

**Report for:** Cabinet Member Signing

**Title:** Appointment of contractor to provide core and shell works in relation to the CCTV works on the 9th floor Alexandra House

**Report authorised by :** Director of Environment and Neighbourhoods

**Lead Officer:** Peter Skinner, Major Projects Project Manager.  
Peter.skinner@haringey.co.uk

**Ward(s) affected:** All

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

## **1. Describe the issue under consideration**

1.1.1 To request approval to award a contract to Ark Build PLC up to the value of £721,629.41 to undertake Core and Shell building works, including strip out, Internal structures and M&E works to 9<sup>th</sup> Floor Alexandra House, Wood Green pursuant to contract standing order 9.01.2f (use of Framework Agreement) and 9.07.1.d. (contracts awarded by Cabinet)

- Pursuant to Contract Standing Order (CSO) 9.07.3 to approve the issuance of a letter of intent.

## **2. Cabinet Member Introduction**

2.1 As the Cabinet member for Communities and Leader of the Council. I am fully supportive of agreeing this Award of Construction Contract. CCTV is designed to help prevent and detect crime. It can also reassure the public in terms of community safety and public confidence. CCTV can also deter perpetrators from committing crime, if they are aware that the offence may be witnessed.

2.2 As part of the residential development of the Ashley Road Depot approved in 2019, displaced services including the CCTV control room located within the depot need to be relocated elsewhere within the borough.

2.3 The core and shell building works outlined in this report is the vital 1<sup>st</sup> stage of a four-stage project to undertake this relocation, expand the CCTV monitoring, and capture capabilities of the Police Service within Haringey.

2.4 At the end of the programme, we will have a modern CCTV control room capability that enables us to provide a flexible and seamless response to incidents and issues in the borough. This will help deliver our Borough Plan commitments to create a safer borough and assist us with our traffic enforcement management.

## **3. Recommendations**

## **Cabinet is recommended to:**

- 3.1 Approve a contract award to Ark Build PLC, up to a maximum value of £721,629.41. Made up of a fixed price sum of £656,026.74 and a 10% contingency of £65,602.67, which will be strictly managed under change control governance arrangements.
- 3.2 To approve the issuance of a letter of intent for up to 10% of the contract value, in accordance with CSO 9.07.3.

## **4. Reasons for decision**

- 4.1 The decision for the disposal of the Ashely Road Depot was taken by Haringey Council in 2019 to make way for residential development. This means that displaced services, such as the CCTV control room, located within the depot will need to be relocated elsewhere within the borough.
- 4.2 The CCTV Control Room is required to be staffed 24 hours a day. Should the CCTV control room become offline, there is a potential risk to public safety.
- 4.3 The CCTV surveillance is currently backed up for recording within River Park House, however the live monitoring of the CCTV is currently located within a single suite at Ashley Road depot.
- 4.4 The Core and Shell building works outlined in this report referred to, are the vital 1st stage of a four-stage project to relocate and expand the CCTV monitoring and capture capabilities thereby providing greater assistance to enforcement and Police Services within Haringey.
- 4.5 Further options considered have been discounted as discussed in section 5 of this report.

## **5. Alternative options considered**

- 5.1 48 Station Road, Haringey – The CCTV relocation project was initially planned to be relocated to the 5th floor of 48 Station Road. The design progressed to RIBA stage 3 and was submitted for approval. However, Haringey Council took the decision that 48 Station Road would be marked for disposal in the short to medium term and therefore it would be sensible not to relocate the service to this building.
- 5.2 Do nothing – the option not to progress the project has been discounted due to requirement to dispose of the Ashley Road Depot, and leaving the CCTV control room in place would mean that the disposal process could not proceed.

## **6. Background information**

- 6.1 The CCTV control room core and shell project is part of the wider CCTV capital programme that will deliver on a £4.1m capital investment in the borough, across the four elements below:

- Digital infrastructure upgrade – servers at River Park House
  - Camera’s refresh, upgrade, and extension
  - Construction - Core and shelling of L9, Alexandra House (this contract)
  - Fit out of the new Control Room at L9 Alexandra House
- 6.2 The decision was made in December 2020 to move the proposed control room to 9th floor Alexandra House.
- 6.3 The Core and Shell building works are planned to commence in early September 2021, which will also encompass the oversight and Health and Safety obligations of the fit out works that have been tendered separately. The fit-out works are planned to commence late November 2021 and complete by the 13th of December 2021.
- 6.4 The Core and Shell building works are to complete with the fit out on the 20th of December 2021.
- 6.5 The decision was taken to utilise a JCT 2016 intermediate contract with Bill of Quantities with amendments. Also included are further contract amendments in relation to interfaces between the core and shell contract and the fit-out contract.
- 6.6 Strategic procurement advice was sought at RIBA stage 2 to arrange for a compliant tender to be issued.
- 6.7 The Shell and Core works tender was issued on the LCP DPS platform on the 28<sup>th</sup> June 2021.
- 6.8 The Council only received one tender response in relation to this opportunity.
- 6.9 The project team have assessed the quality submission and are satisfied that it meets the minimum qualitative requirements.

## **7. Contribution to strategic outcomes**

- 7.1 This project proposal supports outcomes as outlined in the Borough Plan 2019-23, in particular:
- 7.2 All projects commissioned by Officers of the Council are expected to align with this plan and will be reflected in key capital project documentation such as project briefs, design briefs, business cases, project initiation documents (PID) and award reports. The relevant Borough Outcome for this project is: People - our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.

## **8. Statutory Officers comments**

### **8.1 Finance**

- 8.1 The recommendation of this report is to award a contract to Ark Build PLC in the sum of £656,026.74 for the phase 1 core and shell works. A client construction

contingency of £65,602.68 is also proposed. In addition to this contract sum, there will be other costs in delivering the scheme. These are PM fees, design fees, QS fees and sundry other costs totalling £210,370.00. The total projected cost of the scheme is £932,000.

- 8.2 Of the £4.1m CCTV capital allocation budget, a total sum of circa £1.5m has been spent to date as follows:

<b>Financial Year</b>	<b>Spend (£)</b>
2019/20	40,948
2020/21	1,256,975
2021/22	189,931

**1,487,854**

- 8.3 Due to the decision to move the control room from 48 Station Road to Alexandra House, the budget allocation has been increased by an additional £0.35m. There is also £0.143m NCIL funding earmarked towards the cameras refresh, upgrade, and network expansion across the Borough. There is sufficient budget provision within the Council's capital programme budget to meet the cost of this proposal.

## **8.2 Procurement**

- 8.2.1 Strategic Procurement (SP) note that this report relates to the approval of awards for CCTV core and shell works (Construction Contract Award) to carrying out the necessary building works within the 9<sup>th</sup> floor of Alexandra House.
- 8.2.2 SP support the recommendations in this report in accordance with Contract Standing Orders clause 7.0.1. (b) 10.01.01 (a), and 16.02.
- 8.2.3 Pursuant to CSO 7.01(b) and Regulation 33 of the Public Contracts Regulations 2015, SP confirms that tenderers were invited to Tender through the LCP Major Works 2019 Framework under Lot 2.1b, Education and leisure.
- 8.2.4 Compliant tenders were received from one contractor with further clarifications needed to achieve the final price.
- 8.2.5 SP note that only one tender was received for the value of £721,629.40 (post clarifications) from Ark Build PLC. A relative assessment of bids is not required as only one submission was received. The project team have assessed the quality submission, which meets their minimum requirements.

8.2.7 SP support the recommendations within this report as stated in Section 3 of this report.

### **8.3 Legal**

8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

8.3.2 The works have been tendered under the Council's London Construction Programme Dynamic Purchasing System (DPS). DPSs are an approved method of tendering under the Public Contracts Regulations 2015 (see Regulation 34). They are also approved under the Council's Contract Standing Orders (see CSO 9.01.4).

8.3.3 The Cabinet Member has power under CSO 16.02 (decisions taken in between meetings of the Cabinet) to approve the award of contract.

8.3.4 The Cabinet Member also has power to approve the issue of a letter of intent.

8.3.5 The award of this contract is a Key Decision and therefore compliance with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan is required ((see CSO 9.07.1 (e)).

8.3.6 The Head of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing Members from approving the award of this contract.

### **8.4 Equality**

8.4 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.

8.4.1 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 apply to the first part of the duty.

8.4.2 The proposed decision is to request approval to award a contract to Ark Build PLC up to the value stated in Section 1.1. to £721,629.41 for the Core and Shell building works.

8.4.3 This will affect safer communities and neighbourhood safety service providers and the residents Council wide. The entire community of Haringey is affected by these works taking place and as such all demographics within the authority. The

objective of this decision is to improve the safety of residents within the borough and improve the working environment for the end users. The aim is to provide with the core and shell works a suitable built environment that will enable through linked projects improvement in safety within Haringey for all residents regardless of the protected characteristics. The proposed decision therefore represents a measure to advance equality of opportunity by meeting the needs of all residents and to foster good relations between the police service and residents within the borough. No negative consequences are identified for the protected characteristics, and it is concluded that the project will have a positive impact.

8.4.4 As an organisation carrying out a public function on behalf of a public body, Ark Build PLC will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

**9. Use of Appendices**

N/A

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