

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

<b>Decision Maker (Post Title)</b>	Head of Programme Management, Regeneration and Economic Development
<b>Subject of the decision</b>	Award of Contract for Wood Green Central Internal Financial Model
<b>Date of decision</b>	September 2024
<b>Decision</b>	For the Head of Programme Management - Regeneration and Economic Development to approve the implementation of Contract Standing Order 9.07.1c.and award a contract to prepare and deliver the Wood Green Central Internal Financial Model to Quod Ltd. for a period of 12 months from a target start of September 2024, for a total contract value of £47,600.
<b>Reasons for the decision</b>	The Director of Finance has recommended that a financial model is needed that can test the outputs of different development scenarios of the Wood Green Central Delivery Plan against council's financial requirements. This commission is to develop and maintain the model.
<b>Details of any alternative options considered and rejected by the officer when making the decision</b>	<p><i>A) Carry out the work internally using officer resources</i>  Officer resources could be used to build the model internally. However, both the specialist skillset and spare resourcing required to build such a bespoke and complex financial model is not currently present within the council.</p> <p><i>B) Do nothing</i>  Doing nothing means the financial model would not be developed and the council would not fully understand the impact of the development options on its finances. This would make proceeding with a preferred development scenario and delivery route extremely risky.</p>
<b><u>Conflicts of interest – Executive decisions</u></b>	
<b>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</b>	None

<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>	None
<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>	Decision Making Report attached.
<p>Reasons for exemption with reference to categories of exemption specified overleaf or</p> <p>Reason why decision is confidential (see overleaf)</p> <p>Decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	None
Signature of Decision Maker	
Name of Decision Maker	David Lee
<p>Does the decision need to be published</p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

**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).

**DECISION MAKING REPORT**

**Report for** Delegated Decision by the Director of Placemaking and Housing

**Item Number:** n/a

**Title:** Award of Contract for Wood Green Central Internal Financial Model  
**Report authorised by:** Pippa Gueterbock, Head of Area Regeneration, Wood Green

**Lead Officer:** Oliver Reinhold, Sites Regeneration Manager

**Ward(s) Affected:** Noel Park and Woodside

**Report for Key / Non-Key Decision:** n/a

**1. Describe the issue under consideration**

This report is requesting approval for the implementation of Contract Standing Order (CSO) 9.08.10 (A contract valued at less than £250,000 can be approved by the relevant Director or the Head of the relevant business unit).

**Cabinet Member Introduction**  
n/a

**2. Recommendations**

For the Head of Programme Management, Regeneration & Economic Development to approve the implementation of Contract Standing Order 9.07.1c. and award a contract to prepare and deliver the Wood Green Central Internal Financial Model to Quod Ltd. for a period of 12 months from a target start of September 2024, for a total contract value of £47,600.

**3. Reasons for decision**

- 3.1 . The purpose of the contract to be awarded is to appoint a development consultancy team to produce a financial model of the council's internal financial requirements against a set of development options the Council's buildings within the Wood Green Central Delivery Plan scope.
- 3.2. The commission is to build a financial model to meet the council's requirements, and then provide ongoing maintenance of the model for 12 months providing weekly updates and training to staff.
- 3.3. This report is prepared after a compliant procurement process and the award is based on the Most Economically Advantageous Tender i.e. combination of price/ quality, as outlined in the tender documentation.

**4. Alternative options considered**

Alternative options considered and not pursued were:

*C) Carry out the work internally using officer resources*

Officer resources could be used to build the model internally. However, both the specialist skillset and additional resourcing required to build such a bespoke and complex financial model is not currently present within the council.

*D) Do nothing*

Doing nothing means the financial model would not be developed and the council would not fully understand the impact of the development options on its finances. This would make proceeding with a preferred development scenario and delivery route extremely risky.

## 5. Background information

5.1 . The Council launched Shaping Wood Green in July 2023, which set out an ambitious place-shaping vision for Wood Green. The vision defines a once-in-a-generation opportunity to think big about what Wood Green can be. There is political appetite to set an ambitious plan for realising an exciting and expansive placemaking vision for the area:

5.2 . The Wood Green Central Delivery Plan (procured during Spring 2024) is currently underway to set out the most appropriate approach to utilise eight of the council's property assets in central Wood Green. This includes testing delivery options for the sites, along with a public realm strategy for Wood Green Central and architectural outputs to RIBA Stage1 to test feasibility and viability of delivery options. The Delivery Plan will put the council in a position to fully understand the opportunities not only as the local authority but also as a landowner. The outputs will enable the council to maximise our own value and interests in Wood Green Central and beyond.

5.3. Key outcomes from the Delivery Plan will include:

- A public realm strategy for Wood Green, embracing the key objectives of Shaping Wood Green
- What development could look like on the Council owned sites, what this could delivery and land uses
- Delivery plans for each site, which will capture the value of the assets and any commercial return for the council, alongside options for delivering the Shaping Wood green vision
- Meanwhile use plan for the sites, to ensure a diverse and vibrant neighbourhood at times of change
- Spatial and delivery outputs for integration into the Local Plan.

5.4. The Director of Finance has recommended that a financial model is needed that can test the outputs of different development scenarios of the Delivery Plan against council's financial requirements. This commission is to develop and maintain the model.

## 6. Procurement Process

6.1 The procurement process for a multidisciplinary team to produce a financial model was carried out on the council's Haringey Procurement and Contract System (HPCS). Starting on Thursday 8<sup>th</sup> August 2024 and ending on 30<sup>th</sup> August 2024.

6.2. A total of 3 valid tenders were received.

The bids were evaluated using the following criteria:

- 40% quality, seeking to understand their experience on similar projects, how they would approach this commission.
- 60% cost, based on a cost for producing a financial model and maintaining it for a year.

6.3. The table below shows the results of the scoring moderation:

Supplier	Quality	Cost	Total	Ranking
Company A	72%	81%	78%	2nd
Company B	40%	63%	54%	3rd
Quod	86%	100%	94%	1st

6.4. All bids were assessed by the Tender Appraisal Panel (TAP) and the assessment was regulated so that quality and price could be assessed and scored as per the evaluation criteria. The quality assessment was undertaken by:

- Sites Regeneration Manager, Wood Green Regeneration
- Regeneration Manager, North Tottenham Regeneration
- Interim Business Partner, Finance (Placemaking & Housing)
- Regeneration Officer, Wood Green Regeneration

The price assessment was undertaken by the Sites Regeneration Manager, Wood Green Regeneration

Using the assessment criteria set out in the tender documentation, Quod scored the highest, with a total score of 94%, and therefore are recommended to be appointed.

## 7. Contribution to strategic outcomes

7.1. The purpose of the financial model is to allow the council to understand how different development options explored in the Wood Green Central Delivery Plan will perform against the council's internal financial requirements.

7.2 . The Wood Green Central programme sits within several of the Council's strategic workstreams as set out below:

- Shaping Wood Green
- Strategic Asset Management & Property Investment Plan (SAMPIP) & Corporate Delivery Plan
- Council Accommodation Requirements and the Civic Centre move
- Climate Emergency
- Opportunity Haringey
- Local Plan
- Culture Strategy and London Borough of Culture 2027

8. **Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director - Legal and Governance, Equalities)**

8.1 **Legal and Governance (Monitoring Officer) comments:**

Not required

8.2 **Finance comments**

8.2.1 The recommendation is to award a contract for Wood Green Internal Financial Model to Quod Ltd, for a period of 12 months from a target start of September 2024, for a total contract value of £47,600.

8.2.2 The cost of this commission will be met by the Wood Green Central Capital allocation from the approved General Fund Programme in 2024/25 (Scheme No 459). The contract will be delivered over an anticipated 12-month programme, with payments therefore being made from the budget for 2024/25 and 2025/26.

8.3 **Strategic Procurement comments**

Not required

5. **Use of Appendices**

Not applicable

6. **Local Government Act 1972**

This report contains exempt and non-exempt information. The exempt information is exempt under the following category (identified in amended schedule 12A of the Local Government Act 1972): (3) information relating to

financial or business affairs of any particular person (including the authority) holding that information.