

Report for: The Leader of the Council

Item number: N/A

Title: Variation to a work contracts for renovation and repurposing of 20A & 20B Waltheof Gardens, Tottenham N17 1DX with Sol Services Ltd under CSO 16.02.

Report authorised by: Charlotte Pomery Assistant Director Commissioning

Lead Officer: Sebastian Dacre Commissioning Manager, Ext. 2308
Sebastian.Dacre@haringey.gov.uk

Ward(s) affected: None

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

1. Describe the issue under consideration

- 1.1. This report seeks approval from the Leader of the Council as a key decision to vary the contract for renovation and repurposing of 20A & 20B Waltheof Gardens, Tottenham N17 1DX with Sol Services Ltd as allowed under contract standing order 16.02. which allows the Leader to take decisions ordinarily taken by Cabinet.
- 1.2. Subject to Leader approval being granted, the contract variation will be for a maximum cost of £118,160.00 which will cover unforeseen variations to the contracted works at 20A & 20B Waltheof Gardens, Tottenham N17 1DX.

2. Cabinet Member Introduction

N/A

3. Recommendations

- 3.1. For the Leader of the Council to approve the variation of the contract for renovation and repurposing of 20A & 20B Waltheof Gardens, Tottenham N17 1DX with Sol Services Ltd as allowed under contract standing order 10.02.1 (b) so that the contractor is able to complete the additional works required a 20A & 20B Waltheof Gardens, Tottenham N17 1DX.
3. 2. The maximum cost of the variation is £118,160 and the maximum value of the contract including the variation will be £612,160.

4. Reasons for decision

- 4.1. Additional funds are required to cover the additional works and repairs to the buildings' fabric and services. Without the funding the scope of the works will need to be reduced. At this late stage in construction this is likely to cause additional delays while alternative finishes and fittings are selected and will reduce the intended scope of the construction works which could affect the service provision.
- 4.2 The additional works identified fall into two distinct categories. They are either stipulations of current Building Regulations or Health & Safety legislation or bespoke requirements consistently required by the Service needed to operate the new facilities and therefore cannot be omitted from the final project scope.
- 4.3 The requested sum of £118,600.00 is a 'worst case' scenario calculated by the Quantity Surveyor (Moulton Taggart); a £25k contingency for potential unforeseen works has been included for in this financial request.

5. Alternative options considered

- 5.1. The option not to proceed was rejected as the Council needs to ensure that the buildings are compliant, safe, and fit for purpose.
- 5.2 The option to go out to the market was also rejected due to the delay that this would bring to completing the construction work.

6. Background information

- 6.1 In 2019 the Council decided to develop the Waltheof Gardens site as a centre of excellence for adults with autism. One building would be used as a Day Opportunities Service for adults with learning disabilities and autism and the other building as an Autism Hub for adults with autism but without a learning disability.
- 6.2 The Day Opportunities service formed part of the Council's MTFS plan and proposed bringing high cost out-of-Borough day opportunities placements back in borough and having their needs met through a new service operating from the Waltheof Gardens site.
- 6.3 There were approximately 46 adults with learning disabilities who have been placed in day opportunities located outside of the borough (OOB). 16 of these 46 have been identified by Haringey Learning Disabilities Partnership (HLDP) as being appropriate to move back into borough to a new day service that will support people with severe learning disabilities and autism. This day opportunity will continue to grow with new referrals over the next 5 years.
- 6.4 There is currently a gap in provision for adults with autism but without a learning disability and the autism hub is being set up to support the needs of this group in Haringey.

- 6.5 The new Waltheof Gardens service is high profile and there is strong local and political commitment to opening these sites for use as a Day Service for adults with learning disabilities and autism and as an Autism Hub for non-learning disabilities in 2021;
- 6.6 **Current status:** Currently in week 11 of a 14 week construction contract. We estimate there are around 8 weeks of outstanding works to reach completion which should be achievable by end of February or early March.
- 6.7 **Works largely complete:** Structural, new partitions and new ceilings, Mechanical, Electrical and Plumbing first fix, repairs to existing building fabric, revised layouts.
- 6.8 **Works underway:** Commencing finishes, fittings and decorations which will be followed by MEP 2nd fix.
- 6.9 Works have been delayed in part due to the reasons given below.
Causes for delays:
- 1 **Building layouts and construction changes from initial information provided pre design.** This has meant revising layouts and amending construction as works progress
 - 2 **Building fabric and services condition.** Resulting in additional works to support or replace damaged structure, adding insulation where found to be missing entirely, upgrading more of the MEP than anticipated
 - 3 Design changes to cover both the above

6.10 Summary of additional costs:

Item	Description	Cost
1	Ironmongery	£8,805.65
2	Insulation installation	£8,643.07
3	Joinery	£44, 429.31
4	Roof	£6,370.37
5	Lighting (Hub building)	£15,000.00
6	Additional M&E	£22,462.34
7	Sundry items (minor works / management cost)	£31,876.54
8	Contingency	£25,000.00
Total		£118,157.97

7 Contribution to strategic outcomes

- 7.1. This service will contribute to the Borough Plan Priority 2 – People: All adults are able to live healthy and fulfilling lives, with dignity, staying active and connected in their communities.

8 Statutory Officers comments

8.1 Finance Comments:

8.1.1 The recommendation of the report is to vary the contract with Sol Services by an amount up to £0.118m. This would take the overall contract sum to £0.612m. In order to accommodate the increase in tender cost as a result of this variation, a virement of £0.118m will be needed from the approved capital programme contingency to the scheme.

8.2 Procurement Comments:

8.2.1 Strategic Procurement approve this report which seeks to vary the contract for renovation and repurposing of 20A & 20B Waltheof Gardens, Tottenham N17 1DX with Sol Services Ltd as allowed under contract standing order 10.02.1 (b) and in compliance with PCR 2015 regulation 72(1)(b) to vary a contract where the value of the contract is £500,000 (five hundred thousand pounds) or more.

8.3 Legal Comments:

8.3.1 The Head of Legal and Governance has been consulted in the preparation of the report.

8.3.2 Pursuant to Contract Standing Order 16.02 the Leader has authority to approve the contract variation which the report relates to.

8.3.3 The Head of Legal and Governance sees no legal reasons preventing the Leader from approving the recommendations in the report.

8.4 Equality Comments:

8.4.1 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.

8.4.2 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.

8.4.3 The proposed decision is for approval to agreed additional spend so that the contractor is able to complete additional works required at 20A & 20B Walthef Gardens, Tottenham N17 1DX which will enable changes to the delivery of day opportunities for adults with learning disabilities and/or autism in Haringey.

8.4.4 We know that due to COVID19, and the lockdown caused by the pandemic, the reduction in access to day support services has disproportionately affected residents with learning disabilities and/or autism in Haringey. Likewise, the pandemic has disproportionately affected vulnerable family members and carers with many carers putting in extra hours of unpaid support. Completion of the planned works supports changes to the delivery of day opportunities for adults with learning disabilities and/or autism and will help to ensure that residents still get day support in a range of ways, and that unpaid carers get a break. This will impact people who have a learning disability and/or autism, and those with caring responsibilities among whom men, women who are family carers, and those from Black and Asian minority communities are overrepresented.

9 Use of Appendices:

9.1 N/A

10 Local Government (Access to Information) Act 1985: