

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

Decision Maker (Post Title)	Head of Programme Management, Regeneration & Economic Development
Subject of the decision	Love Lane Play Area – Design and Build Contract
Date of decision	21 st November 2023
Decision	Approve the appointment of HAGS in accordance with CSO 8.03. to deliver the Love Lane Play Area, Design and Build Contract to the value of £70,000 delivering improvements to the existing Council-owned play area on Love Lane Estate located at Charles House, N17.
Reasons for the decision	<p>Delivery of meanwhile improvements to the Love Lane Play Area as part of the High Road West Scheme. This is to make the play area more attractive, welcoming and usable for residents during the construction period.</p> <p>HAGS’s tender response received the highest overall score as part of a competitive procurement process, which included scoring by an officer panel and resident panel based on various criteria.</p>
Details of any alternative options considered and rejected by the officer when making the decision	<p><u>Not to deliver a new play area on the Love Lane Estate</u> – The Council could take the decision not to invest funding into the play area leaving it in its current condition for the foreseeable future until it is redeveloped. This option was discounted, on the basis that the existing play area is in poor condition and attracts anti-social behaviour. The improvement of the play area provides an opportunity to deliver a meanwhile project in alignment with the objectives of the High Road West Scheme.</p> <p><u>Not to appoint HAGS to deliver the design & build contract</u> – The Council could choose to not appoint the successful bidder, with no further improvement to the play area taking place, alternatively a separate provider could be appointed who took part. HAGS were however successful in a competitive procurement exercise carried out in accordance with the procurement</p>

	regulations and therefore the Council wish to proceed with their appointment in alignment with procurement regulations.
<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>	
<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>	
Signature of Decision Maker	
Name of Decision Maker	David Lee
<p>Does the decision need to be published</p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

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

Title: Love Lane Play Area – Design and Build Contract

Report authorised by : Scott Mundy, Regeneration Manager

Lead Officer: Lewis Cooper, Regeneration Officer. Email: lewis.cooper@haringey.gov.uk, Mobile: 07790 980828

Ward(s) affected: Bruce Castle

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

1. Describe the issue under consideration

1.1. The Council is working with local residents to deliver improvements to the existing Council-owned play area on the Love Lane Estate, located at Charles House, N17.

1.2. After a compliant procurement process, the Council received four responses to the opportunity to tender. Following resident and officer scoring, the Council is now in a position to appoint the winning bidder to deliver the improvements to the play area. The highest scoring tender return was HAGS with a score of 78 out of 100.

2. Recommendations

2.1. For the Head of Programme Management to approve the appointment of HAGS in accordance with CSO 8.03. to the value of £70,000 for the delivery of play area improvements.

3. Reasons for decision

3.1. The play area and the wider Love Lane Estate form part of the High Road West regeneration scheme (“the Scheme”), which the Council is delivering with its development partner, Lendlease. The Scheme is a circa 10-year programme which includes the redevelopment of the Love Lane Estate and the delivery of new homes and spaces.

3.2. The existing play area is expected to remain in place for at least seven years. The site has therefore been identified as a location for ‘meanwhile’ improvements, to make the play area more attractive, welcoming and usable for residents in this interim period.

- 3.3. Extensive engagement has been carried out with the community informed the brief to go out to tender. The tender was initially issued on 22nd June 2023 with a closing date of 9th August 2023. Due to a low response rate the decision was made to withdraw the procurement and re-tender.
- 3.4. An updated brief following further community engagement was put out to tender from 23rd August 2023 to 20th September 2023. The deadline for responses was extended to 27th September at the request of the providers contacted. Four tender responses were received.
- 3.5. The tender responses were scored in accordance with the approach set out in the brief. The budget was set at £70,000 where any response exceeding that amount would not be scored. The scoring was therefore carried out with officers scoring a set criteria worth 60% weighting of the score, and resident scoring a set criteria worth 40% weighting of the score. As a result of the merged scores, HAGS is the preferred bidder who the Council wish to proceed and appoint to deliver the improvements to the Love Lane Play Area.

4. Alternative options considered

- 4.1. Not to deliver a new play area on the Love Lane Estate – The Council could take the decision not to invest funding into the play area, and as a result leave it in its current condition for the foreseeable future until it is redeveloped. This option was discounted due to the fact that this is the closest play facility to the residents of the estate and is in poor condition and attracts anti-social behaviour. The play area is not programmed to be redeveloped as part of the Scheme for at least seven years and the provision of the new play area is in alignment with the objectives of the Scheme and meanwhile use strategy.
- 4.2. Not to appoint HAGS to deliver the design & build contract – The Council could choose to not appoint the successful bidder, with no further improvement to the play area taking place, alternatively a separate provider could be appointed who took part. HAGS were however successful in a competitive procurement exercise carried out in accordance with the procurement regulations and therefore the Council wish to proceed with their appointment in alignment with procurement regulations.

5. Background information

High Road West Scheme

- 5.1. In 2017 and following a competitive procurement process, the Council entered into a Development Agreement and CPOIA with Lendlease to deliver the High Road West Scheme in north Tottenham. In March 2021 the Council's

Cabinet agreed to enter into a funding package with the Greater London Authority (“GLA”) to deliver the first phases of the High Road West Scheme referred to as “Phase A”, which includes the Love Lane Estate. In the summer of 2021, a resident ballot took place on the Love Lane Estate, where the majority of participating residents voted in favour of the redevelopment of the estate as part of the Scheme. On 31 August 2022, Planning Permission was granted for a hybrid planning application for the Scheme.

Meanwhile Strategy

5.2. Within the phasing plan, a meanwhile use strategy is in development to bring forward early benefits for the community, including existing residents and businesses, which also minimises disruption whilst the regeneration takes place. This emerging strategy will identify a series of projects that can take place while the construction process is underway.

5.3. Through this emerging strategy the Council have been working closely with residents to better understand what ‘meanwhile’ improvements they would like to see. The play area on the estate has been identified as a location in need of improvement by the community. It presents an opportunity to improve the quality of the environment for residents, reduce anti-social behaviour which has been prevalent in this space, and promote community cohesion. This is particularly important due to the high proportion of families in temporary overcrowded accommodation on the estate.

5.4. An improvement project will provide a tangible benefit for children and families while they are waiting for their new homes and play spaces to be built. Under the updated phasing plan for the scheme, the existing play area is likely to remain in place for at least five years. As such, there is significant value in this delivering play area improvements as the first meanwhile project of the Scheme, and in turn build the community’s confidence in the future phases.

Engagement

5.5. Over the past 18 months the Council has been working closely with the community to understand what improvements they would like to see. The key engagement / information gathering activities to date are set out below:

- Working with Members – Working group meetings were held with Bruce Castle Ward Members, the Cabinet Member for Council House-building, Placemaking and Local Economy, and the Cabinet Member for Children, Schools and Families, to agree on objectives and the baseline for the project.
- Data gathering – Tenancy information on the estate was reviewed to obtain a better understanding of demographics, including number and size of families, to inform the brief and engagement approach.

- Play survey – A survey of residents on Love Lane and the neighbouring Headcorn & Tenterden Estate (adjacent to Plot A) was undertaken, to inform both the play area improvements and future play provision in HRW. 91 surveys were completed, approximately a quarter of households in this area. This highlighted:
 - Safety is the highest priority for residents
 - The current Love Lane play area is under-used by residents, primarily due to ASB, as well due to a lack of modern play equipment and variety in the equipment
 - Traditional play features such as swings, slides and zipwires were highlighted as the preferred type of equipment, rather than natural play
- Play area study tour – In October 2022, the Council working alongside the Residents Association organised a study tour for 10 families to visit two play areas at Clissold Park (Hackney) and Finsbury Park. The feedback from this trip was incorporated into the play survey findings.

Budget and Procurement

- 5.6. A budget of £70,000 has been secured for the project. This is made up of £35,000 from the Council's Housing Revenue Account budget and £35,000 match funded by Lendlease.
- 5.7. The tender for the play area design and build contract initially went out in 22nd June to 7th August 2023 and received one response. The decision was then taken to reprocure with an update brief following further community engagement and increased budget (£70,000 up from the initial £65,000).
- 5.8. Retendering took place between 23rd August and 20th September. Seven providers were invited to tender in alignment with CSO 8.03. An extension to the deadline was given of seven days to 27th September following requests from multiple suppliers. The Council received four responses from the seven invited.
- 5.9. Responses to tender were scored in accordance with the approach set out in the brief. An officer panel scored a set criteria worth 60% weighting of the score. A resident panel scored a set criteria worth 40% weighting of the score.
- 5.10. The officer panel made up of Haringey Council officers along with a member of Lendlease Development Team, scored on the following:
- Experience in delivering similar work, including by providing two examples
 - Detailed work plan, including a timeline and list of proposed equipment.

- Approach and intentions in relation to Social Value based upon the areas of priority (Social, Environmental and Economic); note the response can include a response to one or all priorities listed – 10%)

5.11. The resident panel was made up of members from the Love Lane Residents Association and scored each proposal from 0-10. An average score for each tender was then be calculated. In scoring the proposals, the resident panel considered how the proposal delivers on the following themes:

- Suitability for the target age group (ages 2-12 years)
- Variety of equipment
- Promoting community safety
- Accessibility and inclusivity

5.12. Once scoring took place the results were as follows:

ORGANISATION	SCORE (out of 100)
HAGS	78
Bidder 2	73
Bidder 3	67
Bidder 4	77

5.13. Approval is therefore sought to appoint HAGS to deliver the Love Lane Play Area, Design and Build Contract to the value of £70,000 to deliver improvements to the existing Council-owned play area on Love Lane Estate located at Charles House, N17.

6. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes

6.1. The development of a new play area would support the Council's high level strategic priority outcomes set out in the Council's Corporate Delivery Plan 2023 (CDP) including:

- New, high-quality public and open spaces to promote community cohesion and healthier lifestyles
- New developments which encourage increased community connections, and positive social interactions

6.2. A new play area will replace an old existing play area which currently has limited play facilities and attracts anti-social behaviour. The design of the play area will support the creation of a safer environment and promote social connections between residents. The provision of a new play area will also provide much needed open space for residents to use for physical activity and leisure time improving their physical and mental wellbeing.

7. Carbon and Climate Change

7.1. The meanwhile use project to deliver improvements to the Love Lane Play area has requested providers tendering consider the environmental impact of the installation of the Play Area. This was included within the brief to ensure that materials being removed are recycled where possible, those not salvageable are to be disposed of responsibly.

7.2. The new equipment to be delivered has the capacity to be removed and installed to a new location in the future. This is to ensure the materials use are not lost when the land is required to enable delivery of the Scheme to be further constructed but to reuse them in a new location.

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

Finance

8.1. This report seeks to approve the appointment of HAGS in accordance with CSO 8.03. and to deliver the Love Lane Play Area, Design and Build Contract to the value of £70,000 delivering improvements to the existing Council-owned play area on Love Lane Estate located at Charles House, N17.

8.2. This will be funded by a budget of £70,000 that has been secured for the project. This is made up of £35,000 from the Council's Housing Services budget (which needs to be spent by the end of 23/24), and £35,000 match funded by Lendlease which they have committed to contributing to the project.

8.3. There is a dedicated Housing capital HRA budget, (£35,000), specifically for this project within the estate environmental improvement programme budget for this financial year 2023/24.

8.4. The SSC notes the request for comments against Contract Procedure Rules (CPR) clause 8.03. A full tender process was carried out, with four suppliers responding. On this occasion the SSC has no objections to the report against clause 8.03.

8.5.

Legal & Governance

8.6. The report does not require legal comments as it relates to a contract valued less than £160,000.

Equality

8.7. 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.
- 8.8. The Public Sector Equality Duty applies in relation to persons who share 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.
- 8.9. The delivery of a new play area will bring a wide range of social and environmental benefits to the Love Lane Estate. The provision of a modern play area with accessible equipment for children with disabilities will create an inclusive play environment. This in turn will help to build social cohesion providing an area for children of all abilities to play.
- 8.10. The health benefits of having a play area that provides for a wide range of movements will assist to reach physical activity guideline amount as set in guidance from the UK's Chief Medical Officers. Providing a high-quality play area within the estate will promote the use of the area for residents, the close proximity to their homes will assist with not having to travel to be physical active.
- 8.11. The Equalities Impact Assessment (EqIA) for Phase A of the Scheme was updated in September 2023 (see Appendix A). This identifies the potential loss of social cohesion when proceeding with large regeneration projects. As a mitigation to prevent social cohesion being lost this identifies the delivery of a new playground as a means to prevent loss of social cohesion and provide much needed community infrastructure. As the scheme progresses the EqIA will continue to be updated.

9. Use of Appendices

N/A