



**Haringey** Council

Agenda item: *Leave this space blank for Committee Secretariat support staff to complete*

**[No.]**

**[Name of Meeting]**

**On [Date]**

Report Title: Highgate Children's Centre

Report authorised by: Peter Lewis

Director of The Children and Young People's Service

Contact Officer : David Lee (Project Manager), tel. Extension 4960, email david.lee@haringey.gov.uk

Wards(s) affected: Highgate

Report for: Key Decision

**1. Purpose of the report (That is, the decision required)**

- 1.1 This report seeks Member approval to award the construction contract to undertake alterations and refurbishment to Highgate Primary School to facilitate the provision of a Children's Centre.

**2. Introduction by Cabinet Member (if necessary)**

- 2.1 I am happy to recommend acceptance of the proposal to award the construction contract as set out in this report.
- 2.2 The provision of a Children's Centre in this area will be of great benefit to local families, particularly low income households.
- 2.3 I am particularly pleased that the works provide an opportunity to ensure the Centre is fully DDA compliant.

**3. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

### ***Making Haringey one of London's greenest boroughs***

3.1 Highgate Children's Centre contains a number of initiatives to meet the greenest borough strategy, including: -

- Low energy lighting
- Dual flush toilets
- Natural vents and lights
- Cycle racks
- Percussion taps

An analysis of the energy efficiency of the building based on the British Research Establishment Environmental Assessment Method (BREEAM) has not been undertaken due to the size of building and value of construction although best practise has been incorporated into the design to reflect a low carbon strategy.

### ***Creating a Better Haringey: cleaner, greener and safer***

3.2 An existing building is being used to provide the necessary accommodation for Children's Centre services which will reduce the environmental impact of construction. Additional security is also being introduced into the building including new door entry systems and full disabled access.

### ***Encouraging lifetime well-being, at home, work, play and learning and Promoting independent living while supporting adults and children***

3.3 This scheme supports the Children's Centre initiative which sets out to provide service hubs where children under five years old and their families can receive seamless integrated services and information including the following: -

- Integrated early education and childcare
- Support for parents - including advice on parenting, local childcare options and access to specialist services for families.
- Child and family health services - ranging from health screening, health visitor services to breast-feeding support.
- Helping parents into work - with links to the local Jobcentre Plus and training.

### ***Delivering excellent, customer focused, cost effective services.***

3.4 Meeting this priority will be achieved by the following: -

- Predominately the services being delivered from the Children's Centre will be free at the point of use.
- The construction form was considered the most cost effective and efficient method of providing suitable space to deliver the services defined in 3.3 above.

### ***Council Strategies***

3.5 The method of construction and manner in which the building will be used on completion has been developed being fully cognisant of the following strategies: -

- Community Strategy
- Unitary Development Plan
- Council Plan
- Wellbeing Strategic Framework
- Children and Young Peoples Plan
- Safer for all ( Safer Communities Plan)
- Homelessness strategy
- Regeneration strategy
- Greenest Borough Strategy
- Financial Planning strategy

### ***Resources***

#### **Value for Money**

3.6 The Haringey Construction related design framework has been used for the procurement of the design team following an extensive tendering exercise completed by the Construction Procurement Group.

3.7 A fully detailed set of contract documents have been developed and the recommended contractor was identified following a robust tender exercise of eight contractors from the Haringey framework of construction contractors.

### ***Property Assets***

#### **Sustainability Implications**

3.8 The site enjoys ease of access to good public transport links with bus and access to tube links via Highgate Underground.

3.9 Delivering sustainable design solutions and managing and minimising waste have been significant factors in the selection criteria for choosing the contractor. During the design and construction process materials have been assessed with regards to source, waste, energy, recyclability and use of standard component sizes to minimise waste. This has led to the use of light-weight construction materials including glue-laminated timber beams which will minimise transport cost, production and disturbance to local residents in delivery larger scale components.

3.10 Waste management solutions will be further developed with the contractor and implemented through Key Performance Indicators where feasible.

3.11 Heating controls will include localised control to each emitter.

3.12 Sanitary appliances will be water efficient low flush WC's and aerator

spray taps.

- 3.13 The internal areas will be naturally ventilated via openable windows including the use of a North light to allow natural daylight yet prevent solar gain.
- 3.14 Energy saving electric lighting will be provided throughout the Centre including the use of low energy light sources.
- 3.15 Rooms will include reflective and absorbing finishes to optimise reverberation times and speech intelligibility.
- 3.16 The contractor will be able to arrange educational visits so that children can understand more about the construction process.
- 3.17 The construction will meet the thermal performance requirements of the Building Regulations, Part L.
- 3.18 A life cycle cost analysis has been undertaken to identify the capital and running costs of the scheme submitted by the Cost Consultant's Frankham Consultancy Group.

#### ***Risk management***

- 3.19 A full risk analysis has been undertaken that identifies the likelihood of risks occurring, the implication of those risks and the mitigation measures in place to deal with each. This has been captured in a risk register which is updated on a monthly basis.
- 3.20 Mitigation factors include extensive site investigations and the use of a robust project management methodology that is used to deliver the project. This is supported by an appropriate contingency sum to deal with unforeseen events.

#### **4. Recommendations**

- 4.1 That Members agree to award the contract to the proposed contractor for the fixed price sum and construction period detailed in Appendix A.

#### **5. Reason for recommendation(s)**

- 5.1 The tender submission from the contractor is considered to represent best value for the Council.

#### **6. Other options considered**

- 6.1 To appoint a contractor using the call-off procedure which entails an open-book approach based on sub-contract packages and an agreed % for overhead and

profit - Rejected due to concerns over value for money.

## **7 Summary**

- 7.1 Sure Start has launched Phase III of the Children's Centres Initiative and Haringey Council Children and Young People Service has identified Highgate primary School as one of the recipients to receive funding for the development of a Children's Centre. Funding for this scheme has now been approved with the condition that (with the exception of retentions), total project cost is expedited by the end of March 2010. Please refer to Cabinet Committee report dated 26<sup>th</sup> January 2009.
- 7.2 The Children's Centre concept was promoted in a report by the Government's Inter Departmental Childcare Review published in November 2002. The review found that an integrated approach which ensures the joining up of services and disciplines such as education, care, family support and health is a key factor in determining good outcomes for children.
- 7.3 The principle of a Children's Centre is to serve children and families in disadvantaged communities and to provide integrated care and education for young children, health services and family support, and provide a base for child minders. This integrated approach by Children's Centres will provide holistic support for children's development, support to families with young children and will facilitate the return to work of those parents currently unemployed.
- 7.4 It is recognised that the development of this centre will act as a hub for excellence in delivering this integrated approach within the local area and will assist in raising standards through improving the built environment of the school itself.
- 7.5 This report presents a proposal to implement these works within Phase 3 of the Children Centres Initiative to accommodate the following: -
- Up to 20 adults, 15 children and 8 staff members at any one time.
  - Parenting Programmes
  - Small – medium sized group meetings (5-15 per time)
  - Group training sessions – (10-12 per session)
  - Family learning sessions
  - One to One counselling and support
  - Health Visitor counselling
- 7.6 Community based activities are currently provided within a concrete framed building on the school site known as the Sumner Centre and it is the extension and refurbishment of this building that forms the basis of this proposal.

## **8 Chief Financial Officer Comments**

- 8.1 The total cost of this project is £495k. The full cost is being funded from the Children's Centre Phase 3 programme funded by Sure Start. The Director of

Finance confirms that the project is included in the approved capital programme for 2009/10 and that the source of funds has been confirmed.

#### **9 Head of Legal Services Comments**

- 9.1 The Framework Agreement for Major Works was tendered in Europe in compliance with the Public Contracts Regulations 2006. A mini competition was held for the Highgate Children's Centre Contract whereby 9 contractors were asked to tender for the work. This is in accordance with EU legislation.
- 9.2 The value of the proposed contract exceeds £250,000 and the award therefore requires approval from the Procurement Committee in accordance with CSO 11.03.
- 9.3 The Head of Legal Services confirms that there are no legal reasons preventing members from approving the recommendations under clause 3 of this report.

#### **10 Head of Procurement Comments**

- 10.1 The selection of the contractors to compete using mini competition has been carried out in accordance with the Major Works Framework Agreements for contractors.
- 10.2 The mini competition was undertaken with those contractors who are suitable to carry out the works based on lowest price in accordance with standing order 11.01.
- 10.3 Whole Life Costs have been considered for this scheme
- 10.4 The Head of Procurement therefore states that the recommendations in this report will result in overall best value for the Council.

#### **11 Equalities and Community Cohesion Comments**

- 11.1 The design includes alterations to the existing entrance including automated door entry, space and ergonomic alterations to ensure full compliance of the Disability and Discrimination Act.
- 11.2 The design team is aware that part M of the building regulations does not cover some essential access requirements for deaf people e.g. fire alarms. Amendments have been made to the contract documents that will capture this requirement to ensure full compliance with the new code of practice for the DDA published by the DRC in May 2000. This includes a definition of how the Disability Discrimination Act and Building Regulations are now more formally linked.
- 11.3 The overall scheme is also designed to ensure the Authority complies with statutory requirements in relation to the Building Regulations Part M 2004 "Access to and Use of Buildings", and the Disability Discrimination Act 2005. This includes accessibility for wheelchair users by means of level access, 900mm clear door

openings and accessible toilet. External ramps will be installed with a slip preventing tarmac.

11.4 The recommended contractor is a local company that have demonstrated a commitment to employing from the local populace which enhances sustainability for the project as a whole.

## 12 Consultation

12.1 Extensive consultation has been carried out with the end users in arriving at the agreed layout. A working party has been established consisting of members of the School's Board of Governors, parents, teachers and the design and procurement team.

12.2 An open consultation event has been undertaken in January which detailed the benefits of a Children's Centre to the school and local community and explain the programme and implications of work to the delivery of the curriculum.

12.3 A further consultation event is planned on appointment of the contractor to explain in detail the programme and identify the health and safety issues that will be addressed as part of the works.

## 13 Service Financial Comments

13.1 As stated in 8.1 above

## 14 Use of appendices /Tables and photographs

14.1 Appendix A - Exempt Financial Information

## 15 Local Government (Access to Information) Act 1985

15.1 List of background documents:

- ❖ Cost report prepared by the cost consultant.
- ❖ Framework Agreement for major Works, January 2006 (Project banding £250,000 - £999,999)

15.2 This report contains exempt and non-exempt information. Exempt information is under the following category (identified in amended Schedule 12A of the Local Government Act 1972). S.(3) Information relating to financial or business affairs of any particular person (including the authority holding that information). Exempt information is, however, held in an Appendix to this report (Appendix A).