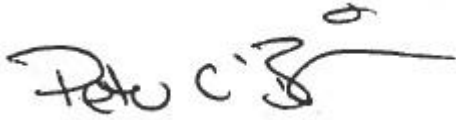


Haringey Council

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

Decision maker (Post Title)	Assistant Director of Regeneration and Economic Development
Subject to decision	Appointment of Inner Circle Consulting to provide strategic consultancy services for two projects: the Selby Urban Village Project and the Northumberland Park Community Placemaking Plan.
Date of decision	29th September 2022
Decision	Contract award to Inner Circle Consulting for strategic advisory services, related to the two packages of work described in para 5.5 for a total value of up to £108, 631.25 for a period of 5 months
Reasons for the decision	Strategic advisory services including programme and development expertise and resource is needed to progress key workstreams in Northumberland Park and to support the next phase of work for the Selby Urban Village project. This contract award, through the ESPO Framework, ensures we will secure the resource and skillset available in an expedient manner, whilst recruitment for internal resource is undertaken for one of the schemes. It also ensures the specialist skillsets required, particularly strategic financial expertise, which the Council does not have internally, can be secured quickly.

<p>Details of any alternative options considered and rejected by the officer when making the decision</p>	<p>Do nothing This option was rejected, as it would entail delays to the delivery of the Selby Urban Village Project and the Northumberland Park Community Placemaking Plan.</p> <p>Open tender Consideration was given to undertaking a competitive procurement exercise for these pieces of work. However, the Eastern Shires Purchasing Organisation (ESPO) framework provides an efficient (both in terms of time and resources) and procurement compliant route To a contract award.</p>
<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>	<p>N/A</p>
<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>	<p>N/A</p>
<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>	<p>‘Part of this report, and Appendix 1, Inner Circle Consulting Proposal are Exempt’</p>
<p>Reasons for exemption with reference to categories of exemption specified overleaf or</p>	

<p>Reason why decision is confidential (see overleaf)</p> <p>Decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	<p>Commercially confidential</p>
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>Peter O'Brien</p>
<p>Does the decision need to be published?</p> <p>Yes <input checked="checked" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

Decision Report

Report for: Head of Programme Management – Regeneration & Economic Development

Item number: N/A

Title: Appointment of Inner Circle to support workstreams for Northumberland Park and Selby Urban Village

Report authorised by: Sarah Lovell – Head of North Tottenham Regeneration

Lead Officer: Azom Choudhary, Regeneration Manager

Ward (s) affected White Hart Lane, Northumberland Park

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

1. Describe the issue under consideration

1.1 This report seeks approval to appoint Inner Circle Consulting to undertake consultancy works for two projects: the Selby Urban Village Project and the Northumberland Park Community Placemaking Plan. Both schemes are at critical stages and consultant support and advice is required to undertake specific tasks (summarised in para 5.5 below), which will support the development and progression of the projects.

2 Recommendations

2.1 For the Assistant Director of Regeneration and Economic Development, as permitted by CSO 7.01 b) by selecting a contractor from a public sector framework, to award a contract to Inner Circle Consulting for advisory services, related to the two packages of work described in para 5.5 for a total value of up to £108, 631.25 for a period of 5 months, commencing in September and with the Council reserving the right to extend the period where this can be contained within the agreed contract budget.

2.2 [Contained within the Exempt report]

3.0 Reason for decision

3.1 Strategic advisory services including programme and development expertise and resource is needed to progress key workstreams in Northumberland Park and to support the next phase of work for the Selby Urban Village project. This contract award, through the ESPO Framework, ensures we will secure the

resource and skillset available in an expedient manner, whilst recruitment for internal resource is undertaken for one of the schemes. It also ensures the specialist skillsets required, particularly strategic financial expertise, which the Council does not have internally, can be secured quickly.

- 3.2 Inner Circle Consulting have been working on the Selby Urban Village Levelling Up bid for the last three months. As such, they have detailed understanding of the north Tottenham area, the scheme, particularly its financial position and are best placed to be able to undertake a thorough review of the scheme and identify ways to improve the scheme's viability in the short time available.
- 3.3 Inner Circle Consulting are also well placed to support the council in managing and delivering outputs related to the Northumberland Park Community Placemaking Plan given their extensive knowledge of Tottenham and their experience of managing large scale placeshaping plans, which include managing the Joyce and Snails regeneration project, which is just north of the Northumberland Park Estate.
- 3.4 In terms of securing value for money, the ESPO has the benefit of pre-tendered rates and by utilising Inner Circle the Council will be saving money, which would have been spent on getting a consultancy up to speed with schemes. Inner Circle have also sought to provide a generous added value package, which is set out in their proposal (Appendix 1- EXEMPT).

4.0 Alternative Options Considered

Do nothing

- 4.1 This option was rejected, as it would entail delays to the delivery of the Selby Urban Village Project and the Northumberland Park Community Placemaking Plan

Open tender

- 4.2 Consideration was given to undertaking a competitive procurement exercise for these pieces of work. However, the Eastern Shires Purchasing Organisation (ESPO) framework provides an efficient (both in terms of time and resources) and procurement compliant route to a contract award.
- 4.2 In terms of securing value for money, the ESPO has the benefit of pre-tendered rates and by utilising Inner Circle the Council will be saving money, which would have been spent on getting other consultancies up to speed with schemes background, evidence base and current situation. Inner Circle have also sought to provide a generous added value package, which is set out in their proposal (Appendix 1- EXEMPT).

5.0 Background

Selby Urban Village

- 5.1 The Selby Urban Village Project is an innovative collaboration between the council and the Selby Trust, which seeks to put the local communities' needs and aspirations at the heart of the development proposals. The Project will deliver an exciting mixed-use development on the existing Selby and Bull Lane Playing Field sites, comprising of 215 new homes, including 108 council homes, a modern, flexible and efficient community centre for the Selby Trust, a new sports centre with a modern sports hall, 3G pitch for football and rugby and a new community park. The Project represents one of the single largest investments the Council has made in social infrastructure in one of the most deprived wards in the borough.
- 5.2 The current economic environment over the last few months has had a significant impact on the scheme, this includes substantial cost inflation, an increase in interest rates and a reduction in the level of grant available for the scheme. This has resulted in the need to undertake a full review of the scheme to ensure improvements can be made to improve its financial performance, whilst also seeking to protect, as far as possible, the objectives of the scheme.

Northumberland Park

- 5.3 Earlier this year, Haringey launched the [Northumberland Park Community Placemaking Plan](#), a new cross council approach to working together with residents to create a healthier, happier, safer and more connected community. As a core component of the plan, the Regeneration Team are working with the community to leading a range of projects to deliver new and improved homes and spaces.
- 5.4 The project is at a critical stage, in that the plan has been launched, but further work is required to ensure that the infrastructure is in place to deliver a coordinated approach to delivering the change and improvements residents that residents want to see. A Regeneration Manager is being recruited to support the delivery of the plan, but in the interim, there are a number of workstreams/tasks which need to be delivered to ensure the success of the project.

Procurement Process

- 5.5 A process compliant with the framework rules has been undertaken seeking to appoint Inner Circle Consulting through a Direct Award as permitted in the Eastern Shires Purchasing Organisation (ESPO) framework. ESPO is a public sector owned professional buying organisation (PBO), specialising in providing a wide range of goods and services to the public sector through 120 procurement frameworks. Direct awards are permitted under the ESPO framework calling off process, under lot 664.
- 5.5 The rationale for using seeking to appoint Inner Circle Consulting through a Direct Award as permitted in the ESPO framework are twofold. Firstly, it provides the added benefit of pre-tendered rates which ensures Value for

Money and the due diligence required to provide the Council with the confidence of directly awarding.

5.6 Secondly, the framework allowed a direct award to Inner Circle who have a proven track-record of managing, reviewing and delivering high quality placemaking schemes and initiatives and have a detailed understanding of the North Tottenham area.

5.7 A brief was issued to Inner Circle in July and a response received in August. Inner Circle's response to the brief can be found at Appendix 1 (EXEMPT). Officers have reviewed the response from Inner Circle to ensure compliance with the ESPO framework and to ensure delivery of a high-quality service. This has included a review from the Regeneration lead and the Programme Management Office to ensure wider quality assurance.

Scope of works

5.8 A summary of the brief for the commission is set out below:

1. Selby Urban Village- in light of the current economic environment (cost inflation, interest rate increase and grant reduction) undertake a review of the scheme to identify ways to improve scheme viability, including:

- Review of the planning application for the Scheme to identify how the design/planning application can be optimised to support Scheme viability, this includes, but is not limited to, reviewing tenure mix, heights, densities and value engineering opportunities. Following the review produce a report with recommendations for changes to the scheme.
- Review the financial and viability information held on the Scheme, including development appraisals, cost reports and financial assumptions and ensure market alignment and assess where changes to the assumptions/scheme can be made to improve viability.
- Review the financial information held on the Scheme and make recommendations and put in place more efficient financial modelling and monitoring.
- Support the council with engagement with key stakeholders in relation to any changes/optimisation of the scheme.

2. Northumberland Park - to support the delivery of the Community Placemaking Plan by

- Clienting Hawkins\Brown on the Urban Design Framework and Commercial Advisors for period of contract.
- Ensure the stock condition survey and other key information on the House stock feed into the development of the Urban Design Framework.
- Coordinate the Urban Design Framework with the new Local Plan development & planning policy.
- Work with colleagues across the council to establish a governance structure for the Northumberland Park Community Placemaking Plan.

- Coordinate the Northumberland Park Community Placemaking Programme, ensuring a joined- up approach to outputs, engagement and communication across all workstreams.
- Lead the delivery of the engagement strategy and communications in Northumberland Park, providing oversight to a team of community engagement officers.
- Lead landowner engagement within the site and neighbouring areas
- Work alongside the community engagement officer to establish a Young Voices programme.

5.9 As part of the brief the Council also asked for confirmation that any additional work or resources that may be required related to the projects, but not currently listed as outputs could be commissioned using the day rates within the ESPO framework.

6. Contribution to strategic outcomes

6.1 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.

6.2 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. At Northumberland Park the range of public realm improvements and the Urban Design Framework will support the development of community, new homes and spaces.

6.3 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”.

7. Statutory Officers comments

Finance Comments

- 7.1 The contract sum is £108, 631.25k. This includes £52,981k for the Selby Urban Village and will be funded from the Selby Urban Village capital programme line, which has enough capacity to fund this work this financial year.
- 7.2 The Northumberland Park element of this commission (£55,650k) will be funded through existing HRA salary budget underspend for Northumberland Park. This includes using the existing Regeneration Manager's salary code, whilst the post is vacant and being recruited to.
- 7.3 [Contained within the Exempt report]

Strategic Procurement

- 7.4 CSO 9.07.1 c) permits a Director to award a contract valued at less than £500,000. CSO 7.01 b) permits a Director to award a contract by selecting a contract from a public sector framework in accordance with the rules of the framework.
- 7.5 A review of the framework pricing and considering the previous experience of Inner circle on the project which demonstrated this would provide value for money.
- 7.6 As a compliant procurement process has been undertaken Strategic Procurement have no objection to the award of contract.

Legal

- 7.7 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.
- 7.8 The contract which this report relates to has been procured through a direct award under an ESPO framework. This complies with the Public Contracts Regulations 2015 and the Council's Contract Standing Orders.
- 7.9 Pursuant to Contract Standing Order 9.07.1.c an Assistant Director has authority to approve the award of a contract provided the value of the contract is less than £500,000.
- 7.10 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Assistant Director of Regeneration and Economic Development from approving the recommendations in the report.

Equality

- 7.5 N/A

8. Use of Appendices

8.1 Appendix 1- Inner Circle Consulting Proposal

9. Local Government (Access to Information) Act 1985

- 9.1 Appendix 1 of this report contains exempt information. Exempt information is under the following category (identified in amended schedule 12A of the Local Government Act 1972) S (3) information relating to financial or business affairs of any particular person (including the authority) holding that information

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.