

Report for: Cabinet Member Signing – 11th June 2024

Item number: To be added by the Committee Section

Title: Award of contract for landscape works at The Paddock, Tottenham Hale

Report authorised by : David Joyce, Director for Housing and Placemaking

Lead Officer: Sorwar Ahmed, Principal Regeneration Officer

Ward(s) affected: Tottenham Hale

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

1. Describe the issue under consideration

- 1.1 The Paddock Community Nature Park is a key part of Tottenham Hale's network of green and open spaces, providing access to nature and contributing to residents' health and wellbeing. Protecting and enhancing green and open spaces and improving access to green infrastructure is central to the Council's placemaking objectives for Tottenham Hale, as set out in the 2016 Green and Open Spaces Strategy. The Paddock Enhancement Programme is critical to achieving these objectives and delivering on the Council's commitment to establish three new Local Nature Reserves in the borough by 2026.
- 1.2 The Paddock Enhancement Programme will transform the site into the borough's first new Local Nature Reserve in over a decade, and an exemplar site for biodiversity and ecology with enhanced facilities to improve accessibility and visitor experience (as described at para 1.4). This will be supported by a robust, 21-year Ecological Management Plan to be delivered by our partners on this project, The Conservation Volunteers (TCV).
- 1.3 In October 2020 the Council entered an interim Management Agreement with TCV to provide ecological management and community engagement services. In November 2022, Cabinet approved the first phase of physical works in the Paddock, comprising removal of extensive Japanese Knotweed infestations and asbestos contamination. These were completed in May 2023. In Dec.2023, long-term management arrangements were put in place with the appointment of The Conservation Volunteers (TCV) as management partners for a 21-year period. The Council is negotiating a 125-year lease with Thames Water for their land holdings around the riverine edges of the site to enable a comprehensive site management plan to be delivered, which will create an additional 1.9 acres of publicly accessible open space for Tottenham's

residents. This will then fall under TCV's Management Contract for the Paddock.

- 1.4 This report seeks approval to appoint contractors for the final phase of landscape works, which will deliver a comprehensive package of improvements to The Paddock including enhanced arrival spaces; a new and improved network of primary and secondary paths providing access for all; enhanced planting and landscaping; new wetland areas; a wildlife-viewing hide; signage and interpretation panels; benches and bins, and facilities for educational activities to be delivered on-site by our partners, TCV. For further detail please refer to Appendix 1.
- 1.5 The value of the landscape works is £1,069,938.58. This is funded from the Council's capital programme (Capital Scheme 401: Tottenham Hale Green and Open Spaces Strategy), and a s.106 contribution of £576,144 (including indexation) secured from the Hale Wharf development.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

- 3.1 It is recommended that the Lead Member for Housebuilding, Placemaking and Development:

Approves, pursuant to Contract Standing Order 9.07.1(d), the award of a contract to Bidder 1 for delivery of a package of RIBA Stage 5-6 landscape works at The Paddock, Tottenham Hale, for the sum of £1,069,983.58 subject to the further recommendation in section 3.1 of Part B, and subject to the Council entering into a lease of Thames Water land at The Paddock for a term of 125 years, which will be the subject of a separate report.

4. Reasons for decision

- 4.1 The selected landscape contractor was the highest scoring bidder across quality, social value and price.
- 4.2 The selected contractor provides a high level of expertise in working in sensitive ecological environments. They have demonstrated a strong response to the tender specification and provide value for money for the Council.
- 4.3 The works are within budget and have been assessed through a robust process and found to be reasonable and competitive.

5. Alternative options considered

Not awarding the contract

- 5.1 The Paddock Enhancement Programme has already made significant progress in transforming the site through the established management contract with TCV and the preliminary land remediation works.
- 5.2 Not awarding the contract for comprehensive landscape works would mean the project would not be able to build on the progress made to date, and the long-term partnership with TCV may be put at risk.
- 5.3 The project would not be able to deliver the planned accessibility improvements for all sections of the community; the improved arrival spaces to enhance the connections to the neighbouring area and the new Council housing at Hale Wharf in particular; or the enhanced educational facilities to underpin the project's community engagement and volunteering activities.
- 5.4 This would undermine the vision for The Paddock of delivering an enhanced site with a long-term management plan in place to secure Local Nature Reserve Status.

Delivering enhancements incrementally

- 5.5 Delivering the landscape works contract incrementally would prolong the Paddock enhancement programme and would likely lead to higher costs due to contractor mobilisation and preliminary set-up costs for each phase of works. An extended programme may also have a negative ecological impact on previously improved and established habitats, as well as involving regular restrictions on public access.
- 5.6 While some elements of the ecological enhancement of the site are being delivered incrementally, e.g. habitat protection and planting enhancement, delivering the landscape works contract incrementally would not provide the impactful and timely changes that are needed to the site to meet the growing demand for improved access to nature and green space.

6. Background information

The Paddock Enhancement Programme

- 6.1 The Paddock is a 9.8-acre Community Nature Park and Metropolitan Site of Importance for Nature Conservation (SINC) in Tottenham Hale. It has developed a unique ecology over time through natural colonisation. However, over the last decade it had become a poorly-used, overgrown and under-maintained green space, suffering extensive fly-tipping, anti-social behaviour and proliferation of invasive species. This had made the site largely unusable and deterred people from enjoying the space.
- 6.2 The Paddock Enhancement Programme has been developed through consultation and engagement with local communities and strategic stakeholders, including a regular stakeholder liaison group comprised of Thames Water, Canal & River Trust, Lee Valley Park, London Wildlife Trust, Friends of the Paddock, residents' representatives from Ferry Lane Estate and TCV. The stakeholder group has advised the design team from inception of the project to delivery, while three phases of consultation have been undertaken locally and online to engage local communities on the proposals and inform the development of the designs. The landscape design team, TCV

and Friends of The Paddock have also worked together closely to develop and test the detail of design features being brought forward on the site. TCV has delivered a community engagement and outreach programme to engage under-represented groups in the project and inform the development of the programme.

- 6.3 The Paddock Enhancement Programme will create a new, publicly accessible local nature reserve in the east of the borough, delivering an exemplar site for ecology and biodiversity with enhanced facilities to improve accessibility and visitor experience. This includes creating an additional 1.9 acres of new publicly accessible greenspace by incorporating land owned by Thames Water around the riverine edges into the site on a 125-year lease. The Council has been engaging with Thames Water throughout The Paddock programme, working closely with their operations team to secure a Transfer of Control of Premises (TOCOP) to enable the preliminary capital works (land remediation and Japanese Knotweed removal) to be delivered. Early engagement with Thames Water's Property, Ecology and Visitor Experience teams secured endorsement for the Paddock Masterplan and the proposals for opening up public access to their land through the second phase of main landscape works. Significant progress has been made in agreeing a long-term lease with Thames Water, which will be the subject of a separate delegated authority report, and it is envisaged that the lease will be completed and in place to enable this second phase of comprehensive landscape works to be delivered.
- 6.4 In line with the objectives of the Paddock Enhancement Programme and the partnership approach adopted in the Parks and Greenspaces Strategy (2023), a long-term partnership has now been established with TCV to deliver sustainable management of The Paddock. This builds on their experience and success in managing the site since 2020, and their long history as a strategic management partner for the Council's green and open spaces across the borough. TCV are already delivering a 21-year Management Plan at The Paddock, based on a management contract approved in December 2023. This is to be underpinned by a lease of the site to TCV, which will maintain The Paddock as public amenity land while enabling TCV to seek external funding and establish a self-funding model at no further cost to the Council. Should this model be unsuccessful and TCV withdraw from the management contract and surrender the lease, options are available for bringing in alternative conservation partners to manage the site or for management responsibilities to revert to the Council's Parks Service.
- 6.5 Investment in the site over the last three years is already starting to make a difference, with greater public usage, an active volunteer network and visible improvements to the site.

Landscape works procurement

- 6.6 In accordance with CSO 9.04.1, as the Council operates its own Dynamic Purchasing System for such works, suppliers from the London Construction

Programme – Minor Works framework were invited to tender for a comprehensive programme of landscape works through the DPS.

- 6.7 The tender exercise was conducted between February and March 2024 over a period of four weeks, led by the Strategic Procurement team.
- 6.8 By the tender return date, two bids were received. Quality evaluation of the tenders was carried out on 27th March by a panel consisting of officers from Haringey's Regeneration & Economic Development and Parks & Leisure services, the project's landscape designers, and the Council's site management partner. The price evaluation was carried out by the project's Quantity Surveyor.
- 6.9 The tenders were evaluated on the basis of 40% quality, 10% social value, and 50% price. A summary of the tender evaluation is provided below:

Supplier	Quality Score / 40%	Social Value score / 10%	Price Score / 50%	Total Score	Rank
Bidder 1	29.20%	7.03%	50%	86.23%	1
Bidder 2	24.00%	7.00%	43.9%	74.90%	2

- 6.10 Bidder 1 received the highest overall score of 86.23%. Bidder 1's combined quality and price provides best value for money to the Council. It is proposed to award the contract to Bidder 1 on this basis.
- 6.11 All works have been specified and measured by independent design and costs consultants to ensure best value for the Council against pre-determined market rates. The Quantity Surveyor for this project is satisfied that the pricing being offered by Bidder 1 is competitive and reasonable.

Key risks

6.12 **Control of the land:**

The most significant risk to the programme is securing control over the Thames Water land in advance of works commencing, to enable delivery of the comprehensive works programme across the whole site. Heads of Terms have been agreed and a draft lease is now being reviewed. Completion of the lease prior to letting the works contract is a priority, and both parties are working to achieve this. The contract will not be entered into prior to that lease being in place.

6.13 **External risks:**

These are not considered significant, as the need and justification for this project has been well tested through the project consultation phase and on-going community engagement. The impact of the preliminary land remediation works on the appearance of the Paddock has been significant, but was nevertheless received positively. A communications programme is being developed to ensure that there is clear messaging about the next phase of works and the public access, ecological and biodiversity benefits that will be

delivered through the works. The works contract maintains an element of public access to The Paddock at all times to mitigate access restrictions resulting from the works and ensure visitors and volunteers can still enjoy activities at The Paddock throughout the works.

6.14 Cost risks:

The landscape works tender price is considered robust in relation to the detailed pre-contract estimates provided by the project's cost consultants. A contingency sum has been allocated to address unexpected costs. This is considered prudent as the previous phase of land remediation works incurred significant unexpected costs in relation to asbestos clearance and treatment of unmapped Japanese Knotweed concentrations.

- 6.15 Risks of works programme slippage are not considered significant. The works programme allows 8 months for completion of the contract, and includes a period of float to cover contingencies. The programme is sequenced to enable most of the hard landscaping to be delivered in the drier months and the soft landscaping to be completed outside of the frost season. Close liaison with the contractor and flexibility in delivery on site will assist in mitigating risks such as adverse weather, unforeseen ground conditions or discovery of untreated Japanese Knotweed growth or pockets of asbestos contamination.

6.16 Environmental risks:

The land remediation works in the previous phase have addressed the widespread asbestos contamination and cleared the site of Japanese Knotweed, other than isolated occurrences in sensitive locations where careful chemical treatment was considered more appropriate. There are limited risks in relation to discovering new pockets of asbestos contamination, as the depth of working is far more limited and in locations which have already been capped in the previous phase or where the topography prevented widespread fly-tipping in the past. Some on-going chemical and manual treatment of Japanese Knotweed is underway to control new growth and the tender specification for the works includes provisions for ensuring bio-security and mitigating contamination risks.

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

Theme 2: Responding to the Climate Emergency

A greener and climate resilient Haringey

- 7.1 The project will contribute to an increased green canopy through new tree planting and green space enhancement, including the introduction of new wetlands. It will form part of the green network of enhanced routes and green and open spaces in Tottenham Hale.

A just transition

- 7.2 The Paddock project delivers increased community participation in urban greening projects through an established community engagement and volunteer programme, including outreach with under-represented groups. A stakeholder group including local volunteers has been closely involved in developing the designs and contributing to the management of the site.

Theme 4: Adults Health and welfare

Healthy and fulfilling lives

- 7.3 The project will improve access and improve perceptions of safety at The Paddock, with community engagement work to attract a wider cross section of the community. The enhancement of the site and proposed designation as a Local Nature Reserve will support local communities to improve their mental wellbeing and maintain a healthy lifestyle.

Theme 6: A Safer Borough

A Safer borough

- 7.4 The enhancement of the site will provide safer, more accessible routes through The Paddock, increasing footfall and reducing opportunities for anti-social behaviour.

Theme 8: Placemaking and economy

Placemaking

- 7.5 The project investment will provide new infrastructure to improve The Paddock, providing enhanced access to a new nature reserve, the Lee Valley and its wetlands for Tottenham's existing and growing new communities.

8. Carbon and Climate Change

- 8.1 The decision will address carbon reduction and climate change adaptation by enabling the delivery of a landscape scheme that addresses flood risk through the creation of new landforms and wetlands. A significant number of new trees will be planted as part of the soft landscaping strategy, over and above those removed during the land remediation works, to contribute to the borough's green canopy.
- 8.2 The proposed landscape scheme has been revised to reduce vehicle movements associated with deliveries, soil importation and construction, by re-using excess soil generated by the Down Lane Park landscape improvements scheme in works to address topographical changes proposed at The Paddock. By transferring soil from excavations at Down Lane Park to The Paddock, vehicle movements that would have been required to dispose of excess soil or to import soil commercially from other locations outside the borough have been significantly reduced. This contributes to a reduction in carbon emissions across both projects.

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

9.1 Finance

This report seeks approval for the award of a (RIBA Stage 5-6) contract to Bidder 1 for delivery of a package of landscape works at The Paddock, Tottenham Hale, with a maximum value of £1,326,780.

The table below shows the total spend of £1,334,197 in relation to the Paddock from financial year 2020/21 to date, leaving a remaining budget of circa £1,847,000 within capital scheme 401 (Tottenham Hale Green Space) earmarked for the completion of this project.

	2021/22 (£)	2022/23 (£)	2023/24 (£)	2020/21 (£)	2024/25 (£)	Grand Total (£)
The Paddock	315,837	682,951	294,007	40,266	1,136	1,334,197

There is sufficient funding within the current capital programme plan to meet the cost associated within the proposal of this report.

9.2 Procurement

Strategic Procurement (SP) note that this report relates to the approval to award of a contract to Bidder 1 to undertake landscape works at The Paddock, Tottenham Hale.

SP note that a competitive tender was launched via the LCP's Minor Works DPS. The adopted procurement is in line with Contract Standing Order (CSO) 9.04.1(b) and Regulation 34 of the Public Contract Regulations.

The Bidders' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.

The preferred bidders bid offer demonstrate value for money.

SP support the recommendation to approve the award in accordance with CSO. 9.07.1 (d)

9.3 Legal

Legal Services has been consulted in the preparation of this report which is proposing the award of a contract for landscape works.

Strategic Procurement has advised that the procurement was undertaken in a compliant manner.

Under Contract Standing Order (CSO) 9.07.1(d), the award of a contract valued at £500,000 or more must normally be approved by Cabinet. But under CSO 16.02, the relevant lead Cabinet Member may be allocated by the Leader to make the decision.

The Assistant Director of Legal and Governance is not aware of any legal reasons preventing the Cabinet Member from approving the recommendations in section 3 of this report.

9.4 Equality

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

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/fait, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

The decision is to approve the award of The Paddock landscape works contract. This decision has no disproportionate impacts on individuals or groups with any of the protected characteristics. The works will enable the delivery of access improvements to paths, arrival areas, wildlife-viewing areas and natural habitats, thereby opening access to a new local nature reserve for the benefit of all users. This decision is therefore likely to have a neutral impact on equalities in Haringey.

As an organisation carrying out a public function on behalf of a public body, the awarded Contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

10. Use of Appendices

Appendix 1 – The Paddock Masterplan

11. Background papers

11.1 None.

11.2 This report contains exempt and non-exempt information. The exempt information is contained in the Part B Exempt Report and is not for publication. The information is exempt under amended schedule 12A of the Local Government Act 1972, category 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information).