

Haringey Council

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

Decision Maker (Post Title)	David Joyce, Director for Placemaking & Housing
Subject of the decision	Approval for award of Contract under Contract Standing Order ('CSO') 9.07.1 (c) for 'RIBA 2+ Lead Designer and Multidisciplinary Design Team for Your Bruce Grove Public Realm and Holcombe Market Expansion'
Date of decision	11 September 2024
Decision	For the Director of Placemaking & Housing to award the Contract for the 'Lead Designer and Multidisciplinary Design Team for Your Bruce Grove Public Realm and Holcombe Market Expansion' for RIBA Stages 2-6 to 'Project Centre Limited'. The sum of the Contract is £375,068, excluding contingency.
Reasons for the decision	This decision enables appointment of a practice with urban design and landscape design expertise to act as Lead Designer & Multidisciplinary Design Team for the delivery of Your Bruce Grove's Public Realm and Market Expansion. The project will improve and develop a series of interconnected streets and spaces in Bruce Grove Town Centre, with the aim of 'thickening' Tottenham High Road by establishing the back streets as safe, welcoming, and lively spaces where local communities socialise, shop and work and where the Council will deliver its own high-quality homes and workspace. The project will deliver on the Future High Street Fund (FHSF) programme.
Details of any alternative options considered and rejected by the officer when making the decision	Option 1 would be not to appoint a design team, but this is not recommended as this would not support the delivery of public realm improvements in Bruce Grove Town Centre, which forms a fundamental part of the Tottenham High Road Strategy, wider Regeneration Programme and FHSF programme.

	Option 2 is to appoint Project Centre following a tender process under the Ealing Framework, representing best value to the Council.
<p><u>Conflicts of interest – Executive decisions</u></p> <p>Details of any conflict of interest declared by a Cabinet Member who is consulted by the officer which relates to the decision and details of dispensation granted by the Council’s Head of Paid Service</p>	N/A
<p><u>Conflicts of interest – Non executive decisions</u></p> <p>Where the decision is taken under an express delegation e.g., by a Committee, the name of any Member who declared a conflict of interest in relation to this matter at the committee meeting,</p>	N/A
<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> <p>These documents need to be attached to the copy of this record/statement kept by the Authority but must not be published if they contain exempt information</p>	<ol style="list-style-type: none"> 1. Cabinet Decision – Tottenham HSF Grant Agreement 2. Your Bruce Grove - EQIA
<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>	
Signature of Decision Maker	
Name of Decision Maker	David Joyce

<p>Does the decision need to be published?</p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input 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

Not for Publication by virtue of paragraph 3 of the Local Government Act 1972 and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

This document is **not for publication** as it contains information classified as exempt under Schedule 12A of the Local Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding the information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Decision Making Report

Report for: David Joyce, Director of Placemaking & Housing

Title: Approval for award of Contract under Contract Standing Order ('CSO') 9.07.1 (c) for 'RIBA 2+ Lead Designer and Multidisciplinary Design Team for Your Bruce Grove Public Realm and Market Expansion'.

Report authorised by: Anna Blandford, Assistant Director for Regeneration and Economic Development

Lead Officer: Stefan Krupski, Regeneration Manager

Ward(s) affected: Bruce Castle, Tottenham Central, Tottenham Hale

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

1. Describe the issue under consideration

1.2 Your Bruce Grove (formerly Bruce Grove Streets and Spaces) is the coming together of four discrete projects stemming from the Strategy for Tottenham High Road, the Bruce Grove Conservation Area Appraisal and Management Guidelines.

1.3 The overarching objective of the project is to 'thicken' Tottenham High Road and establish the side and back streets as safe, welcoming, and lively spaces where local communities feel comfortable to socialise, shop and work and where the Council can deliver its own high-quality homes and workspace. In line with the Council's Community Wealth Building agenda, the project aims to embed social value through the procurement and delivery process and through outputs of the streets and spaces.

1.4 Your Bruce Grove will be delivered through FHSF funding with LBH Tottenham High Road Strategy (THRS) match funding.

1.5 The Council have appointed Project Centre through the Ealing Framework to design and deliver Your Bruce Grove Public Realm and Holcombe Market Expansion. A mini competition was run through the framework to the 3 companies on the framework. Only Project Centre submitted a tender. One company did not have the capacity to

complete the tender within the timeframe and the other did not have the resources. However, it should be noted that appointment onto the Ealing Framework was via a competitive tender process and this commission is based on the Ealing Framework rates so represents good value for money. Project Centre also demonstrated that they have the skills and expertise to undertake the commission and received a total weighted score of 77.6%. Project Centre are also bringing in local firm Nooma as part of their commitment to social value.

2. Recommendations

- 1.1 Following a compliant tender process and evaluation through the existing Ealing Framework, for the Director of Placemaking & Housing to award the Contract (CSO 9.07.1 (c)) for 'Lead Designer and Multidisciplinary Design Team Services for 'Your Bruce Grove Public Realm and Market Expansion for RIBA Stages 2-6' to Project Centre Ltd. The sum of the Contract is £450,081.60, including contingency and excluding VAT.

3. Reasons for decision

- 3.1 To appoint a firm with urban design, and landscape design expertise to act as Lead Designer & Multidisciplinary Design Team for the design and delivery of Your Bruce Grove's Public Realm Enhancements and Holcombe Market Expansion.
- 3.2 Your Bruce Grove forms a fundamental part of the Tottenham High Road Regeneration Programme, which seeks to unlock Tottenham's vast potential and support the Council's wider commitment to addressing socio-economic inequality through excellent places, new housing, workspace, and infrastructure that fosters inclusion and improves outcomes for all.
- 3.3 The project will improve and develop the public realm in Bruce Grove Town Centre, expand the existing Holcombe Market and could potentially deliver high-quality affordable homes and workspace in the future.
- 3.4 The project will be delivered with the community at its heart via a robust and innovative Engagement Strategy promoting accessibility and inclusion. The appointment of the design team will maximise opportunities for building community capacity, and long-term sense of pride and ownership, including via socio-economic and environmental Social Value initiatives focused on improving skills and employment opportunities for local residents.
- 3.5 The decision is being taken to allow progression of the Your Bruce Grove project to meet Future High Street Fund funding commitments.

4. Alternative options considered

- 4.1 An alternative option would be to procure services through another procurement route, but this is not recommended as it would not meet the project programme for delivery.
- 4.2 Another alternative option would be not to proceed with the commission, but this not recommended as this would not support the delivery of the public realm improvements in Bruce Grove Town Centre, which forms a fundamental part of the Tottenham High Road Regeneration Programme and Future High Streets Fund Programme.

5. Background information

Strategic Context

- 5.1 Investment in Bruce Grove is guided by the Council’s Tottenham High Road Strategy (2019). The Strategy’s vision for Bruce Grove Town Centre is for it to be ‘identifiable as a bustling urban village that extends to spaces behind the High Road, where the growing number of local small and independent businesses, as well as large operators, have spaces to flourish; the diverse local community feel comfortable to shop, proud to work, keen to socialise, and take pride in welcoming visitors.’

Project Delivery Approach

- 5.2 Interventions identified through the Tottenham High Road Strategy and Bruce Grove Conservation Area Appraisal and Management Guidelines formed the basis of a Vision Study for Your Bruce Grove’s constituent projects, carried out by We Made That in 2020. This work supported the bid submissions for the FHSF.
- 5.3 In 2022 Curl la Tourelle Head Architects (CLTH) were appointed as Strategic Architect for RIBA 0-1 to review and build upon the existing material to provide a revised RIBA Stage 1 Feasibility Study, supported by an Engagement Strategy prepared and implemented by Newman Francis. The Stage 1 report was completed in Autumn 2023. The infill sites, which are currently unviable, have been handed back to the Corporate Property Team to review a potential meanwhile use, or take forward to Housing Delivery should they become viable in the future.
- 5.4 This commission is to provide Lead Designer and Multidisciplinary Design Team Service for RIBA Stages 2-6 for the Public Realm & Holcombe Market expansion for Your Bruce Grove. The work under this commission, which will be throughout design and delivery of Your Bruce Grove, is estimated to be completed in Winter 2026/27.

Tender Process and Evaluation

- 5.5 The tender was based on a 70% Quality and 30% Price split. The evaluation criteria were set out in the ITT. 3 firms were invited to tender via the Ealing Framework.
- 5.6 One tender was returned. A summary of the tender evaluation is provided below:

Tenderer	Quality Score (70%)	Price Score (30%)	Weighted Score %	Rank
----------	---------------------	-------------------	------------------	------

Project Centre	47.6	30.00	77.6	1
-----------------------	------	-------	------	---

- 5.7 Project Centre received a total weighted score of 77.6%. Their team comprises experts in urban design, landscape design and highways. The team has a good understanding of public realm & markets and delivery of quality schemes, as demonstrated through their previous work in Haringey.
- 5.8 Project Centre will develop a Haringey specific environmental and social value offer, managing, monitoring, and delivering this through the lifespan of the project.
- 5.9 Project Centre will be awarded a Professional Services Contract.

6. Contribution to strategic outcomes

- 6.1 The recommendation in this report to award the contract is key to supporting the delivery of the regeneration objectives for Tottenham as set out in the Strategy for Tottenham High Road (2021-29).
- 6.2 Your Bruce Grove contributes to the following Corporate Delivery Plan objectives in particular:

Theme: Resident experience, participation, and collaboration

- High Level Outcome 2: Inclusive Public Participation - More residents participate in formal council decision-making processes, such as voting in local elections, as well as in new forms of public engagement and consultation. The council will play a facilitatory role in making this easier and more attractive to residents, including by removing barriers to participation, especially for seldom heard groups.
- High Level Outcome 3: Enabling Community Collaboration - More residents participate and interact with community and peer-led activities and organisations. The council make this easier and more attractive to residents, where we can, recognising the role that civil society plays in community resilience and cohesion.
- High Level Outcome 4: Developing Young Voice - Young people are meaningfully involved in all the ways in which the wider public has an influence in how the borough is run. The council will play a facilitatory role in making this easier and more attractive, recognising that young people as a cohort have been historically under-represented in decision making.

Theme: Responding to the Climate Emergency

- High Level Outcome 1: A Greener and Climate Resilient Haringey - Haringey is a borough whose public realm and transport infrastructure is suitable for a changing climate.
- High Level Outcome 2: A Just Transition - The transition to a low carbon economy is just, equitable and benefits everyone.

- High Level Outcome 3: A Low Carbon Place - Haringey is a borough where the built environment supports carbon reduction and climate adaptation.

Theme: Homes for the Future

- High Level Outcome 1: Homes for the Future - Everyone has a home that is safe, sustainable, stable, and affordable.

Theme: Safer Borough

- High Level Outcome: A Safer Borough - A borough where all residents and visitors feel safe and are safe.

Theme: 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.

Theme Placemaking and Economy

- High Level Outcome 1 Towards an Inclusive Economy - Haringey has a thriving and fair economy from which everyone benefits, supported by a community wealth building approach.
- High Level Outcome 2: High Streets, Town Centres & Businesses - Haringey's economy has resilient high streets & town centres at its heart, and businesses are supported to start and grow.
- High Level Outcome 3 Employment & Skills - Haringey residents can easily access education and skills training. Support will be targeted at those furthest from the labour market, helping residents into growth sectors, with a focus on obtaining Good Work.
- High Level Outcome 4: Leveraging Social Value - The council maximises direct benefits to residents from its assets, investment, and changes in the built environment.
- High Level Outcome 5: Placemaking - Regeneration with social and economic renewal at its heart; focussed where need and/or opportunity is greatest, and which are shaped by and reflect the people that live there.

7. Statutory Officers comments

7.1 Finance Comments

This report seeks contract approval for Your Bruce Grove Public Realm and Holcombe Market Expansion amounting to £450k. This scheme forms part of the wider Future High Street programme under scheme reference number: 457 and it's being funded largely by a combination of FHSF and LBH borrowing.

The proposal of this report will be fully met from the council capital programme plan under capital scheme 457 and internal order number: 10005969.

7.2 Procurement

Strategic Procurement (SP) note that this report relates to the approval to award a contract to Project Centre Limited to design and deliver Your Bruce Grove's Public Realm Enhancements and Holcombe Market Expansion.

A mini competition was conducted using the Ealing Council's framework named as Highways and Transport Services Framework (Lot 3).

As per the council's procurement code of practice any purchase over £160k must be led by Strategic Procurement (SP) however this was not adhered to. SP (the construction team) got to know about this procurement following completion of the mini competition.

The use of the framework is in line with CSO 7.01(b), 9.01.2(f) and Regulation 33 of the Public Contracts Regulations.

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

7.3 Legal

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

The Assistant Director for Legal and Governance (Monitoring Officer) notes the comments from SP that the procurement was not led by them. However, it is further noted that the use of framework is in line with PCR 33 and our Contract Standing Order 7.01.b (selecting one or more contractors from a framework established by a public sector body in accordance with the contract standing orders of that public sector body and/or where applicable the Regulations). It is also noted that the use of the framework is in line with our CSO 9.01.2.f (mini competition shall be held in which tenders shall be invited from all members of the framework agreement).

CSO 9.07.1.c states that a Director may award, assign, or novate contracts values less than £500,000.

The Assistant Director of Legal and Governance (Monitoring Officer) is not aware of any reasons that should prevent the Director for Placemaking and Housing from approving the recommendations made in this report.

7.4 Equalities

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 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/faith, 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.

An EQIA was completed in June 2024 and found that the project would have positive impacts on all people with protected characteristics in the Bruce Grove neighbourhood through the enhancements of streets and spaces, more accessible town centre, improved connections between the High Road and residential areas to the East, increased safety and the expansion of Holcombe Market providing increased economic activity and improved offer, and a central public space accessible to all. A key consideration for further design development will be to ensure that those with a disability are not negatively impacted by any proposed changes to the streets or parking.

The decision to appoint a Lead Designer and Multidisciplinary Design Team for Your Bruce Grove Public Realm & Holcombe Market Expansion would have a neutral equalities impact as it is an enabling service to allow the wider project to be delivered and does not create any tangible impact on any groups with protected characteristics.

As an organisation carrying out a public function on behalf of a public body, the appointed lead designer and multidisciplinary design team will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

8. Use of Appendices

3. [Cabinet Decision – Tottenham HSF Grant Agreement](#)
4. [Your Bruce Grove - EQIA](#)

9. Local Government (Access to Information) Act 1985

Not applicable

Important Additional Guidance on Accessibility

- Documents must be available for Councillor Hearn at the **same time** as for all other Councillors
- The council's primary typeface, Helvetica, should be used for all reports and accompanying documents, size 12 preferred (Arial font is also acceptable)
- Text should be as plain as possible with no boxes around it, Microsoft Word is preferred, not PDF, and no abbreviations (such as Cllr.) and try to keep symbols to minimal use
- Roman numerals are not suitable for a person using a screen reader so please use normal paragraph numbering/ lettering and bullet points where necessary
- Reports should be written without images, however, where images are used, report authors must provide a text alternative in all cases (a short paragraph explaining what the graphs, table, pictures etc are showing). Detailed examples can be provided by contacting ayshe.simsek@haringey.gov.uk
- Appendices
 - All of the above applies for appendices and report authors should avoid including lengthy PDF documents as part of the report
 - In some cases, an executive summary could be more appropriate if Councillor Hearn is on the committee
- Presentations – if PowerPoints are to be used then a Word version must be submitted in advance of the meeting (and at the same time it is made available to all other members)
- The Democratic Services Team will not accept reports which are not in an accessible format.
- In the rare event that a document is not in a fully accessible format the report author must submit, by the same report deadline, an accessible version for Councillor Hearn (if she is on the relevant committee)
- Plain text documents should be saved with document names including “DATE TITLE COUNCILLOR HEARN PLAIN TEXT”

Categories of Exemption

Exempt information means information falling within the following categories:

Part 1

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 particular 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 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 upon 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.

Part 2

Qualifications to the above exempt information:

(a) Information falling within paragraph 3 above is not exempt information under that paragraph if it is required under – (a) the Companies Act 1985 (b) the Friendly Societies Act 1974 (c) The Friendly Societies Act 1992 (d) The Industrial and Provident Societies Acts 1965 – 1978 (e) the Building Societies Act 1986 (f) The Charities Act 1993.

(b) Information is not exempt information if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.

(c) Information which – (i) falls within any of paragraphs 1-7 above; and (ii) is not prevented from being exempt under (a) or (b) above is exempt information if so long as, in the opinion of the Monitoring Officer, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.