

Report for: Cabinet Member Signing – 8 March 2022

Title: Appointment of Contractor for Works to Irish Centre for Relocation of the Grace Organisation

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

Lead Officer: Sarah Lovell, Head of Area Regeneration (North), sarah.lovell@haringey.gov.uk, 020 8489 2025

Ward(s) affected: Northumberland Park

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

1. Describe the issue under consideration

- 1.1 The Whitehall Street premises occupied by the GRACE are in the first phase of the High Road West Scheme, recently confirmed as proceeding following a 'yes' vote in the ballot of Love Lane Estate residents. The High Road West Scheme will require the demolition of Grace Centre premises at Whitehall Street as this is the location for the first new council houses. The GRACE Organisation's relocation is therefore important for the delivery of the scheme and in light of the importance of the service to the community in north Tottenham, the Council has prioritised finding suitable new premises to enable this service for Haringey residents to continue. The Council has committed to finding the GRACE Organisation a space of similar size in which to provide their day provision services. The Council is working with the Grace Organisation to shape the design and agree the works required to refurbish the Irish Centre to enable their relocation. The relocation is required to provide vacant possession of the first part of the High Road West site, ahead of the deadline for Start on Site of Plot A of the High Road West scheme as required under the terms of the GLA funding.
- 1.2 This report to the Cabinet Member seeks approval for a budget of up to **[This information is contained in the exempt report]** to deliver these works, and to approve a delegated authority to the Director for Housing, Regeneration and Planning to appoint a Contractor on completion of the tender. The report describes the nature of those works and the basis for this decision.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

- 3.1 The Cabinet Member is asked:

- (i) To approve the sum of up to **[This information is contained in the exempt report]** for the appointment of a Contractor for delivery of the Grace Relocation Works as outlined in paragraphs 6.7 to 6.8 of the report.
- (ii) To give delegated authority to the Director of Housing, Regeneration and Planning to agree the final sum for the works within the upper limit referred to in 'i' above, and to appoint, and enter into contract with a Contractor based on the outcome of the tender process.
- (iii) To agree for the costs for the works to be paid from the Land Assembly Budget and subsequently claimed from Lendlease on transfer of the lease for Phase 1 of the scheme, as part of the reimbursement costs for property in the High Road West scheme as related to the CPO Indemnity Agreement as described at paragraph 6.9 of the report.

4. Reasons for decision

- 4.1 The Grace Organisation delivers a valuable day service to the local older community including clients referred by Adults and Health, which will need to be maintained following their relocation from their current site, which is in the first phase of the High Road West scheme. The proposed refurbishment of the Irish Centre to accommodate the Grace Organisation provides the opportunity for a good quality new facility to be provided for the Grace Organisation that is compliant with recognised day provision and dementia standards as part of the wider range of community organisations based at the Irish Centre.
- 4.2 The High Road West scheme is required to meet challenging timescales related to the funding and delivery deadlines. The Council needs to procure a contractor to deliver the works to the required level of quality and specification, in line with the timescales. The period available to the Council in which to procure and deliver the works to meet GLA funding deadlines, requires that a contractor is procured by mid March and in contract by April. Approval of the recommendation(s) through this Cabinet Member Signing will allow the Council to meet this timescale.

5. Alternative options considered

Not to approve the sum to undertake the works to the Irish Centre

- 5.1. Not to approve the sum recommended in this report would result in the Council being unable to procure and deliver the refurbishment works at the Irish Centre that would allow the relocation of the Grace Organisation. This in turn, would result in Grace not being able to move away from the site area to a facility with which to deliver their service and the Council being unable to meet its obligations in delivering a vacant site for the first phase of High Road West. This would result in substantial risks (e.g. financial, political, reputational, legal) due to the failure of the High Road West scheme to progress in line with commitments made by the Council.

6. Background information

The Grace Centre

- 6.1. The Grace Centre is an older people's day service operating from a property on Whitehall Street, leased from the Council during the past 37 years, latterly providing older people day opportunity provision. The day opportunity provision constitutes an important contribution in north Tottenham, providing a significant proportion (around 40%) of overall older people day opportunity placements and supporting a high number of clients (36 clients) referred by Haringey Adults and Health. Their current property comprises approximately 370sqm floorspace and includes several spaces including a main hall, activity rooms, a kitchen and office space as well as parking and a garden externally.
- 6.2. The Grace Centre occupies an important location within the High Road scheme, being the first phase of development and location for the rehousing of current tenants in the Love Lane Estate. The Council is committed to raising standards for Day Provision across the borough including at the Grace, through moving to Single-Provider Framework Agreements with a detailed Service Specification clearly setting out outcomes, service standards, and performance requirements. The relocation of The Grace Centre to the Irish Centre provides an opportunity for many of those standards to be met, through following the principles of providing an enhanced facility, which can be used more flexibly, and is designed with people with high needs in mind, particularly dementia.
- 6.3. Delivery of the High Road West Scheme works is due to commence by March 2022 with the demolition of the British Queen public house, followed by delivery of 'Plot A', which is the site of the current 'Grace Centre', later in the year, with GLA funding requirements including a September 2022 start date. The delivery of a vacant site at Plot A is required by end July in order to meet this requirement.

Irish Centre

- 6.4. The Irish Cultural and Community Centre went into liquidation during Summer 2020 at which time the administration of the premises reverted to the Council as freeholder. At that time, the building housed six other Voluntary & Community Sector Organisations (the former licensees) which rented space directly from the Irish Centre Organisation on the second and third floors. The property includes sufficient space that is currently undesignated for the previous licensees, to accommodate the Grace Organisation, and can be modified to provide a space which meets borough standards for day provision, and enables the relocation of the Grace Centre.
- 6.5. The Council, at least in the short term will manage the Irish Centre building directly, enabling a return to community use and enhancing the role of the building for community benefit as part of the Council's Localities Strategy. This will include exploring the potential of enabling access to Council services from the Irish Centre site as part of an overall community offer.
- 6.6. All agreements with the existing licensees have been regularised and all intend continuing to occupy the building on a Tenancy at Will basis, which will be possible soon once the compliance works have been completed. Longer term

licenses will then be agreed with the returning former licensees, including review of rental terms, during their first 12 months of occupation. Service charge arrangements will be agreed with returning former licensees. The Council will carry out engagement on the future use of the overall building, and service charge requirements, with a wide range of stakeholders, including those who previously used the building for a range of purposes. The objective in this will be to try and optimise and co-ordinate the use of the spaces within the Irish Centre, including shared spaces such as the main hall, to meet the needs of current and any new community groups who have a requirement for space, and ensure the facility is providing a productive a role in supporting the community in the area.

Proposal

- 6.7. Council Officers across a range of Services (Capital Projects, Strategic Property Unit, Commissioning, Regeneration, working with Legal and Procurement) have been working with the Grace Organisation to develop a proposal for the Irish Centre that would meet their requirements. While aiming to provide a good quality and suitably sized facility for the Grace Organisation, the proposal also recognises the Council's need to maintain an approach to management of the Irish Centre that ensures access to and maximises utilisation of the Centre across the wider community and the opportunity to test out a more proactive role in brokering of space within the setting. This is within the context of the Council's localities approach and seeks to deliver opportunities for community access, integrated working and touch down space for staff if applicable.
- 6.8. The proposal includes a primary dedicated space on the ground floor as well as additional office space provided on the first floor. The works which are subject to this report are only related to the ground floor space, with no significant works planned for the office space. Some of the key elements of the proposal are indicated below, with a plan of the proposed ground floor layout included at Appendix 1. Heads of Terms are in the process of being agreed towards finalising a lease between the Council and the Grace Organisation.

Key elements of the proposal and terms (see also appendix 1)

- A five year term including break provisions
- Community Model Lease Rent of £35,600, further discounted to £20,000 per annum exclusive for a period of 12 months including seven dedicated parking spaces
- A large multifunction activity space including capacity for dining and events
- A flexible space for consultation and activities
- Care office (further office space provided at first floor)
- A reception space / quiet room for visitors
- Kitchen space
- Secure entrances
- Car parking (including for meals on wheels)

- Use of the main hall between 12-3pm on Sundays and Monday to Friday for the first 12 months of the lease

Costs

6.9. to 6.13 **[This information is contained in the exempt report]**

Programme

- 6.14. Delivery of the project has been required to take place within the period of the initial availability of the Irish Centre and the requirement for the current Grace Centre site. Close working on the design between the Grace Centre and the Council led to agreement of the proposal being reached in December '21, and detailed elements continuing into January '22. This positive joint working, which strengthens the proposed designs and ensures they will meet the needs of the Grace Centre now and going forward, means there is now limited time in which to procure and deliver the works.
- 6.15. The current project programme is indicated below (all estimated dates and may be subject to change based on rate of delivery of each activity):-

Activity	Period	Date
Surveys, Design, Cost Planning		By Mid Feb
Planning (for external M&E) and Building Regs	4 weeks	By 8 th March (Planning app to continue through Tender)
Tender period	3 weeks	24 th February to 16 th March
Recommended Cabinet Member Sign Off		By 7 th March
Award (followed by approvals and Framework docs)		16 th March (allowing for value engineering and completion of Call in Period)
Contract negotiations	4 weeks	7 th April to 4 th May

Pre-election period and Election	6 weeks	25 th March to 5 th May
Construction	10 weeks	5 th May to 10 th August

- 6.16. The Council has endeavoured to mitigate the programme where it is possible to do so, including delivery of the procurement through a Framework, “South East Consortium”, through a direct award, based on an assessment of the suitability of the selected contractor. The decision making route, through Cabinet Member decision also assists to meet the required deadline. Any further delay to the programme would be likely to result in an increased risk in meeting the GLA funding milestone criteria.
- 6.17. A decision by 7th March allows a bid to be made based on an agreed specification and contract budget, avoiding more complex arrangements such as a two part tender.

Procurement

- 6.18. As the estimated cost is over the Standing Order threshold of £500k, it would normally be a requirement that it was considered by Cabinet (CSO Pt4, Sec J, 9.07.1(d)). However, para 16 of the same Section refers to Urgent Decisions/ Decisions between Cabinets, noting: “the Leader may take any such decision between meetings of the Cabinet, including decisions that have become urgent, and the Leader may also allocate any such decision whether urgent or not to the Cabinet Member having the relevant portfolio responsibilities or to a Committee of the Cabinet.”

7. Contribution to strategic outcomes

- 7.1. The delivery of the High Road West Scheme will support the Council in delivering its corporate priorities, as well as supporting the progression of objectives in the London Plan to support regional growth in North London. Delivery of the works required to enable the Grace Organisation to continue their day provision activities responds to priorities in the Council’s Borough Plan (2019-2023):
- Priority 2 (Outcome 8): Strong communities where people look out for and care for one another; a) Carers are supported and valued... celebrat(ing) Haringey as a borough that cares, ... and listening to the voice of carers; promot(ing) the local offer for carers in Haringey...

8. Statutory Officers comments (Director of Finance (including procurement), Head of Legal and Governance, Equalities)

Finance

- 8.1. The recommendation to undertake works at the Irish Centre to enable the Grace organisation to occupy part of the building is required to enable the first phase of the HRW redevelopment to proceed. The estimated cost [**as set out in the exempt report**] will be reimbursed to the Council by Lendlease as part of the development agreement entered into between the Council and Lendlease.

Legal

- 8.2. The Head of Legal and Governance (Monitoring Officer)) has been consulted in the preparation of the report.
- 8.3. Pursuant to Contract Standing Order 16.02 a Cabinet Member having the relevant portfolio responsibilities has authority to approve the recommendations in the report.
- 8.4. Further legal comments should be sought from Legal Services at the award of contract stage.
- 8.5. The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for House Building, Placemaking and Development.

Equality

- 8.6. 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.
- 8.7. 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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 8.8. The substantive decision of this report concerns the relocation of Grace Organisation from their current location to the Irish Centre. This was recognised in the Equalities Impact Assessment appended to the Cabinet report regarding the approval of GLA funding in March 2021:-

“A short-term negative impact of relocating the Grace centre, used by older people which should be moved to a continually accessible location. Work is ongoing to work with the Grace Centre to find suitable accommodation in the

local area which will at least maintain (and potentially enhance) their level of service.”

- 8.9. The relocation of The Grace Centre to the Irish Centre satisfies this requirement and provides an opportunity for many of enhanced standards to be met for the benefit of the adult day provision service that supports older people, including people with disabilities in the community. This is undertaken through providing an enhanced facility that follows recognised principles, which can be used more flexibly, and is designed with people with high needs in mind, particularly dementia. The development of the design has been undertaken in consultation with the Grace Organisation, in accordance with recognised standards (the Stirling dementia standard) so that the implementation of those standards is in accordance with their specific needs.
- 8.10. The March Cabinet report also refers to the impact regarding religion / beliefs, in respect of the use of the current facility for Christian services. This can also be accommodated as part of the relocation.
- 8.11. As an organisation carrying out a public function on behalf of a public body, the appointed contractor would 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

- Appendix 1: Proposed Layout
- Appendix 2: Breakdown of costs [**contained in the exempt report**]

10. Local Government (Access to Information) Act 1985

Not applicable.

APPENDIX 1: PROPOSED LAYOUT

