

Decision Maker (Post Title)	Director of Placemaking and Housing
Subject of the decision	Selby Urban Village
Date of decision	May 2024
Decision	For the Director of Placemaking and Housing to approve a capital expenditure of £104,339.25 to fund the contract variation to the existing KCA contract for multidisciplinary design services for the Selby Urban Village masterplan, in accordance with CSO 10.02.1(a). This variation will increase the total contract value from £757,172 to £861,511.25
Reasons for the decision	<p>The Council and the Selby Trust have been progressing the Selby Urban Village Project, which seeks to deliver new housing, a community centre and new sporting facilities since 2018. Following the conclusion of the design and cost optimisation review of the scheme, it has been agreed that the Council can not commit to funding a proposed new sports hall for the project at this stage. Consequently, the proposed new sports hall will need to be progressed through an outline planning application, at the same time as two detailed planning applications are being developed.</p> <p>It is proposed that the existing contract with KCA, agreed at Cabinet in September 2023, to develop planning applications for the site, is varied to allow KCA to develop the outline planning application for the sports hall, alongside the detailed planning applications for the rest of the scheme. This will ensure that the designs can be developed holistically given that they are best placed to deliver this work given that they have already developed the proposals for the sports hall and have been appointed to submit the two planning detailed planning applications.</p>
Details of any alternative options considered and rejected by the officer when making the decision	<p>Officers considered the following alternative options:</p> <p><u>Procure another architect to develop and submit the planning application</u></p> <p>Officers considered undertaking a procurement process to secure architects to develop the outline planning application for the sports hall. However, on review it is clear that it will be far more cost efficient for the Council to award the contract directly to KCA given that they have developed much of the design work already, have the benefit of the pre application</p>

	<p>meetings held with the Local Planning Authority and Quality Review Panel in Enfield and will be able to progress the discussions on the outline planning application at the same time, as the detailed planning applications so there will be a reduced pre-application fee. It is also the case that they can utilise the surveys they will be commissioning for the detailed planning applications, as opposed to a new firm having to commission new survey information. It is also the case that utilising KCA to develop the outline planning application will be more time efficient, which is critical given the need to meet the strict funding deadlines that need to be met to ensure that the Levelling Up Funding is not lost. As such this option is not recommended.</p> <p><u>Not progress an outline planning application</u></p> <p>Officers have considered not progressing an outline application for the proposed sports hall. However, this option is not supported by our Partners the Selby Trust, who are committed to securing the funding for the new sports hall to ensure that the original vision and objectives of the scheme are maintained. This option is also contrary to the agreement made between the Council and the Selby Trust during the sports option appraisal process of the design and cost review.</p>
<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>	<p>N/A</p>
<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>	<p>N/A</p>
<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>Contract award to KCA for design and architectural services for the Selby Urban Village masterplan</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>	
<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>	<p>The exempt information is not for publication as it contains information classified as exempt under the following categories (identified in the amended Schedule 12A of the Local Government Act 1972):</p> <p>Information relating to the financial or business affairs of any particular person (including the authority holding that information).</p>
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>David Joyce</p>

Does the decision need to be published?

Yes

No

NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

This report 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 that information)

Report for: David Joyce, Director of Placemaking and Housing

Item number: N/A

Title: Selby Urban Village Project: Approve spend and a variation to the existing KCA contract for design and architectural services for the Selby Urban Village masterplan

Report

Authorised by: Anna Blandford, Assistant Director of Regeneration and Economic Delivery

Lead Officer: Sarah Lovell, Head of Area Regeneration, North Tottenham

Ward(s) affected: Bruce Castle

Report for Key/
Non-Key Decision: Non-Key Decision

1. Describe the issue under consideration

- 1.1. This report seeks approval from the Director of Placemaking and Housing to agree spend from the Selby Urban Village Capital budget to develop an outline planning application for a new sports hall on Bull Lane following a design and cost optimisation review.
- 1.2. This report also seeks approval to vary the existing KCA contract for Multidisciplinary Design Services to allow KCA to undertake this additional work.

2. Recommendations

2.1 For the Director of Placemaking and Housing to:

- i) authorise the spend of the sum of £104,339.25 from the Selby Urban Village General Fund Capital budget for the preparation and submission of a planning application consent for a future sports centre at the Bull Lane site and the development of a design review summary report.
- ii) In accordance with Contract Standing Order 10.02.1(b) approve the variation sum of £104,339.25 to the existing KCA contract for design and architectural services for the Selby Urban Village masterplan, increasing the total contract value from £757,172 to £861,511.25

3. Reasons for decision

- 3.1. The Council and the Selby Trust have been progressing the Selby Urban Village Project, which seeks to deliver new housing, a community centre and new sporting facilities since 2018. Following the conclusion of the design and cost optimisation review of the scheme, it has been agreed that the Council can not commit to funding a proposed new sports hall for the project at this stage.
- 3.2. Consequently, the proposed new sports hall will need to be progressed through an outline planning application, at the same time as two detailed planning applications are being developed; one for new facilities on Bull Lane in Enfield and one for the new housing in Haringey. The Council also needs to secure a summary report of the design review from the architects to ensure that all of the design amends are secured in one document.
- 3.3. In September 2023, the Council's Cabinet awarded a contract to KCA to the value of £757,172 to lead a multidisciplinary design team to develop the design of the Selby Urban Village Masterplan and the submission of detailed planning applications for the Project. It is proposed that this contract is varied to allow KCA to develop the outline planning application for the sports hall, alongside the detailed planning applications for the rest of the scheme. This will ensure that the designs can be developed holistically given that they are best placed to deliver this work given that they have already developed the proposals for the sports hall and have been appointed to submit the two planning detailed planning applications.
- 3.4. This will ensure that cost and time savings and value for money is secured by the Council, as the existing design team have already developed the designs, undertaken significant consultation with funding bodies, are already undertaking surveys for the site, which can be support the outline application and can also merge the pre application discussions with discussion on the detailed planning application, saving on planning fees. It should be noted that the Council is also seeking to add a small piece of work to finalise a summary report for the designs, which was not included in the original report.

4. Alternative Options Considered

4.1 Procure another architect to develop and submit the planning application

Officers considered undertaking a procurement process to secure architects to develop the outline planning application for the sports hall. However, on review it is clear that it will be far more cost efficient for the Council to vary the existing contract with KCA given that they have developed much of the design work already, have the benefit of the pre application meetings held with the Local Planning Authority and Quality Review Panel in Enfield and will be able to progress the discussions on the outline planning application at the same time, as the detailed planning applications. Overall, these efficiencies will result in a reduced pre-application fee.

Not progress an outline planning application

- 4.3 Officers have considered not progressing an outline application for the proposed sports hall. However, this option is not supported by our third-sector partners, the Selby Trust, who are committed to securing the funding for the new sports hall to ensure that the original vision and objectives of the scheme are maintained. This option is also contrary

to the agreement made between the Council and the Selby Trust during the sports option appraisal process of the design and cost review.

5. Background information

5.1 The Council and the Selby Trust have been working with KCA's design team and the community for several years to develop the design proposals, which will form the basis of the planning applications, due to be submitted in July 2024.

5.2 Through 2023 and 2024 KCA and a quantity surveying consultant, Alban, have been working with the Council and the Selby Trust to undertake a design and cost optimisation review of the Project, following substantially increased costs as a result of cost inflation and high interest rates. As part of this work a sports options appraisal was undertaken to look at how cost savings could be made to the sporting facilities proposed, which were adding significant costs to the Project.

5.3 As mentioned in section three above, the outcome of sports appraisal was an agreement between the Selby Trust and the Council that the Project could not commit to building a new sports hall at this stage and would instead refurbish the existing sports hall. An outline planning application, as opposed to a detailed planning application, for the sports hall would be progressed instead. This would provide the Selby Trust with an outline application for the sports facility, which would allow them to be in a strong position when approaching funders for funding for the new facility.

5.3 In September 2023, KCA were procured to develop the Selby urban Village masterplan designs and submit planning applications for the Project. Officers are clear that KCA are best placed to develop the outline planning application and have sought and negotiated a proposal for these works. The Council has managed to negotiate the original proposed fee from KCA down from £120k to £84,400k, the fee has been tested and reviewed by colleagues across the council including the Housing Delivery Team and Urban Design Colleagues in Regeneration and it is believed that the fee offers best value for the council.

5.4 It is also the case that utilising KCA to develop the outline planning application will be more time efficient, as KCA will be able to utilise the surveys they will be commissioning for the detailed planning applications, as opposed to a new firm having to commission new survey information. This is critical given the need to meet the strict funding deadlines that need to be met to ensure that the Levelling Up Funding is not lost.

5.5 In addition, officers have needed to commission additional works from KCA, which has included a RIBA stage two design review report, given that this was not procured as part of the original works and a summary of all design changes are required to allow the project to progress. The Council has agreed a £19,939k fee for this work. Bringing the total agreed fee for the proposed waiver to be £104,339.25

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

6.1 The Project will have far-reaching outcomes, which make a significant contribution not only to Haringey's strategic objectives. The Corporate Delivery Plan (CPD) sets out how the Council will build a 'fairer, greener Haringey'. This Project will support the delivery of almost all of the themes within the CDP.

6.2 **Homes for the Future** - The Project will:

- Deliver 205 new council homes at 100% social rent that meet the council's strategic housing requirements
- Provide 88 two-bedroom and 65 three and four bedroom homes significantly contributing to the need for larger family homes.

6.3 **Responding to the Climate Emergency**- The Project will:

- Effectively re-use previously developed brownfield land by turning an inefficient, unsustainable old school site into a new residential neighbourhood;
- Support sustainable forms of transport - provision of cycle parking spaces and 860m of new cycle paths through the masterplan;
- Achieve inclusion of low carbon and renewable technologies through the connection to the Meridian Waste Heat Network and photovoltaics;
- Achieve a net increase in biodiversity via the introduction of landscaped areas and planting on land that is currently covered with hard surfacing or existing buildings;

6.4 **Adults, Health and Welfare** - This Project will:

- Improved leisure and wellbeing space, including the refurbishment of the Sports Hall; a 3G football pitch; two children's grass football pitches; a multi-use games area for a variety of sports, a cricket pitch and nets, an adventure playground, community growing space. The number of visits to the sports facilities will increase to 274,484 visits p/a;
- A new health space within the community building
- New space for services/businesses offering employment support to the local community to help them access employment opportunities;
- 200 new safe and affordable council homes which meet residents' and their families' needs;
- Flexible community rooms/space and a community café to support community cohesion and culture.

6.5 **A Safer Borough** - The Project will deliver:

- New sporting facilities, including an improved boxing club, which will actively seek to protect young people from crime and violence.
- c.3500 sqm of enhanced community space which includes a community café and community rooms to encourage community cohesion.
- Improved passive and active surveillance and lighting from the intervention will reduce the likelihood of crimes like robbery and antisocial behaviour.

6.6 **Placemaking and Economy** -. The Project will deliver:

- A placemaking masterplan, which will seek to make best use of underutilised land, provide better connectivity, promote the local economy and stimulate further investment to the area
- 1200 sqm of multipurpose office space illustratively split across 39 private, 173 semi-private and 16 co-working spaces;

- New employment/skills support services in new community centre to support local people into employment;
- Opportunities for young and disadvantaged local groups to gain work experience, or upskilling opportunities in construction through our procurement process. Owing to the nature of required enabling works – the Council would look to procure a specialist demolition contractor from the borough.
- Targeted investment in an area of high need but significant opportunity- ensuring that the investment will compliment investment happening around the area, including investment in the Tottenham Hotspur Football Club and High Road West.

7. Carbon and Climate Change

N/A.

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

Finance

- 8.1 The recommendation of the report is to vary the contract with KCA by £0.104m to £0.862m. This expenditure will be contained within the approved General Fund capital programme budget for the Selby Centre.

Procurement

- 8.2 Strategic Procurement (SP) note that this report relates to an approval of a variation of contract with KCA.
- 8.3 SP note that this variation is not substantial under regulation 72(1)(e) of the Public Contracts Regulations.
- 8.4 SP support the recommendation to approve the award in accordance with CSO 10.02.1(a)
- 8.5 The variation is in line with the authorities Contract Standing Orders and the Public Contract Regulations. Strategic Procurement endorse the variation noted in the report.

Legal

- 8.6 The Assistant Director for Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 8.7 The Assistant Director for Legal and Governance (Monitoring Officer) notes the comments made by SP that the variation recommended is not considered 'substantial' for the purposes of Regulation 72(1)(e) of the PCR 2015.
- 8.8 CSO 10.02.1.a allows a Director to approve extensions and variations of contracts provided that the value of the extension or variation is less than £500,000.

8.9 The Assistant Director for Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Director Placemaking and Housing from approving the recommendations made in this report.

Equality

8.10 N/A

9.0 Use of Appendices (EXEMPT)

9.1 Appendix 1- KCA fee for outline planning application (EXEMPT)