

Report for: Cabinet 14 September 2021

Title: Selby Urban Village Design Team- Contract Variation

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

Lead Officer: Azom Choudhury, Regeneration Manager

Ward(s) affected: White Hart Lane

Report for Key/
Non-key Decision: Key Decision

1. Describe the issue under consideration

1.1. In October 2019, following a competitive procurement process, the Council's Cabinet agreed to appoint Karakusevic Carsen Architects (KCA) to lead masterplan design proposals for the Selby Urban Village from RIBA Stage 0-3. In 2020 the Council and KCA entered into a contract for the design work, which included KCA working with the Council and the Selby Trust to develop design briefs for the development of:

- 200+ new homes on the Selby Centre site, 50% of which are planned for new council homes.
- Re-provision of the Selby Centre in a new fit for purpose building.
- New community sporting facilities on the adjacent Bull Lane Playing Fields.

1.2 KCA's commission has a total contract sum of £741,666. Officers are now seeking to vary this contract by the sum of [£225,855] to cover the costs associated with the programme delay caused by the impact of covid-19 and the need for KCA and the Selby Trust and Council partnership to undertake and commission additional work to support the design proposals. This additional work is related to the business case for the sport offer and long-term management arrangements, transport and additional reports required to meet the new London Plans' requirements.

2. Cabinet Member Introduction

2.1 The Council is committed to partnership working and co-design so that our local communities are at the heart of decision making. We understand that it is our local partners and communities, who know the places we work and the needs of our residents the best. The Selby Urban Village project seeks to work with the Selby Trust to develop proposals for new homes, a new community centre and new sporting facilities for our residents. By agreeing to vary the existing KCA contract, the joint partnership arrangements between the Council and the Selby Trust can continue to oversee the development of the masterplan and detailed design proposals. These proposals, once further developed will be presented at a future Cabinet, along with a proposed delivery strategy.

3. Recommendations

It is recommended that Cabinet:

- 3.1 Agree to vary the existing contract with the KCA to reflect:
- a) An extended programme
 - b) Additional consultancy work
 - c) Cover the costs of undertaking additional reports that are required as part of the planning process now the new London Plan has been adopted
- 3.2 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.
- 3.3 In accordance with Contract Standing Order 10.02.1(b) approve the variation sum of £225,885 (excluding contingency), bringing the total contract value to £967,551.

4. Reasons for decision

- 4.1 The reasons for varying the existing contract are because the design programme has had to be extended to allow for further work to be completed, additional work has been and is required to inform decision making and because additional surveys are required to align to the new London Plan requirements.
- 4.2 The Selby Urban Village programme has been impacted by Covid -19 and the inability to undertake engagement with the community as programmed throughout the Spring 2020. The council is committed to a placemaking approach embracing co-design and co-production with the Selby Trust. The process has highlighted a number of areas which have required further optioneering to support the business case development and the design, notably the long-term management arrangements for the site, in particular the community sporting offer. Whilst officers and the Design Team have worked hard to minimise the impact on the programme, it is the case that the design programme has been delayed by 6 months. Further information on the additional work and programme can be found in paragraphs 6.7 and 6.11.
- 4.3 In addition, the new London Plan requires further detailed information to support a planning application, consequently, further surveys and reports need to be commissioned to support the planning application. This work includes additional transport advice and evidence to support the transport strategy, fire safety advice, land contamination surveys and the development of a business case to support the design proposals for the sport offer on the site.

5. Alternative options considered

- 5.1 Officers have considered not extending the programme and commissioning additional work. However, this would mean that the design would not properly consider the long-term management and maintenance of the Selby Urban Village. Officers consider that it is right that time is taken to fully develop and consider the design alongside the management, so we can be confident that we have a sustainable development into the long-term.
- 5.2 The Council also considered not commissioning the additional reports required to support the planning application through KCA. However, their technical consultants

are already embedded in the scheme and have the necessary knowledge and understanding required to develop the additional reports. Procuring this separately would cause further delay to the programme, given that we would need to undertake a procurement process and give consultants time to understand the detailed design proposals.

6 Background

6.1 The Selby Urban Village project arises from a shared aspiration between Haringey Council and the Selby Trust to deliver a community focused, mixed-use development on the Selby Centre and Bull Lane Playing Field sites.

6.2 The proposed development will comprise the re-provision of the Selby Centre's community hub in a new building, plus new housing of up to 200 residential homes, including Council homes (appx 50%), new sports and recreation facilities in Bull Lane Playing Fields along with new retail units. Both sites are in the ownership of Haringey Council, although Bull Lane Playing Fields is located within the administrative area of the London Borough of Enfield. Previous work explored disposal of the land and later the development of a Campus School on the Selby site and separately the delivery of 3G football pitches on Bull Lane playing fields.

6.3 Both the Selby Centre and Bull Lane Playing Fields sites are being treated as a whole for masterplanning purposes. Integration of the two sites would provide significant advantages in terms of space and costs but would also require careful planning as part of feasibility work, to ensure issues of accessibility to the site and between related parts of the scheme were co-ordinated. It is proposed that the Selby Centre is retained on a smaller footprint on the site, with new housing to be built alongside which will also improve the viability of the redevelopment.

6.4 The project is a flagship scheme for the Council and aims to be an exemplar of how the Local Authority and the Third Sector can work together using co-production to deliver against shared goals.

6.5 To date the following milestones have been achieved:

- Appointment of Karakusevic Carson Architects (**KCA**) in October 2019 to lead on the design and masterplan for the site.
- Agreed a shared approach to delivering housing, sports and recreation facilities, social value and sustainability leading to **RIBA Stage 0** Sign off in Feb 2020.
- Achieved **RIBA Stage 1** sign off of Masterplan scenarios in July 2020.
- The project has continued to evolve during the covid-19 landscape, albeit, at a slower pace with community consultation deferred to RIBA Stage 2 owing to lockdown measures.
- The Selby Trust produced a **Business Plan** in December 2020 to help inform the project and a longer term lease.
- Masterplan scenarios were further developed in **RIBA Stage 2** with a preferred option having been identified.
- **Cost and Viability** consultants are conducting viability reviews to help reduce the viability gap and are working on a **delivery strategy** for the scheme.
- **RIBA Stage 3** is currently underway to develop and refine the preferred design option which is being informed by ongoing community engagement.

- 6.6 Both the council and the Selby Trust are committed to the collaborative redevelopment of the site to ensure this best serves the local community by providing housing, community provisions as well as space for businesses to thrive and local people to enjoy and prosper.

Programme delays and additional work

- 6.7 In 2020 the Selby Urban Village programme was impacted by Covid-19, as the planned engagement with the community was put on hold due to the country entering lockdown. As well as causing a delay to the programme, this also caused the need for additional work to revise the stakeholder engagement strategy and allow for Covid-19 secure engagement activity to take place, which added additional cost. In 2020 a sum of £68k was provisionally agreed as an additional fee required to meet costs. This provisional fee was not agreed as a formal variation to the contract.
- 6.8 The council is explicitly committed to employing a placemaking approach, which is centred around the principles of co-design and co-production. Through this process a number of areas have emerged which have required further design iterations to support the development of the designs, business plan and the overall business case.
- 6.9 A key piece of design work which required additional iterations linked to these discussions was the development of the long-term management options for community sports provision through the development of a joint sports business plan. At present the Selby Trust deliver a number of sporting activities from their site and the Council is proposing to deliver a new 3G football pitch, a new cricket pavilion and sports hall on the Bull Lane playing field. It is important to work with the Selby Trust to look at the location and management of all sporting facilities across the site, so that benefits for the community are maximised and efficiencies in management are made. To support this, KCA needed to develop a number of design options for the location of various sporting facilities to sit alongside the discussions on sport management. This really important work is ensuring that options are properly tested and explored so that access to, and management of sporting facilities provides the best for Haringey residents.
- 6.10 Another key area of co-design, which has resulted in further work with the Selby Trust and its licensees was the design of the new community building. It is critical that the building works for the licensees who provide a wide variety of services, ranging from health, job, skills and training support to providing a food bank and educational support and the service users, whilst at the same time being efficient to build and maintain.
- 6.11 The additional work has impacted the programme by 6 months and will result in an additional fee of £110,572. The additional time and design work required to develop and co-design the Selby Urban Village with the Selby Trust is critical to ensuring that this scheme, which has many benefits to the local community, is sustainable into the future.

Additional reports linked to new London Plan requirements

- 6.13 To meet the requirements of the new London Plan, a number of additional reports will need to be commissioned to support the planning application for the site, these

include further reports on tall buildings, Lifecycle Assessment/Whole Life Carbon, Fire safety and Biodiversity Net Gain assessments. Alongside this further work needs to be commissioned relating to the transport assessment and the bus gate, which Enfield wish to install on Bull Lane. The costs of these additional reports and surveys are £46,644.

Programme

6.14 The revised programme up to submitting a planning application is set out below:

Milestone	Target Date
Cabinet decision to vary KCA contract	September 2021
Extend RIBA Stage 3	October 2021
Project cost review	September – October 2021
Final Selby Business Plan	October 2021
Cabinet decision on Masterplan	Dec/Jan 2021
Submit full planning application	February/Mar 2021

7. Contribution to strategic outcomes

- 7.1 The recommendations in this report will support the delivery of the **Housing Priority** in the new Borough plan, which sets out in its first outcome that “We will work together to deliver the new homes Haringey needs, especially new affordable homes”. In particular, the recommendations in this report will contribute to the aim to deliver new council homes. The proposals in this report contribute directly to the strategic outcomes on new housing supply, that are at the core of the aims of the Council as expressed in the Borough Plan.
- 7.2 Social value principles are embedded throughout the design brief and in the aspirations of the development. Good quality community engagement is crucial to achieving good design that is inclusive and participatory. To that end, mapping out exercises to plug gaps to ‘hard to reach’ groups including BAME and religious demographics will be undertaken to ensure there is broad engagement. The masterplanning design team will lead this process aided by the Selby Trust and the Council. These fundamental aims and the re-provision of the Selby Centre in a new dedicated community hub will contribute to the **People Priority** “where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”.
- 7.3 The project seeks to support the **Place Priority** where Haringey is “a place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green”. To that end, the delivery of high quality, accessible and affordable sports and recreational facilities on Bull Lane playing fields that achieve a range of social, health and educational benefits for Haringey’s residents will contribute to this aim. Allied to this, a key masterplan objective is to deliver new spaces which are lean, green and clean, embodying sustainable materials, reuse and recycling and principles of the circular requirement. The sites present the opportunity to be part of a decentralised energy network.
- 7.4 The proposed new Selby Centre aims to continue on the valuable work it currently does to offer workspaces and opportunities to local people and businesses which are

in turn committed to providing a social input. A key requirement of appointing the masterplanners is the commitment to working with local schools and young people to promote equality, diversity and inclusion in the built environment sector (lectures, talks, bursaries, apprenticeships, structured outreach). These are all linked to the **Economy Priority** - "A growing economy which provides opportunities for all our residents and supports our businesses to thrive".

8. Statutory Officers comments

Finance

- 8.1 On 8th October 2019, Cabinet approved the award of the contract with KCA at a total value of £741,666. The value of the variation to the KCA contract is £225,885 bringing the total contract value to £967,551. The cost of the variation can be contained within the overall budget for the scheme.

Legal

- 8.2 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.
- 8.3 The variation of the contract is in accordance with Regulation 72(1)(c) of the Public Contracts Regulations 2015.
- 8.4 In accordance with Contract Standing Order 10.02.1(b) Cabinet have authority to approve the recommendations in the report.
- 8.5 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing Cabinet from approving the recommendations in the report.

Procurement

- 8.6 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).
- 8.7 The modification is in line with the Public contract regulations, as it does not exceed the 50% increase threshold.

Equalities

- 8.8 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.

- 8.9 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.
- 8.10 Criterion 6 of the Evaluation Criteria used to appoint KCA in October 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).