

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	Request to approve a Waiver and approve contract award under Contract Standing Order (CSO) 10.01.2(d) to Augarde + Partners to provide advice, support and mapping services focused on place identity and ground floor activation, in support of the Tottenham Hale regeneration programme
Date of decision	07/02/24
Decision	<p>For the Head of Programme Management, Regeneration and Economic Development to:</p> <ul style="list-style-type: none"> • Waive Contract Standing Order (CSO) 8.03 (requirement to obtain at least three competitive quotations) as allowed under CSO 10.01.2(d) • Approve the appointment of Augarde + Partners to provide advice, support and mapping services in support of the Tottenham Hale regeneration programme. The contract is up to a maximum value of £28,375 + VAT.
Reasons for the decision	<p>The request for a waiver is on the Council's interest to ensure that the placemaking approach to Tottenham Hale is able to progress within the tight timescale and the provision provided through this appointment will enable to Council to build on the Study completed by consultants who are well informed on the needs of the Council.</p> <p>The placemaking approach at Tottenham Hale requires a focused and co-ordinated plan for the letting of ground floor commercial space and the activation of public space across the neighbourhood. In a challenging period for commercial lettings, and with a number of ground floor spaces in the neighbourhood currently vacant (some spaces for circa 2 years), there is a need for the Council to intervene rapidly to lead a positive approach to addressing this and building a strong local offer for the neighbourhood.</p> <p>This commission will bring specialist bespoke support and expertise to work the council and stakeholders around a plan to shape the approach to the ground floor. It will respond to future opportunities and inform related strategies, whilst building on and developing elements of the Test Projects Strategy produced for Tottenham Hale in 2015.</p> <ul style="list-style-type: none"> • The advice and input required to approach this commission from a placemaking perspective is not provided by standard commercial consultancies. This is a bespoke piece of work requiring specialist skills.

	<ul style="list-style-type: none"> The project team includes the consultants (Architecture 00) who produced the 2015 Tottenham Hale Test Projects Strategy, providing continuity and representing value for money for the Council.
Details of any alternative options considered and rejected by the officer when making the decision	<p>Option 1 - do nothing: If we do nothing, the expectation is that the current status quo will prevail and the opportunity to develop a curated, joined up and long-term approach to the activation of the ground floor may be missed. This will have an impact on the attractiveness and draw to Tottenham Hale as a destination and the overall vitality of the emerging district centre.</p> <p>Option 2: Running a competitive tender exercise exercise to take the commission forward. This was discounted on the basis that the specialist advice and input required to address this challenge from a placemaking perspective is not provided by standard commercial consultancies. This is a bespoke piece of work requiring specialist skills, and there is a need to procure this support rapidly due to a pressing need on the ground now.</p> <p>Option 3: A single supplier direct award. This option was selected.</p>
<u>Conflicts of interest – Executive decisions</u>	N/A
<u>Conflicts of interest – Non executive decisions</u>	N/A
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)	Appendix A: Proposal
Reasons for exemption with reference to categories of exemption specified overleaf, or Reason why decision is confidential (see overleaf) Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.	The report includes information relating to the financial or business affairs of any person (including the authority holding that information) and therefore is exempt from publishing.
Signature of Decision Maker	

Name of Decision Maker	David Lee, Head of Programme Management, Regeneration + Economic Development
<p>Does the decision need to be published?</p> <p>Yes <input data-bbox="204 300 331 405" type="checkbox"/> Y</p> <p>No <input data-bbox="204 461 331 566" type="checkbox"/></p>	

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 Lee, Head of Programme Management, Regeneration + Economic Development

Item number: N/A

Title: Appointment of Augarde + Partners to provide advice, support and mapping services focused on place identity and ground floor activation, in support of the Tottenham Hale regeneration programme

Report authorised by: Emily Read, Regeneration Lead - Tottenham Hale

Lead Officer: Emily Read, Regeneration Lead - Tottenham Hale

Ward(s) affected: Tottenham Hale
Report for Key/

Non-Key Decision: Non-Key Decision

1. Describe the issue under consideration

- 1.1 Request to approve a Waiver and approve contract award under Contract Standing Order (CSO) 10.01.2(d) to Augarde + Partners to provide advice, support and mapping services focused on place identity and ground floor activation, in support of the Tottenham Hale regeneration programme.
- 1.2 The contract will be up to a maximum value of £28,375 + VAT.

2. Recommendations

- 2.1 For the Head of Programme Management, Regeneration + Economic Development, to:
 - Waive Contract Standing Order (CSO) 8.03 (requirement to obtain at least three competitive quotations) and award contract under CSO 10.01.2(d)

- Approve the appointment of Augarde + Partners to provide advice, support and mapping services in support of the Tottenham Hale regeneration programme. The contract is up to a maximum value of £28,375 + VAT

3. Reasons for decision

- 3.1 The placemaking approach at Tottenham Hale requires a focused and co-ordinated plan for the letting of ground floor commercial space and the activation of public space across the neighbourhood. In a challenging period for commercial lettings, and with a number of ground floor spaces in the neighbourhood currently vacant (some spaces for circa 2 years), there is a need for the Council to intervene rapidly to lead a positive approach to addressing this and building a strong local offer for the neighbourhood.
- 3.2 This commission will bring specialist support and expertise to work the council and stakeholders around a plan to shape the approach to the ground floor. It will respond to future opportunities and inform related strategies, whilst building on and developing elements of the Test Projects Strategy produced for Tottenham Hale in 2015.
- 3.3 The decision to make this appointment via a waiver reflects:
- The advice and input required to approach this commission from a placemaking perspective is not provided by standard commercial consultancies. This is a bespoke piece of work requiring specialist skills.
 - The project team includes the consultants (Architecture 00) who produced the 2015 Tottenham Hale Test Projects Strategy, providing continuity and representing value for money for the Council.

4. Alternative options considered

- 4.1 **Option 1 - Do Nothing.** If we do nothing, the expectation is that the current status quo will prevail and the opportunity to develop a curated, joined up and long-term approach to the activation of the ground floor may be missed. This will have an impact on the attractiveness and draw to Tottenham Hale as a destination and the overall vitality of the emerging district centre.
- 4.2 **Option 2 - Running a competitive tender exercise** to take the commission forward. This was discounted on the basis that the advice and input required to address this challenge from a placemaking perspective is not provided by standard commercial consultancies. This is a bespoke piece of work requiring specialist skills, and there is a need to procure this support rapidly due to a pressing need on the ground now.
- 4.3 **Option 3:** A single supplier direct award. This option was selected.

5.0 Background information

- 5.1 The programme of physical development at Tottenham Hale has progressed at pace with 3,200 new homes consented and c. 2,500 homes in delivery or completed. Circa 35,000 sqm new commercial space is also being delivered over the core construction period (2019-2024).

- 5.2 Prior to the commencement of works at Tottenham Hale, a Test Projects strategy was commissioned by the Council, which supported the activation of the neighbourhood through a range of successful meanwhile projects. Tottenham Hale was a destination for music, evening economy and culture during this period.
- 5.3 These uses were wound up as each site came forward for development and the area has seen a pause in activation during this focused period of construction. In addition to this the pandemic has impacted on the commercial lettings market as well as the macro-economic climate. As a result, Tottenham Hale requires focused intervention and support to realise its placemaking potential as a future destination.
- 5.4 This commission would involve Augarde + Partners advising and working in close partnership with the Council to develop an approach which can be shared with and taken forward by third parties. The initial phases of this will be developed with the Tottenham Hale Liaison Group and other local and strategic stakeholders as required.
- 5.5 This approach will inform the emerging Shaping Tottenham strategy in terms of the future vision for Tottenham Hale and any early initiatives that can be delivered, showing rapid and demonstrable leadership from the Council in addressing specific concerns raised through the Tottenham Voices engagement.
- 5.6 Proposals for wider initiatives with the community, businesses and voluntary sector will be identified, for further development through Shaping Tottenham.

6. Contribution to strategic outcomes

6.1 Place and economy

- High level outcome 1: Towards an inclusive economy
- High level outcome 2: High streets, town centres & businesses
- High level outcome 4: Leveraging social value
- High level outcome 5: Placemaking

6.2 Culturally rich borough:

- High level outcome 1: Haringey will be a place where arts, culture and heritage is fostered, celebrated and valued, and is woven through everything the council does.

7 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

- 7.1 Due to the value of this commission, comments from statutory officers are not required.

8 Use of Appendices

- 8.1 Appendix 1: A+P Place Action Plan Proposal

9 Local Government (Access to Information) Act 1985

N/A