt sites.
  - An Urban Design Framework, which would ensure that the design team considers the estate and surrounding areas a whole when developing designs. This includes;
    - The designs for the new homes take account of the existing estate and estate infrastructure (such as existing roads and pedestrian footpaths etc).

- Ground floor usage on the estate can be explored in more detail, with the possibility (subject to consultation) of infilling some areas to provide community amenity, additional homes, or commercial space.
  - A strategy for public realm enhancements on the estate can be brought forward to enhance the existing green spaces and connections to the park
- RIBA Stage 1 design proposals for three opportunity sites on the periphery of the estate, including the vacant Moselle School site. This is aligned to the council's commitment to develop a significant pipeline of new council housing developments in this administration and beyond.

### Existing contract sum

- 6.3 The procurement process concluded in December 2019, when the Council's Cabinet agreed to award of the contract for the design work to KCA for a sum of £1.3m.
- 6.4 The additional fees to progress Moselle School site design proposals and to cover the costs of the required surveys exceeds the current project contingency. Consequently, this report seeks to vary the existing contract sum to allow the detailed design proposals to progress.

## **7 Contribution to strategic outcomes**

- 7.1 The works outlined in this report will contribute to achieving Priority 1 of the Borough Plan 2019 – 2023, which is "Housing: A safe, stable and affordable home for everyone, whatever their circumstances".
- 7.2 The works outlined in this report will directly meet the first set of outcome and objectives identified for Priority 1 within the Borough Plan; these being:

"1. We will work together to deliver the new homes Haringey needs, especially new affordable homes -

a) Deliver as many new, good quality homes of all kinds as we can, in good quality neighbourhoods, getting as close as possible to the Mayor's emerging target for Haringey of 1,958 new homes every year.

b) Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the Borough, prioritising new social rented homes.

c) Deliver 1,000 new Council homes at Council rents by 2022.

d) Secure the delivery of supported housing that meets the needs of older, disabled and vulnerable people in the borough."

## **8. Statutory Officer Comments**

## **Finance**

- 8.1 On 10th December 2019, Cabinet approved the award of the contract at a total project value of £1.54m, including contingency allowance of 10%.
- 8.2 This report seeks variation of this contract to extend the design proposals for the Moselle School site to RIBA stage 3 and cover the costs of additional surveys.
- 8.3 The cost of this additional variation is £0.44m and this will bring the total cost to £1.98m.
- 8.4 This additional cost will be met from the existing BWF capital programme budget as approved by Cabinet in February 2020.
- 8.5 Further comments are contained in the exempt report.

## **Legal**

- 8.6 The Assistant Director of Corporate Governance has been consulted in the preparation of the report.
- 8.7 Pursuant to Contract Standing Order 10.02.1(b) Cabinet have authority to approve the recommendations in the report.
- 8.8 The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

## **Procurement**

- 8.9 Strategic Procurement agree this variation in accordance with Contract Standing Order 10.02.1(b) following a compliant procurement process carried out as permitted by CSO 3.0.1. (b).

## **Equalities**

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

- 8.12 Criterion 6 of the Evaluation Criteria used to appoint KCA in 2019 as part of their original commission was on Social Value (Equality, Diversity and Inclusion). Bidders were scored against this criterion to assess their consideration and application in respect of social value and equalities matters.

## 9. Use of appendices

- a. **Appendix 1 Exempt** - The exempt information is not for publication as it contains information classified as exempt under the following categories (identified in the amended Schedule 12A of the Local Government Act 1972):

Paragraph (3) Information relating to the financial or business affairs of any particular person (including the authority holding that information).

## 10. Local Government (Access to Information) Act 1985

- Cabinet decision Appointment of Design Consultants for Broadwater Farm Estate (December 2019)
- Cabinet decision to demolish Tangmere and Northolt and sign off Rehousing and Repayments policy (BWF) (November 2018)  
<http://www.minutes.haringey.gov.uk/mgConvert2PDF.aspx?ID=104902&ISATT=1#search=%22broadwater%20farm%20estate%20november%202018%20cabinet%22>
- Cabinet decision to demolish Tangmere and Northolt (December 2018) following Overview and Scrutiny call in  
<http://www.minutes.haringey.gov.uk/documents/s105370/Monitoring%20Officer%20Report%20for%20OSC%206%20Dec%202018%20re%20BWF%20call%20in%20FINAL.pdf>