

**Report for:** Ruth Gordon, Cabinet Member for Housebuilding, Placemaking, and the Local Economy

**Title:** Approval of contract for architectural services to support the Broadwater Farm New Homes Programme

**Report Authorised by:** David Joyce, Director of Placemaking and Housing

**Lead Officer:** David Sherrington, Programme Director

**Ward(s) affected:** West Green

**Report for Key/**

**Non-Key Decision:** Key Decision

**1. Describe the issue under consideration.**

- 1.1 The Council is currently working on a transformative regeneration programme across the Broadwater Farm estate. In total, the council has committed to spend over £250m of resources to retrofit existing homes, build new homes and transform the wider environment, better connecting it to the local area and wider facilities.
- 1.2 Construction work is supported by an ambitious set of socio-economic programmes. These aim to better connect residents to each other, support residents into employment and training and maximise health and wellbeing outcomes.
- 1.3 This report seeks authority to award a contract for architectural services for the Broadwater Farm New homes programme which is a key component of the overall regeneration programme. By awarding this contract the council will be able to complete RIBA stage four designs ahead of procuring a contractor to build the homes.

**2. Recommendation**

- 2.1 It is recommended that the Cabinet Member for House Building, Placemaking and Local Economy, pursuant to Contract Standing Order 9.07.1 (d) approves the award of **Architect and Lead Consultant Services** consultancy contract to EXEMPT for the total value of £707,677.
- 2.2 It is recommended that the Cabinet Member for House Building, Placemaking and Local Economy agrees to the sum shown in EXEMPT report

### **3.0 Reasons for Decision**

- 3.1 In order to build new homes on the Broadwater Farm estate the Council needs to finalise designs ahead of appointing a contractor. The Council appointed a contractor last year to undertake this work but this contract was terminated following a failure to agree a build contract for the first phase.
- 3.2 While design work on phase one is completed and procurement for a build contractor is underway, design work for all future phases is required. In order to progress this, and to ensure the council retains control over design quality and design integrity, the council is proposing to appoint a qualified architect and lead consultant. Without this appointment the council is unable to progress the new homes scheme.
- 3.3 As part of the commission the consultant will provide a range of services, including, Architectural, Acoustic, Principal Designer, Landscape Designer & Lead Consultant services, to support the development and delivery of the Broadwater Farm Estate regeneration programme for the remainder of the pre-construction programme and construction programme.
- 3.4 The council is procuring other professional services to complete the design and engineering team. A structural and civils engineer has been selected and other professionals will also be procured (Mechanical, Electrical, Plumbing and Heating engineers (MEPH), Fire Safety Engineer, Principal Designer, Clerk of Works). These appointments will be subject to separate decisions.

### **4.0 Alternative Options Considered**

- 4.1 The council could have sought to procure a new contractor to complete the RIBA stage four designs. Analysis of market conditions and advice from the procurement team concluded that this approach would not offer the council the best value for money.
- 4.2 The council could have sought to resource the work in-house. Unfortunately, the council does not have the resources in house to do this work.
- 4.3 The council could have decided to not progress the scheme. The council has however committed to residents to deliver new homes and improvements to Broadwater Farm, so this option was discounted.

### **5.0 Background**

- 5.1 In 2022 Broadwater Farm Residents overwhelmingly supported proposals for new homes and wider estate improvements through an estate wide ballot. In total 85% of residents supported the design work completed by the Council's architects. This followed extensive engagement and involvement with residents and wider stakeholders

across the estate. The ballot result also unlocked GLA funding to support the delivery of the scheme.

- 5.2 Through the scheme the Council will be delivering 294 new high-quality homes alongside a new park, energy centre and local amenities including new shops, health centre and landscaping. 45% of new homes will be family sized units and will considerably reduce over-crowding across the estate.
- 5.3 The scheme received full planning approval in late 2022 with minimal objections from the local community and strong support from local stakeholders.
- 5.4 Progress onsite is already well advanced, with the demolition of Tangmere nearing completion, enabling works to support the development onsite this month and work with UKPN to install new infrastructure well advanced.
- 5.5 In order to progress the new homes scheme, the Council is appointing a new design team to complete the design work ahead of going to market. By completing RIBA stage 4 itself the council reduces design risk and can work to secure value for money across the scheme. The new design team can also support the council to update designs to ensure they reflect changes to Building Regulations since RIBA 3 was concluded.
- 5.6 A procurement process was commenced in December 2023 and tenders were invited via the council's London Construction Programme Dynamic Purchasing System (DPS).
- 5.7 The tenders were returned on February 1<sup>st</sup> and following evaluation and moderation the council is now ready to award the contract.

## **6. Procurement and Tender Process**

- 6.1 The Dynamic Purchasing System (DPS) under the Architectural Services lot was used for the procurement process in accordance with CSO 7.01 (b) (selecting one or more providers from a framework).
- 6.2 The tender documents comprised the following:
  - Invitation to Tender document (ITT)
  - Scope of Service document.
  - Construction consultancy contract (draft)
  - Tender Pricing Schedule.
  - Supplier Information Form.
  - Tender Return checklist.
- 6.3 The tender is weighted 60% quality to 40% price.

- 6.4 Four compliant tender returns were received. Quality submissions were assessed by LBH officers and the Project Manager from Alban LLP. A moderation meeting was held to agree the final quality scores which were then combined with the pricing evaluation to determine the order of the bidders.
- 6.5 Airey Miller LLP undertook the tender price evaluation and Alban provided the final tender evaluation report, combining the quality and price scoring. The outcome of the evaluation was as follows:

Tenderer	Tender Price/ £	Tender Price Score/%	Quality Score/%	Total Score/%	Rank
Tenderer A	707,677	40	49.8	89.8	1 <sup>st</sup>
Tenderer B	829,950	34.1	43.8	81	2nd
Tenderer C	889,946	31.8	49.2	77.9	3rd
Tenderer D	1,310,726	21.6	48.6	70.2	4th

- 6.6 Once appointed, the architects will be initially focusing on concluding designs of homes replacing the existing Tangmere block which is now 90% demolished.

## 7.0 Financial

- 7.1 Financial provision for the Broadwater Farm New homes programme is included within the refreshed Housing Revenue Account business plan.

## 8.0 Contribution to strategic outcomes

- 8.1 The recommendation in this report contributes to supporting the delivery of the Broadwater Farm programme which contributes to the delivery of the following four priorities set out in the Council's Borough Plan (2019 to 2023) priorities:

- Priority 1 – Housing (“A safe, stable and affordable home for everyone, whatever their circumstances”): the Council wants all its residents to have a safe, stable, and genuinely affordable home, and as such is committed to delivering new Council homes, bringing up the standard of private rented housing, and preventing homelessness. The Council has a strong focus on significantly extending housing options for its residents, including direct delivery of homes and initiatives. The Broadwater Farm new homes will deliver approximately 100 additional council homes and will increase the number of family sized units available, allowing those in overcrowded accommodation to move house.

- Priority 2 – People (“Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”): As a Borough we are seeking to build the capacity of its communities and focus on a strengths-based approach, which doesn’t focus solely on needs and deficits but on assets and qualities at individual, family, and community level. This work is initially focusing on North Tottenham. Early intervention and prevention are at the heart of this, with services being pulled together around the individual linking in with work to integrate health and social care, including through the delivery of Health and Wellbeing Hubs.
- Priority 3 – Place (“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”): The Community Safety Strategy 2019-23 sets out how the Council will deliver on its firm commitments to enhanced safety, including support for vulnerable young people from violence, abuse and exploitation in the Young People at Risk Strategy and through programmes such as Haringey Gold. This is complemented by a focus on promoting physical activity which will be delivered through a ‘whole system approach’, which is proactive in promoting facilities, improved parks and open spaces, active and safe travel between areas, and direct interventions into schools and communities to promote sports and other activities. Broadwater Farm will strengthen existing public spaces and deliver new ones and include investment into projects which and enable healthy and safe lives for local people.
- Priority 4 - Economy (“A growing economy which provides opportunities for all our residents and supports our businesses to thrive”): Realisation of opportunities for good local business growth and skill and employment growth, in line with the current “community wealth building” approach. The Council approved this approach in October 2019 aimed at supporting the financial and social resilience of the borough’s communities. A new Good Economy Recovery Plan provides a focus on a good economy – good jobs, fairness, health and well-being and environmental sustainability. Broadwater Farm will include significant investment into employment, education, and training opportunities for local people, to connect residents to sustainable and long-term jobs.

## **9. Statutory Officers comments**

### **9.1 Finance**

The report recommends cabinet member approval of award of architect and lead consultant services contract of total value £0.71m.

This sum is included in the overall budget for BWF new homes programme.

The sum will be capitalised if this scheme is progressed. However, this could be expensed if this scheme is not progressed.

Further finance comments are contained in the exempt report.

## **9.2 Strategic Procurement**

Strategic Procurement (SP) note that this report relates to the Appointment of the Architect & Lead Consultant Services to assist the Broadwater Farm New Homes Programme.

SP note the recommendations in this report which are in line with Contract Standing Order clause 7.0.1. (b). Pursuant to CSO 9.04 and Regulation 34 of the Public Contracts Regulations 2015, tenderers were invited to Tender through the Dynamic Purchasing System for Architectural and Urban Planning Category.

The Council received four compliant tenders for this Project. Tender returns were evaluated independently by a quality panel and the price element of the tender was evaluated separately. Tenderer A have scored the highest in quality and price overall as set out within the exempt section of this report.

The outcome has achieved value for money as it was tendered through a Dynamic Purchasing System that allows for numerous suppliers to bid and therefore healthy competition in the marketplace. Against four providers, Tenderer A demonstrated a competitive price and achieved the highest score for both price and the quality aspect of this Tender.

SP note the recommendations within this report and see no reason not to award this Contract to Tenderer A for the value outlined within this report.

## **9.3 Legal**

The Assistant Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

The Council has carried out a procurement process under the London Construction Programme Dynamic Purchasing System (DPS) Architectural Services Lot. The use of a DPS is compliant with the Public

Contracts Regulations 2015 (Reg 34) and the Council's Contract Standing Orders (CSOs) (CSO 7.01 b).

The award of the contract is a Key Decision and approval of the decision would normally fall to Cabinet. In-between meetings of the Cabinet, the Leader may take any such decision or may nominate to the Cabinet Member with the relevant portfolio (CSO 16.02).

The Assistant Director of Legal and Governance (Monitoring Officer) confirms that there are no legal reasons preventing the Cabinet Member for Housebuilding, Placemaking and the Local Economy from approving the recommendations in this report.

## **9.4 Equalities**

Having reviewed the Council's Equality Impact Assessment (EQIA) guidance, the need for an EQIA is not considered necessary as the proposed Lead consultant and Architect consultancy services on the Broadwater Farm Estate, will not have a negative impact on protected groups, or people who are socio-economically disadvantaged.

## **10. Use of Appendices**

10.1 The following reports are appended.

Appendix A. Alban LLP BWF tender recommendation report for architect services appended to exempt report.