

Haringey Council

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

Decision Maker (Post Title)	Head of Programme Management – Regeneration and Economic Development As the commercial agreement is still active.
Subject of the decision	Eat Wood Green Design Services Contract – PUP Architects
Date of decision	April 2024
Decision	<p>For the Head of Programme Management Regeneration & Economic Development to approve a retrospective contract and variation under CSO 10.02.1 (a) to enable PUP architects to undertake design work for Eat Wood Green in its new location at Wood Green Library.</p> <p>The additional variation cost is £35,355 making the total aggregated cost of the project £75,000.</p> <p>The timeframe for the project remains the same with the completion date for the design work being October 2024.</p>
Reasons for the decision	<p>The reason for the decision is due to the original contract (LBH006895) lapsing in October 2023, creating the need for a new PO as the commercial agreement is still in place.</p> <p>In addition, challenges with the site including the need for large scale repairs led the project to be moved from Bury Road to Wood Green Library, have led to an increase in costs.</p> <p>The original competitive tender process was completed in March 2022 and approved in April 2022 with the contract for design services for the Eat Wood Green community growing project at Bury Road being awarded to PUP Architects.</p> <p>A design process was undertaken to RIBA Stage 3 and signed off for the Bury Road site.</p>
Details of any alternative options considered and rejected by the officer when making the decision	<p>A do-nothing approach would have a detrimental impact on the council's capacity to deliver this project, as the design team are central to delivery.</p> <p>Launching a new tender process would hinder the council's ability to react quickly as a programme prioritisation.</p>
<u>Conflicts of interest – Executive decisions</u>	
Details of any conflict of interest declared by a Cabinet Member who is	N/A

consulted by the officer which relates to the decision and details of dispensation granted by the Council's Head of Paid Service	
<u>Conflicts of interest – Non-executive decisions</u> 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,	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) 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	N/A
Reasons for exemption with reference to categories of exemption specified overleaf or Reason why decision is confidential (see overleaf) Decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.	N/A
Signature of Decision Maker	
Name of Decision Maker	David Lee
Does the decision need to be published Yes X No <input type="checkbox"/>	

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 REPORT

Report for: Head of Programme Management, Regeneration & Economic Development

Item number: N/A

Title: Eat Wood Green Design Services Contract – PUP Architects

Report authorised by: Pippa Gueterbock, Head of Wood Green Area Regeneration

Lead Officer: Anna Burton, Regeneration Officer, Wood Green Area Team

Ward(s) affected: Noel Park

**Report for Key/
Non-Key Decision:** Non-Key Decision
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1. Describe the issue under consideration

1.1 Due to changes to the project brief and project site, it is requested that the Head of Programme Management – Regeneration & Economic Development approve a retrospective contract and variation under CSO 10.02.1 (a) to enable PUP architects to undertake design work for Eat Wood Green in its new location at Wood Green Library.

2. Cabinet Member Introduction

N/A

3. Recommendations

3.1. Head of Programme Management – Regeneration & Economic Development to approve a retrospective contract and variation under CSO 10.02.1 (a) to enable PUP architects to undertake design work for Eat Wood Green in its new location at Wood Green Library.

4. Reasons for decision

4.1.1 Since the original tender exercise, the project site has changed. The original site was Bury Rd car park, however due to extensive works required to make Bury Road fit for purpose, the project was moved to the Library in December 2023; to enable the GLA revenue funding to be spent before the April 2025 deadline.

4.1.2 The previous contract elapsed in October 2023. The design team needs to continue work on this project in 2024 to enable delivery. Therefore, a retrospective contract and variation is needed.

- 4.1.3 The original PO for design services was for £48,500. This was funded by the Council, as match for revenue from the Greater London Authority through the High Streets for All fund. Of this total, £39,645.00 has been spent on surveys and design fees leaving £8,855 remaining on the PO. By the end of this project, the cumulative spend on design fees will be £75,000.
- 4.1.4 There are still ambitions to deliver at Bury Road in the medium to long term, after repair works are undertaken to improve the condition of the concrete.
- 4.1.5 Eat Wood Green at the Library is being seen as a short to medium term pilot, in advance of a long-term growing project being delivered at Bury Road. Therefore, the design work undertaken to date was not abortive and could inform a future scheme.
- 4.1.6 The design sits alongside a sustainable business plan created by The Ubele Initiative and Slow Food, and (alongside a survey of the parking provision and demand in the area) we will use these to make a case for the project to be delivered.
- 4.1.7 It was recommended by the Head of Finance that a CIL allocation would be the most suitable way of funding the project, and that once confirmed, this allocation should be taken to cabinet to ensure it is ringfenced.
- 4.1.8 Investment in the library is being considered in the wider strategic context over the next 10 years through the Wood Green Central project, which looks at redevelopment options for key sites in Wood Green, including the Library site and Station Road sites.

5. Alternative options considered

- 5.1.1 A do-nothing approach would have a detrimental impact on the council's capacity to deliver this project, as the design team are central to delivery. The design team cannot move the work forward and develop design without an updated contract and PO.
- 5.1.2 Launching a new tender process would hinder the council's ability to react quickly as a programme prioritisation and would not represent value for money within the commission. The firm currently appointed have established relationships with stakeholders both internally and externally and expertise in the specific challenges and risks that this project presents from a design and construction perspective. Appointing a new firm would require a significant mobilisation period, which would be costly and time consuming.

6. Background

- 6.1.1 Eat Wood Green is a project being delivered jointly by Haringey Council, The Ubele Initiative, and Black Rootz. It is partially funded by the Greater London Authority as part of their High streets for All programme, and match funded with Haringey Capital. The project seeks to transform an underused asset in the town centre (Wood Green Library Balconies) into a new community growing space.
- 6.1.2 The project has a number of outcomes including diversification of provision and increase in green space in the town centre, providing access to formal and informal education/training

pathways, intergenerational engagement and the creation of new opportunities for local people – all achieved through the introduction of new groups to food growing and cultivation.

7. Contribution to strategic outcomes

This project delivers against a number of different Corporate Delivery Plan themes and objectives.

Responding to the climate emergency – the project will introduce much needed greening to the town centre. Carbon reduction is not a direct output of the project and will not be measured; but the introduction of a variety of species into currently underutilised balconies will have a beneficial impact. There are also opportunities to introduce species which support insects and birds, as well as bug hotels.

Children and Young People – The Ubele Initiative and Black Rootz focus on intergenerational cohesion – bringing together diverse people from different generations to learn together. The first-floor balcony is accessed via the children’s library and will be specifically designed and built for children between the ages of 3 and 12.

Adults Health and Welfare – A key activity delivered on site will be social prescribing. The Ubele Initiative are working with a social prescribing expert, as well as the NHS CCG, local GP practises, Council teams and third sector organisations to create an SP offer for local people.

Culturally Rich Borough – Black Rootz and The Ubele Initiative are both Black Diaspora led organisations who specialise in creating opportunities for minoritised groups through training and activities centred around cultivation and education. Black Rootz specialise in growing culturally appropriate foods, which link back to the Afro-Caribbean heritage of many Black British people and are not widely available in this country.

Placemaking and Economy – This project will diversify the town centre by introducing a brand-new use to a currently underutilised site, which in turn will help futureproof the high street in this post-retail environment. Ubele will deliver both formal and informal education and training on site, creating a pipeline to Green Skills jobs and numerous opportunities for local people and those furthest from the labour market to gain confidence and upskill themselves.

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

8.1 Finance

The additional cost for the retrospective contract and variation with PUP Architects for design services regarding the Eat Wood Green project will be funded from the approved Wood Green General Fund capital programme.

8.2 Legal - N/A

8.3 Procurement

The SSC notes the request for a Variation of Contract Procedure Rules (CPR) clause 10.02.1a. Your classification of this variation as retrospective is also noted.

The SSC has no objection to the proposed variation in accordance with CPR clause 10.02.1a on this occasion.

9. Use of Appendices

10. Local Government (Access to Information) Act 1985

Not applicable