

Agenda item:

[No.]

Procurement Committee

On 24th November 2009

Report Title. Muswell Hill Playing Fields Improvements

Report of **Director of Adult, Culture and Community Services**

Signed :

Contact Officer : Paul Ely 020 8489 5690 paul.ely@haringey.gov.uk

Wards(s) affected: **Fortis Green**

Report for: **Key decision**

1. Purpose of the report (That is, the decision required)

- 1.1. This report is seeking Member approval to appoint a principal works contractor that has been selected through a competitive tendering process from five landscape contractors on Haringey's pre-qualified approved list for the improvement works on Muswell Hill Playing Fields. The contractor and value of the contract is identified in section 5 of appendix A of this report.

2. Introduction by Cabinet Member (if necessary)

- 2.1. Through this report I am asking my colleagues to agree to award a contract for the improvement works on Muswell Hill Playing Fields.
- 2.2. This project has a Cabinet approved budget of £741k and has received over half the funding from S106 money, £150k from the DCFS Playbuilder fund, and benefits from partnership funding from Haringey's capital resources. The project is fully funded and the high level of external funding represents excellent value for money for the Council.
- 2.3 Cabinet approved phase 1 of this scheme in April 2009. This will provide new sports, play and exercise equipment on an unused area of the site, whilst maintaining existing football pitches.

2.4 I therefore recommend to my colleagues that the works contractor recommended at appendix A is approved and awarded the contract.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 The works to improve Muswell Hill Playing Fields have been identified as a priority in the 'Protecting the Natural Environment' theme of the Greenest Borough Strategy.
- 3.2 The project will also contribute to a number of current LAA outcomes identified in the Haringey Strategic partnership's Local Area Agreement 2009-2010-11, these are:
- NI 1 Percentage of people who believe people from different backgrounds get on well together in their local area
 - NI 4 Percentage of people who feel that they can influence decisions in their locality
 - NI 6 Participation in regular volunteering
 - NI 8 Adult participation to sport and physical activity
 - NI 17 Environment for a thriving third sector
 - NI 56 Obesity among primary school age children in year six
 - NI 119 Self reported measure of people's overall health and well being
 - NI 199 Satisfaction with Play Provision.
- 3.3 The highest levels of impact are likely to be against indicators 56 (obesity), 8 (sports and physical activity) and 199 (satisfaction with play provision) as there is a very specific focus on these outputs and outcomes.
- 3.4 The new sports and play facilities and walking paths will provide new opportunities that will contribute to lifelong well-being, play and learning.
- Through the consultation process the project will deliver excellent resident focussed local park services.
- 3.5 The project can also contribute to the delivery of local indicators including:
- number of green flags in parks
 - usage of open space
- 3.6 With regard to council assets and value for money, the proposals seek to regenerate an underused open space, and provide an increased local population with new amenities

4. Recommendations

- 4.1. That the contract is awarded to the contractor identified in section 5 of appendix A.

5. Reason for recommendation(s)

5.1 This contractor submitted the lowest fixed price tender which is considered to represent the best value for money and is considered to be satisfactory as the basis for awarding a contract.

6. Other options considered

6.1. 5 companies on the pre-qualified list of landscape contractors were invited to tender for the works. Further details are contained in the exempt part of the report.

7. Summary

7.1. The playing fields are located in Muswell Hill, off Coppetts Road N10. They are well used for football at weekends during the 8 month football season, but otherwise there are no attractions for local people. A visitor survey conducted in Summer 2009 confirms the low usage revealing that the principal activity is dog walking at over 50% of all use. This compares with some 6% nationally.

7.2. The Council currently offers no freely accessible children's or young people's play facilities or ball courts within the Fortis Green Ward.

7.3. Children living in the area took part in a film made by Neighbourhood Management Officers that highlighted that there is nothing for young people to do and they get into trouble through boredom.

7.4. A sum of £450,000 is available via a planning agreement with the developer Wimpey Homes, under Section 106 of Policy Planning Guidance - Note 17. Known as S106 money under PPG17 the agreement is for making improvements to the Muswell Hill Playing Fields. Some of the money can be used for football, whilst some is reserved for non-football improvements.

7.5. Following extensive public consultation a feasibility study was commissioned and a master plan drawn up based on the results of consultation. This included the provision of new sports, play and exercise facilities. Future plans for a new sports and community pavilion and further landscape works are also included within the master plan and will be put before Cabinet for consideration once the required funding is in place.

7.6. The Cabinet approved the phase 1 sports, play and exercise element of the master plan with an approved budget of £741,000 including an allowance for professional fees and fit out costs and a 5% contingency sum, but excluding inflation.

7.7. Planning consent for the whole project was given by the Planning Committee on 9th November 2009.

7.8. This report reflects the implementation of the works. A breakdown of the items that make up the approved budget of £741k is set out in appendix B.

7.9. The sustainability of the installations falls into two categories:

- the anticipated life expectancy of the provision
- the materials used

These are set out in appendix C.

8. Chief Financial Officer Comments

8.1. The recommended contractor represents the best value for money and the amendments being made to the contract will ensure the price comes within the overall approved budget for this scheme.

9. Head of Legal Services Comments

9.1. The works which are the subject of this report are below the threshold where the Public Contracts Regulations 2006 apply so there is no requirement to follow a European tendering exercise.

9.2. Adults, Culture and Community Services have followed a competitive tendering process by inviting five companies from an approved list to tender for the works.

9.3. The proposed award is made on the basis of lowest price tender in accordance with CSO 11.01 (a).

9.4. Because of the value of the contract, the award must be approved by Members in accordance with CSO11.03.

9.5. The Head of Legal Services confirms that there is no legal reason preventing members from approving the recommendations in this report.

10. Head of Procurement Comments – [Required for Procurement Committee]

10.1 The contractors invited to tender have been selected from the pre-qualified list of landscape contractors.

10.2 The selected contractor is based on lowest price.

10.3 The Head of Procurement acknowledges the recommendation to award in paragraph 4 and Appendix A Section 5.

11. Equalities & Community Cohesion Comments

11.1 This project addresses a recognised deficiency in children's and young people's play and sports facilities in the west of the borough. The scheme reflects the needs and wants of parents and children, discovered through working within the local community.

The resulting new users to the playing fields will enable residents from a wide range of backgrounds to mix in a new park setting.

The creation of new paths will enable more older people to access the area and promote a healthy walking regime.

12. Consultation

- 12.1 Local consultation took place between August and October 2008 and a range of interest groups were met with. These included residents associations, friends of the playing fields, local children, and sport pitch hirers.
- 12.2 Questionnaires were delivered to some 1200 local Haringey households seeking views as to what improvements should be carried out.
- 12.3 The results showed strong support for the provision of new children's and young people's sports and play, and the retention of grass pitches, and good support for the creation of a new sports and community pavilion.
- 12.4 The project has been included on the agenda of 2 local Area Assembly meetings.
- 12.5 Further consultation has taken place with pupils from Fortismere School and Coldfall Primary School. Both institutions gave strong support for the improvements and consultation is on-going with the primary school.
- 12.6 Two 'road shows' have taken place on the playing fields in the Summer 2009. These were used to help provide more detail to plans and update local people on progress.

13. Service Financial Comments

- 13.1 In order to meet the approved budget is £741k, which includes all professional fees, £45k of savings need to be made. These have been identified without material change to the project. The £45k reduction has been agreed with the contractor identified in section 5 of appendix A. Details are included at appendix B.
- 13.2 The contractor identified in section 5 of appendix A carried out substantial landscaping works over a 12 week period for the Council in 2008/09. The high quality of the works carried out, together with a prominent level of care and cooperation with those associated with the project including the Friends Group and members of the public, further enhances the value for money aspect of their tender.

14. Use of appendices /Tables and photographs

14.1 Appendix A – Tender Report

14.2 Appendix B – Cost Breakdown

14.3 Appendix C – Sustainability

Appendices A and B are not for publication contains exempt information

15. Local Government (Access to Information) Act 1985

15.1 Cabinet Report March 2009: Muswell Hill Playing Fields Redevelopment

15.2 Appendix A – Tender Report

15.3 Appendix B - Scheme Cost breakdown

Not for publication contains exempt information

Appendix C – Sustainability

a. Sustainability of the physical elements of sports and play

The anticipated life expectancy of the facilities, equipment and supporting elements of the scheme are set out below. The play equipment has been selected by the Council's Play Officer for its robustness, safety, ease of maintenance, price and play value. Concrete and steel skate parks are relatively new so the only comparable information comes from the durability of the principal materials of concrete and steel.

Life expectancy

Lighting	- 20 years
Multi Use Games Area	- 20 years
Natural Play (logs)	- 10 years
Play equipment	- 15 years
Skate Park	- 20 years
Tarmacadam Paths	- 10-15 years

b. Sustainability and materials used

The following list outlines efforts to use sustainable materials as far as is reasonably practicable and is prepared bearing in mind that the Muswell Hill Playing Fields was a former landfill and rubbish tip itself and re-modelled to provide football pitches circa 1950.

- Most of the play equipment is made from steel, which can be recycled.
- Parts of fixtures that are of wood come with the Forestry Stewardship Council approved stamp.
- Grass matting is being used in preference to cushion surfaced 'wetpour' or bark and this is made from recycled tyres. This will increase the greenness of the play area.
- The bulk of Natural Play items, a key part of the play installation, all come from logs locally felled as part of on-going tree maintenance.
- Top soil is retained on site and is re-used for plant beds and to create natural play grass mounds.
- Tarmacadam paths will only be used to main access routes and for a circular healthy walking route. All other paths will be close cut grass paths.
- Planted areas will be provided to include wild flower areas to support an increased variety of insect and animal species.
- The mowing regime will be changed to allow areas of long grass to grow at fence perimeters thus saving on machines and fuel.

- Noisier elements of the scheme are being sited as far away from housing as the scheme allows.
- The existing landform is being used to sculpt the skate park into an existing bank, so reducing the amount of artificial forming needed.
- A new tree line is being planted to give protection to the new area and to help protect pitches from soil erosion from strong winds.