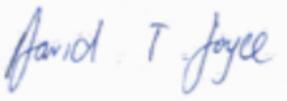


Haringey Council
Written Statement/Record of a decision made by an officer under delegated authority

Decision Maker (Post Title)	David Joyce, Director of Housing, Regeneration and Planning
Subject of the decision	This report seeks approval to award a 36-month contract to Alban LLP for provision of Development Management Consultancy services for the High Road West Regeneration Scheme, for the sum of £297,000.00, in accordance with Contract Standing Order 9.07.1(c).
Date of decision	30 th November 2023
Decision	Award a contract to Alban LLP for the provision for Development Management Consultancy services to support the High Road West Regeneration Scheme for a total sum of £297,000.00.
Reasons for the decision	<p>A Development Management consultant is required to work closely with the High Road West Lead and the High Road West Team as well as engaging with Lendlease and other stakeholders, to provide a full range of project management and technical services to support the delivery of the Scheme. These services will be in alignment with industry best practice and will include but not be limited to:</p> <ul style="list-style-type: none"> • Providing strategic advice to enable the Council to secure the Council's benefits and compliance with contractual arrangements. • Supporting the development of project reporting and monitoring procedures and leading on the change control process. • Providing support during the construction phase of the project including reporting on any key risks and issues arising • Advising the Council on client-side resources and promotion of robust governance arrangements in relation to the scheme <p>Following the evaluation of a competitive tender exercise led by the Council, Alban LLP were found to have submitted the most economically</p>

	<p>advantageous tender (MEAT). Therefore, officers are recommending that the contract for Development Management Consultancy services to support the HRW Regeneration Scheme is awarded to Alban LLP..</p>
<p>Details of any alternative options considered and rejected by the officer when making the decision</p>	<p><u>To carry out the work in house</u> The council does not currently have the expertise or resources to carry out the Development Management function in house. This procurement allows the Council to benefit from Alban’s skills, knowledge and resources, as well strong previous track record on the scheme that will support the Council during this intensive part of the programme. The 36-month contract period will allow the Council to review future arrangements for this workstream.</p> <p><u>Not to award a contract</u> Not to award this contract would result in the loss of technical expertise to support the HRW Regeneration Scheme in this important area of work. This would represent a substantial risk to the delivery of the scheme, including financial, legal and programme risks.</p>
<p><u>Conflicts of interest – Executive decisions</u></p>	<p>N/A</p>
<p><u>Conflicts of interest – Non-executive decisions</u></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>	<ul style="list-style-type: none"> • 16th March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps (link) • 12th September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps (link) • 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps (link) • 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps (link)
<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>	
<p>Communicating your decision: Who needs to know about this decision and is a plan in place to tell them? (officers in your department, in other departments where necessary, members, external stakeholders).</p>	
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>David Joyce, Director of Housing, Regeneration and Planning</p>
<p>Does the decision need to be published?</p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

DECISION MAKING REPORT FORMAT WITH GUIDANCE

Report for: David Joyce, Director of Placemaking and Housing

Title: Appointment of Development Management Consultant for the High Road West Regeneration Scheme

Report authorised by: Peter Exton, Head of Area Regeneration – North Tottenham

Lead Officer: Matthew Maple, High Road West Lead

Ward(s) affected: Bruce Castle

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

1. Describe the issue under consideration

- 1.1 This report seeks approval to award a 36-month contract to Alban LLP for provision of Development Management Consultancy services for the High Road West Regeneration Scheme, for the sum of £297,000.00, in accordance with Contract Standing Order 9.07.1(c).
- 1.2 Contained in the exempt side of this report.

2. Recommendations

- 2.1 The Director of Housing and Placemaking is recommended to approve the following:
- i. Award a contract to Alban LLP for the provision for Development Management Consultancy services to support the High Road West Regeneration Scheme for a total sum of £297,000.00.
 - ii. Contained in the exempt side of this report

3. Reasons for decision

- 3.1. High Road West Regeneration Scheme (HRW) is being delivered through a Development Agreement (DA) with Lendlease which sets out the obligations of both the Council and Lendlease. The scheme will seek to deliver a number of Council facilities including at least 500 Council homes, a District Energy Centre and Library and Learning Centre.

- 3.2. A Development Management consultant is required to work closely with the High Road West Lead and the High Road West Team as well as engaging with Lendlease and other stakeholders, to provide a full range of project management and technical services to support the delivery of the Scheme. These services will be in alignment with industry best practice and will include but not be limited to:
- Providing strategic advice to enable the Council to secure the Council's benefits and compliance with contractual arrangements.
 - Supporting the development of project reporting and monitoring procedures and leading on the change control process.
 - Providing support during the construction phase of the project including reporting on any key risks and issues arising
 - Advising the Council on client-side resources and promotion of robust governance arrangements in relation to the scheme
- 3.3. Following the evaluation of a competitive tender exercise led by the Council, Alban LLP were found to have submitted the most economically advantageous tender (MEAT). Therefore, officers are recommending that the contract for Development Management Consultancy services to support the HRW Regeneration Scheme is awarded to Alban LLP.

4. Alternative options considered

4.1. To carry out the work in house

The council does not currently have the expertise or resources to carry out the Development Management function in house. This procurement allows the Council to benefit from Alban's skills, knowledge and resources, as well strong previous track record on the scheme that will support the Council during this intensive part of the programme. The 36-month contract period will allow the Council to review future arrangements for this workstream.

4.2. Not to award a contract

Not to award this contract would result in the loss of technical expertise to support the HRW Regeneration Scheme in this important area of work. This would represent a substantial risk to the delivery of the scheme, including financial, legal and programme risks.

5. Background information

- 5.1 In 2017 the Council entered into a Development Agreement with Lendlease (High Road West) Limited ("Lendlease") to deliver the High Road West Regeneration Scheme ("the Scheme"). The Scheme will deliver the regeneration of the Love Lane estate and surrounding land to deliver the following:

- Over 2,500 high-quality, sustainable homes, including 500 council owned social rent homes
- Over 130,000sqft of commercial, retail and leisure space throughout the Scheme
- Funding for social and economic support for businesses and residents
- A new Library and Learning Centre and a refurbished Grange Community Hub
- Public Realm investment including a civic square, c.143,000sqft of green space, a large new community park with an outdoor gym, children's play area and new garden.

6. The Commission

- 6.1 A Development Management Consultant is required to work collaboratively with both Council and Lendlease to support the delivery of the High Road West Regeneration Scheme. The budget for this appointment is within the general fund, High Road West capital budget.
- 6.2 The appointed consultant must be able to demonstrate high levels of experience and skills in undertaking development management services in relation to construction both in project/ programme management. In addition, they must have the technical expertise in large-scale development delivery to facilitate the requirements of the High Road West mixed-use regeneration scheme. Experience should include services to local authorities, developers and partnering arrangements either through direct delivery, partnership, or Development Agreements.
- 6.3 For this commission, the Council initiated a competitive procurement through the LCP / DPS framework. On 25th July 2023 an Invitation to Tender (ITT) was sent to organisations for return by the tender return date of 12.00pm on 15th August, later extended to the 22nd August.
- 6.4 By the ITT deadline, seven proposals had been received from:-
- (i) Airey Miller Limited
 - (ii) Alban LLP
 - (iii) Gardiner and Theobald LLP
 - (iv) Gleeds Advisory Ltd
 - (v) Red Loft LLP
 - (vi) Ridge and Partners LLP
 - (vii) Turner and Townsend Partners LLP
 - (viii)

7. Evaluation criteria

- 7.1 A Tender Appraisal Panel (TAP) comprising officers from Regeneration and Housing Services evaluated bids in line with the requirements set out in the
-

ITT. The TAP determined the most economically advantageous offer by means of applying the following main criteria:

- Quality 60%
- Price 40%

7.2 The procurement included a threshold; any Tenderer who scores less than 36% of the overall 'Quality' weighting of 60% will not be considered for award.

7.3 TAP members independently scored each of the tender submissions. The Council's Procurement Team offered members advice and guidance throughout the evaluation process. At the final TAP meeting individual scores were reviewed to determine a single moderated score for each question.

Quality

7.4 Tenderers were asked to provide a qualitative delivery proposal including supporting information, to demonstrate how they would meet the Council's requirements. The proposal was required to respond to the three questions below. Each of the questions was scored between 0-5 and then a weighting was applied. The questions and the weightings are detailed below:

No.	Question	Weighting
1.	<p>Due to the nature and scale of the project Haringey Council expects that this work is delivered by a Senior Director and a team, who have experience of providing Development Management Services to local authorities for projects of similar size, nature and complexity.</p> <p>Please provide a detailed method statement for the proposed services. Your method statement should include specific reference, using past experience from a scheme of a similar size and nature to High Road West, to the delivery of the following areas:-</p> <ul style="list-style-type: none"> • Supporting the Client in negotiating and agreeing the form and contractual arrangements for its Employer's Requirements for a scheme comparable to HRW, including a suitable change control mechanism • Supporting the Client in approving legal documents related to the transfer of a lease in relation to the delivery of a similar development to HRW • Negotiating and agreeing a suitable programme of delivery for a scheme comparable to HRW, including phasing and risks and opportunities <p>Within this method statement please include:</p> <ul style="list-style-type: none"> • How the commission will be managed, including details of the lead Partner. • How you propose to protect the Council's interests • The proposals for working with and communicating with the Council. 	50%

	<ul style="list-style-type: none"> • How you will ensure work is completed to a high standard within tight timescales. This should include, quality assurance and reporting structures. • How this will ensure that Haringey receives best consideration and value for money • Set out what you feel will be the key elements to focus on as the project develops and how your firm will ensure these are dealt with and value is added <p>Maximum of 8 pages A4 @ size 11 font</p>	
2.	<p>Please demonstrate your ability to deliver and develop this type of work. You should outline the resources proposed, including details of their level and experience relevant to this commission, together with a detailed resource schedule for each work task, with a breakdown of resource type and hours / days allocated respectively. This should align to the resource schedule</p> <p>Maximum of 4 pages A4 @ size 11 font</p>	30%
3.	<p>Please provide specific details of the three most significant lessons the team (referenced in question 2), have learnt during their involvement in major regeneration and development projects of a similar size and nature to the High Road West scheme and how this will add value to their involvement on the Scheme.</p> <p>Maximum 4 pages A4 @ size 11 font</p>	20%
Total		100

7.5 The qualitative scores for each of the tenderers are detailed below; (Text contained in the Exempt Side of this report)

Price

7.6 Tenderers were asked to complete a pricing schedule. Within the pricing schedule tenderers, were asked to provide fixed fees for the construction phasing and governance and resources packages of the commission.

Prices and scores contained in the exempt side of this report

7.7 **Text contained in the Exempt Side of this report**

7.8 A summary of the overall scoring matrix is detailed in the table below:

Overall scores contained in the exempt side of this report

- 7.9 Alban LLP had the highest combined score for the quality and price elements of this tender. It is therefore recommended Alban LLP be appointed for this commission due to them demonstrating the most economically advantageous tender.

8 Contribution to strategic outcomes

- 8.1 The commission to ensure that the right Development Management Consultant is sourced for the HRW Programme would contribute to the successful delivery of Phase A of the High Road West Scheme and will support the Council in delivering its corporate priorities, as well as supporting the progression of objectives in the development plan (including those included for allocation NT5 in particular as they relate to the part of the site covered by the Order Land) and in the London Plan to support regional growth in North London.
- 8.2 The Corporate Delivery Plan (CDP) specifically refers to High Road West as a priority, noting that it includes 2,600 new homes; 500 council homes; a new library and Learning Centre; refurbished Grange, a new 3,500sqm civic square; commercial space; a new 5,600 sqm public park; a new local centre, £10m socio-economic programme. Specifically the scheme contributes:-
- Homes for the future: the Council wants all its residents to have a safe, sustainable, stable and affordable home and as such is committed to delivering new Council homes, bringing up the standard of private rented housing, and preventing homelessness. The HRW development will deliver over 500 new, sustainable, Council homes to support this objective alongside public realm and social infrastructures as part of a healthy and sustainable neighbourhood that includes the services, facilities and spaces that will support the wellbeing of our residents.

9 Statutory Officers comments (Chief Finance Officer (including procurement), Head of Legal and Governance, Equalities)

9.1 Finance

9.2 Procurement

9.3 Legal

10 Use of Appendices

None

11 Background papers

High Road West Cabinet and Full Council Papers:

- 16th March 2021 Cabinet Report – High Road West – Conditional Approval of Funding and Next Steps ([link](#))
- 12th September 2017 Cabinet Report- High Road West Regeneration Scheme – appointment of a preferred bidder and next steps ([link](#))
- 15th December 2015 Cabinet Report- High Road West Regeneration Scheme Update and Next Steps ([link](#))
- 16th December 2014 Cabinet Report- High Road West Regeneration Scheme- Masterplan and Next Steps ([link](#))

12 Local Government (Access to Information) Act 1985

- 10.1 This report contains exempt and non-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