


Haringey Council

Written Statement/Record of a decision made by an officer under delegated authority

Decision Maker (Post Title)	Jonathan Kirby, on behalf of David Joyce, Director for Placemaking and Housing
Subject of the decision	Approval for award of Contract (under Contract Standing Order (CSO) 9.07.1c) for 'Strategic Architect Services for Bruce Grove Streets and Spaces'
Date of decision	20.06.2022
Decision	For the Director for Housing, Regeneration and Planning to award a contract for the 'Strategic Architect Services for Bruce Grove Streets and Spaces' – incorporating a Strategic Architect, Engagement Specialist and Principal Designer for RIBA Stages 0 - 1 and Client Design Advisor (CDA), including Engagement Specialist from RIBA Stages 2 – 6 as required - to 'Curl la Tourelle Head Architecture'. The sum of the Contract is £347,234.
Reasons for the decision	<p>To appoint an architectural practice with masterplanning, urban design and engagement expertise to act as Strategic Architect pursuant to the delivery of Bruce Grove Streets and Spaces. The project will improve and develop a series of interconnected streets and spaces in Bruce Grove Town Centre, with the aim of 'thickening' Tottenham High Road by establishing the back streets as safe, welcoming and lively spaces where local communities socialise, shop and work and where the Council can deliver its own high-quality homes and workspace.</p> <p>The resource will support the Bruce Grove Streets and Spaces project to meet Future High Street Fund and High Street Heritage Action Zone funding timescales.</p>
Details of any alternative options considered and rejected by the officer when making the decision	<p>An alternative option would be not to proceed with the commission, but this not recommended as this would not support the delivery of public realm, market expansion and infill sites in Bruce Grove Town Centre, which forms a fundamental part of the Tottenham High Road Regeneration Programme.</p> <p>The preferred approach to enter into Contract with Curl la Tourelle Head Architecture follows an OJEU compliant tender process under the LCP</p>

	Professional Services DPS Portal, representing best value to the Council.
<p><u>Conflicts of interest – Executive decisions</u></p> <p>Details of any conflict of interest declared by a Cabinet Member who is consulted by the officer which relates to the decision and details of dispensation granted by the Council's Head of Paid Service</p>	N/A
<p><u>Conflicts of interest – Non executive decisions</u></p> <p>Where the decision is taken under an express delegation e.g. by a Committee, the name of any Member who declared a conflict of interest in relation to this matter at the committee meeting,</p>	N/A
<p>Title of any document(s), including reports, considered by the officer and relevant to the above decision or where only part of the report is relevant to the above decision, (that part)</p> <p>These documents need to be attached to the copy of this record/statement kept by the Authority but must not be published if they contain exempt information</p>	<ol style="list-style-type: none"> 1. Cabinet Decision – Tottenham HSF Grant Agreement 2. Bruce Grove Streets and Spaces – Design Brief
<p>Reasons for exemption with reference to categories of exemption specified overleaf, or</p> <p>Reason why decision is confidential (see overleaf)</p> <p>Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	Information relating to the financial or business affairs of any person (including the authority holding that information)
Signature of Decision Maker	 <p>Date: 27th June 2022 Jonathan Kirby on behalf of David Joyce</p>
Name of Decision Maker	David Joyce

Does the decision need to be published?	
Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

Exempt Information

Local Government Act 1972 Schedule 12A

Part 1: Descriptions of Exempt Information

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any person (including the authority holding that information).
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes -
 - (a) To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) To make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Note: It is insufficient to simply identify a category of exemption, you must also conduct a public interest test on the basis specified in the Act as follows:

Information falling within categories 1-7 is exempt if and so long as in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Confidential Decisions

1. The decision contains information provided by a Government department on a non disclosure basis
2. There is a Court order against disclosure

Decision Making Report

Report for: David Joyce, Director for Placemaking and Housing

Title: Approval for award of Contract (under Contract Standing Order (CSO) 9.07.1c) for 'Strategic Architect Services for Bruce Grove Streets and Spaces'

Report authorised by : Peter O'Brien, Assistant Director for Regeneration and Economic Development

Lead Officer: Toussainte Reba, Head of Area Regeneration

Ward(s) affected: Bruce Castle, Tottenham Central, Tottenham Hale

**Report for Key/
Non Key Decision:** Non-key decision

1. Describe the issue under consideration

- 1.1 Bruce Grove Streets and Spaces is the coming together of four discrete projects stemming from the Strategy for Tottenham High Road, the Bruce Grove Conservation Area Appraisal and Management Guidelines, and more recent work carried out for the bids for the Tottenham High Street Heritage Action Zone (HAZ) and the Tottenham Future High Street Fund (FHSF).
- 1.2 The overarching objective of the project is to 'thicken' Tottenham High Road and establish the side and back streets as safe, welcoming and lively spaces where local communities feel comfortable to socialise, shop and work. In line with the Council's Community Wealth Building agenda, the project aims to embed social value through the procurement and delivery process and through outputs of the streets, spaces and buildings upon its completion.
- 1.3 Bruce Grove Streets and Spaces will be delivered through FHSF funding (£1,500,000) with LBH Tottenham High Road Strategy (THRS) and SME Workspace Intensification match funding.
- 1.4 The Council have undertaken a competitive procurement process to seek a suitably qualified and experienced multi-disciplinary design team to deliver 'Strategic Architect Services' comprising:
 - Project Feasibility Study (RIBA Stages 0 - 1)
 - Engagement Strategy - Production and Implementation
 - Client Design Advisor (RIBA Stages 2 - 6).
- 1.5 The Invitation to Tender attracted two bids, both of which were from Architect-led design teams partnering with community engagement specialists. Scoring is based on the Most Economically Advantageous Tender (MEAT) i.e. mixture of price and quality. Curl La Tourelle Head Architecture (CLTH) were awarded the highest overall result with a price weighted score of 76.11%.
- 1.6 This report is a request for approval to award a Professional Services Contract for the above commission as allowed under CSO 9.07.1c.

2. Recommendations

- 2.1 Following a competitive tender process, for the Director for Placemaking and Housing to award the Contract (under Contract Standing Order (CSO) 9.07.1c) for the 'Strategic Architect Services for Bruce Grove Streets and Spaces' - incorporating Strategic Architect, Engagement Specialist and Principal Designer for RIBA Stages 0 - 1 and Client Design Advisor (CDA), including Engagement Specialist from RIBA Stages 2 – 6 as required - to 'Curl la Tourelle Head Architecture'. The sum of the Contract is £347,234.

3. Reasons for decision

- 3.1 To appoint an architectural practice with master planning, urban design and engagement expertise to act as Strategic Architect pursuant to the delivery of Bruce Grove Streets and Spaces.
- 3.2 Bruce Grove Streets and Spaces forms a fundamental part of the Tottenham High Road Regeneration Programme, which seeks to unlock Tottenham's vast potential and support the Council's wider commitment to addressing socio-economic inequality through excellent places, new opportunities and infrastructure that fosters inclusion and improves outcomes for all.
- 3.3 The project will be delivered with the community at its heart via a robust and innovative Engagement Strategy promoting accessibility and inclusion. The appointment of the design team will maximise opportunities for building community capacity, and long-term sense of pride and ownership, including via socio-economic and environmental Social Value initiatives focused on improving skills and employment opportunities for local residents.
- 3.4 The decision is being taken to allow progression of the Bruce Grove Streets and Spaces project to meet Future High Street Fund and Heritage Action Zone funding timescales.

4. Alternative options considered

- 4.1 The procurement route taken was OJEU compliant and was carried out under the LCP Professional Services DPS representing best value to the Council.
- 4.2 An alternative option would be not to proceed with the commission, but this not recommended as this would not support the delivery of public realm, market expansion and infill sites in Bruce Grove Town Centre, which forms a fundamental part of the Tottenham High Road Regeneration Programme.

5. Background information

Strategic Context

- 5.1 Investment in Bruce Grove is guided by the Council's Tottenham High Road Strategy (2019). The Strategy's vision for Bruce Grove Town Centre is for it to be 'identifiable as a bustling urban village that extends to spaces behind the High Road, where the growing number of local small and independent businesses, as well as large operators, have spaces to flourish; the diverse local community feel comfortable to shop, proud to work, keen to socialise, and take pride in welcoming visitors.'

Project Delivery Approach

- 5.2 Interventions identified through the Tottenham High Road Strategy and Bruce Grove Conservation Area Appraisal and Management Guidelines formed the basis of a Vision Study for Bruce Grove Streets and Spaces' constituent projects, carried out by We Made That in 2020. This work supported the bid submissions for the FHSF and HSHAZ.
- 5.3 This commission will review and build upon the existing material to set a vision, supported by an Engagement Strategy prepared and implemented by the appointed organisation. The Council will appoint separate design team(s) for RIBA Stages 2-6 for each project: public realm improvements, market expansion and infill sites redevelopment. The Strategic Architect will support the commissioning and instruction of these design team(s) and provide a Client Design Advisor (CDA) role throughout. (Note that the appointed Strategic Architect team will not be able to tender for the design teams.)
- 5.4 The work under this commission is due to be completed by March 2024, in line with FHSF Programme requirements.

Tender Process and Evaluation

- 5.5 The tender was based on a 70% Quality and 30% Price split. The evaluation criteria were set out in the tender brief. 123 practices were invited to tender via the DPS portal.
- 5.6 Two tenders were returned. The evaluation panel comprised:
- Emily Webster – Regeneration Manager, South Tottenham
 - Olivia Halper – Regeneration Officer, South Tottenham
 - Rodney Keg – Strategic Urban Design Manager.
- 5.7 A summary of the tender evaluation is provided below:

Tenderer	Quality Score (70%)	Price Score (30%)	Weighted Score %
Curl la Tourelle Head Architecture	46.20	29.91	76.11
Bidder B	44.10	30.00	74.10

- 5.8 CLTH received the highest total score of 76.11%. CLTH's multi-disciplinary team comprises experts in areas including architecture, engagement, conservation, landscape, building services, engineering, and sustainability. The team has a strong understanding of the Tottenham and Haringey context demonstrated through the tender, having worked on the Education Sites Masterplan. CLTH have also taken into consideration the demographics of Bruce Grove to ensure their project delivery team is as representative of the local community as possible.
- 5.9 CLTH will partner with Engagement Specialist NewmanFrancis to deliver the engagement strategy. NewmanFrancis have wide experience and understanding of working in diverse and income deprived communities, including as Independent Tenant and Residents Advisor for the Broadwater Farm Estate Regeneration in Tottenham. CLTH is also partnering with GrowN22, a locally based Community Interest Company which exists to transform disused and neglected spaces into vibrant community gardens and growing spaces made for and by local people.
- 5.10 CLTH will be awarded a Professional Services Contract.

6. Contribution to strategic outcomes

6.1 The recommendation in this report to award contract is key to supporting the delivery of the regeneration objectives for Tottenham as set out in the Strategy for Tottenham High Road (2021-29).

6.2 Bruce Grove Streets and Spaces contributes to the following Borough Plan objectives in particular:

- **Housing Outcome 1** - We will work together to deliver the new homes Haringey needs, especially new affordable homes
- Objective 1: Deliver as many new, good quality homes of all kinds as we can, in good quality neighbourhoods, getting as close as possible to the Mayor of London's emerging target for Haringey of 1,502 new homes every year
- Objective 2: Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes
- Objective 3: Deliver 1,000 new council homes at council rents by 2022
- **Place Outcome 11** - A culturally engaged place
 - Objective 1: Provide accessible, quality spaces for people to come together, especially for young people and children
 - Objective 2: Foster a strong and diverse cultural offer
 - Objective 3: Improve connectivity - In line with the Council's declaration of a 'Climate Emergency', sustainability objectives will be developed with the Carbon Management Team as part of the next stages of work including how the project support the Walking and Cycling action plan.
- **Economy Outcome 16** - Regeneration with social and economic renewal at its heart, focused on Tottenham and Wood Green
 - Objective 1: Regeneration for the benefit of our communities within Tottenham and Wood Green
 - Objective 2: Take account of how people feel about the way their local areas are changing, building cohesive and resilient communities
 - Objective 3: Use council land and assets to promote improved outcomes for residents

6.3 The project delivery approach aligns with the Council's Community Wealth Building principles, in providing a role for local small and emerging firms and members of protected groups in project design and/or delivery, and training and skills development opportunities for local young people and underrepresented groups, via CLTH's engagement and Social Value proposal. CLTH will deploy an 'Inclusive Healthy Place' framework for the project to promote creation of inclusive, accessible and welcoming spaces which build Community Wealth.

7. Statutory Officers comments

7.1 Finance Comments

The recommendation is for the Director of Placemaking and Housing to approve the award of Contract as set out in para 2 of this report to 'Curl la Tourelle Head Architecture' for the provision of Strategic Architect Services for Bruce Grove Streets and Spaces' for the amount of £347,234 .

The cost of this project will be covered by Capital grant funding in 2022-23 and 23-24 from HSF and Haringey Capital Match.

7.2 Procurement

Strategic Procurement (SP) note that this report relates to the Approval for award of Contract for Strategic Architect Services for Bruce Grove Streets and Spaces

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 Minor Works Dynamic Purchasing System (London Construction Programme). Compliant tenders were received from two contractors

Tender returns were evaluated independently by the Quality Panel and the Price element of the Tender evaluated separately. Curl la Tourelle Head Architecture scored the highest combined Quality and Price score of 76.11%.

SP notes that as per section 7.1 of this report, funding is available for this Contract.

SP support the recommendations within this report and have no objections with awarding this Contract to Curla la Tourelle Head Architecture for £347,234.

7.3 Legal

7.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the Report.

7.3.2 The contract which this report relates to has been procured under the LCP Minor Works DPS. This is a compliant route to market.

7.3.3 Pursuant to Contract Standing Order 9.07.1(c) a Director has authority to award contracts valued less than £500,000.

7.3.4 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Director for Placemaking and Housing from approving the recommendations in the Report.

8. Equality

N/A

9. Use of Appendices

3. [Cabinet Decision – Tottenham HSF Grant Agreement](#)

4. Bruce Grove Streets and Spaces – Design Brief

10. Local Government (Access to Information) Act 1985

Not applicable

Important Additional Guidance on Accessibility

- Documents must be available for Councillor Hearn at the **same time** as for all other Councillors
- The council's primary typeface, Helvetica, should be used for all reports and accompanying documents, size 12 preferred (Arial font is also acceptable)
- Text should be as plain as possible with no boxes around it, Microsoft Word is preferred, not PDF, and no abbreviations (such as Cllr.) and try to keep symbols to minimal use
- Roman numerals are not suitable for a person using a screen reader so please use normal paragraph numbering/ lettering and bullet points where necessary
- Reports should be written without images, however, where images are used, report authors must provide a text alternative in all cases (a short paragraph explaining what the graphs, table, pictures etc are showing). Detailed examples can be provided by contacting ayshe.simsek@haringey.gov.uk
- Appendices
 - All of the above applies for appendices and report authors should avoid including lengthy PDF documents as part of the report
 - In some cases an executive summary could be more appropriate if Councillor Hearn is on the committee
- Presentations – if Powerpoints are to be used then a Word version must be submitted in advance of the meeting (and at the same time it is made available to all other members)
- The Democratic Services Team will not accept reports which are not in an accessible format.
- In the rare event that a documents is not in a fully accessible format the report author must submit, by the same report deadline, an accessible version for Councillor Hearn (if she is on the relevant committee)
- Plain text documents should be saved with document names including “DATE TITLE COUNCILLOR HEARN PLAIN TEXT”

Categories of Exemption

Exempt information means information falling within the following categories:

Part 1

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes – (a) to give under any enactment a notice under or by virtue of which requirements are imposed upon a person; or (b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Part 2

Qualifications to the above exempt information:

(a) Information falling within paragraph 3 above is not exempt information under that paragraph if it is required under – (a) the Companies Act 1985 (b) the Friendly Societies Act 1974 (c) The Friendly Societies Act 1992 (d) The Industrial and Provident Societies Acts 1965 – 1978 (e) the Building Societies Act 1986 (f) The Charities Act 1993.

(b) Information is not exempt information if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.

(c) Information which – (i) falls within any of paragraphs 1-7 above; and (ii) is not prevented from being exempt under (a) or (b) above is exempt information if and so long as, in the opinion of the Monitoring Officer, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.