

## **DECISION MAKING REPORT FORMAT WITH GUIDANCE**

**Report for:** Liz Skelland, Head of Programme Management, Regeneration and Economic Development

**Item number:** N/A

**Title:** Delegated decision to waive CSO 10.01.1 and award a direct contract to PPCR for Independent Tenant and Leaseholder Services on the Broadwater Farm Estate

**Report authorised by :** Sarah Lovell, Head of Area Regeneration, North Tottenham

**Lead Officer:** Aaron Scorse, Regeneration Officer, Broadwater Farm

**Ward(s) affected:** West Green Ward

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

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

1.1. Approval by the Head of Programme Management to waive CSO 10.01.1 for the direct award of a contract to PPCR associates for the to delivery of ITLA services on the Broadwater Farm estate. Contract value of £40,000.

1.2. Contract to begin in August 2021 and end 01.09.2022.

### **2. Recommendations**

2.1. Approval of direct award of contract for PPCR associates to continue to deliver ITLA services on the Broadwater Farm estate. Contract value of £40,000.

2.2. Contract to begin in August 2021 and end 01.09.2022.

### **3. Reasons for decision**

3.1. The contract needs to be awarded directly because:

3.1.1. The work to rehouse residents has taken longer than initially expected. There are still 17 outstanding leasehold interests in the blocks and 1 secure tenant.

3.1.2. PPCR have already established relationships with residents on the estate during this process. Therefore, it would not be appropriate to appoint a new ITLA for this project at this stage.

3.1.3. There are outstanding invoices that cannot be settled under the conditions of the original contract.

3.1.3.1. £1093.75 – February invoice

3.1.3.2. £1826.25 – March invoice

3.1.3.3. £767.50 – April invoice

3.1.3.4. £1412.50 – May invoice

3.1.3.5. £2965.50 – June invoice

3.1.4. The existing contract expired in October 2019 and cannot be extended.

#### 4. Alternative options considered

##### 4.1. Do nothing – add

4.1.1. This option is not possible due to the outstanding invoices for work already completed, and ongoing need for ITLA services to support residents still to be rehoused.

##### 4.2. Extend existing contract

4.2.1. This option was explored but discounted due to procurement advise that this would not be possible due to the original expiration date of the contract.

##### 4.3. Undertake a new competitive tender

4.3.1. PPCR associates already have established relationships with the residents on the estate. Further to this, outstanding invoices need to be settled. Therefore, a direct award is the only option to enable these to be settled.

#### 5. Background information

##### Tangmere and Northolt rehousing

- 5.1. Significant structural issues were discovered in a number of blocks on the Broadwater Farm estate following structural surveys undertaken during 2017 and 2018.
- 5.2. These issues were most acute on the Northolt and Tangmere blocks, which failed both the 17 kN/m<sup>2</sup> and 34 kN/m<sup>2</sup> tests.
- 5.3. In June 2018, Cabinet decided to consult with residents under Section 105 of the Housing Act 1985 in these blocks on the future options.
- 5.4. The Council put forward the it's preferred proposal to demolish the block, rehouse residents under the Broadwater Farm Rehousing and Payments Policy, and rebuild new Council homes on these sites.
- 5.5. The consultation – which was extended to include leaseholders as well as secure tenants – ran from September 12<sup>th</sup> 2018 to October 10<sup>th</sup> 2018 and resulted in 81% of respondents from Northolt approving the proposals and 91% of Tangmere respondents approving the proposals.

##### Procurement of an ITLA

- 5.6. Following a competitive tender process, PPCR Associates were originally appointed as Independent Tenant and Leaseholder Advisors for the Broadwater Farm estate on 31.10.2018 following the Cabinet decision to demolish the Tangmere and Northolt blocks and rehouse residents under the Broadwater Farm Rehousing and Payments Policy.
- 5.7. They were appointed via delegated decision report, under Contract Standing Order 9.07.1c. This followed input from the Broadwater Farm residents association.
- 5.8. Their work was to support tenants and leaseholders who were being rehoused following the discovery of significant structural issues in the Tangmere and Northolt blocks, and the subsequent Cabinet decision to demolish the blocks in October 2018.
- 5.9. Three submissions were received in total for this work. PPCR were awarded the contract based on a 60% price and 40% quality evaluation of the submissions.
- 5.10. Details of the scoring are below:

Supplier	Price score	Quality Score	Total score
PPCR	60%	30%	90%
Bidder two	56.72%	32%	88.72%
Bidder three	46.31%	23.5%	69.8%

- 5.11. This contract expired on 30.10.2019. However, invoices were still being settled monthly under this contract until January 2021 when the maximum value of the contract was reached.
- 5.12. This work has continued as negotiations with the 1 remaining tenant and a number of remaining leaseholders are still ongoing. PPCR will continue advising these residents throughout the ongoing Compulsory Purchase Order (CPO) process.
- 5.13. Counsel have advised that, assuming the CPO is approved by the planning inspectorate, vacant possession of these blocks should be achieved by March 2022.
- 5.14. Therefore, it is proposed to award a new contract to 01.09.2022, to give some contingency to settle any invoices and in case of any unforeseen delays.
- 5.15. This report recommends the direct award of a new contract for £40,000, to enable the continuation of PPCR's work on the estate until the rehousing of residents from Northolt and Tangmere has been fully completed.

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

Finance, Procurement, Legal comments:

Not required due to contract value.