

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

Decision Maker (Post Title)	Head of Programme Management for Regeneration and Economic Development
Subject of the decision	Legal advice to support the delivery strategy for Wood Green Central
Date of decision	
Decision	That the Head of Programme Management for Regeneration and Economic Development approve a contract award under Contract Standing Order 8.03 to Pinsent Mason for Award of Contract for legal advice to support the delivery strategy for Wood Green Central for the sum of £38,320.
Reasons for the decision	<p>The purpose of the contract to be awarded is to appoint to provide legal advice to fully understand the legal implications and processes required of the options for 8 of the Council's buildings in Wood Green which will be delivered via the commissioned Delivery Plan.</p> <p>An RFQ was advertised via the LBLA framework, and 3 tenders were received.</p> <p>The tenders were evaluated and the tender with the highest overall score of 75% was Pinsent Mason.</p>
Details of any alternative options considered and rejected by the officer when making the decision	An alternative option would considered be to not appoint an external team and to use internal legal advice. However, it was considered specialist advice will be needed and relied up on by Cabinet. The internal legal team support the use if external advice and have been part of the procurement process.
<u>Conflicts of interest – Executive decisions</u> 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	None
<u>Conflicts of interest – Nonexecutive 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,	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These documents need to be attached to the copy of this record/statement kept by the Authority but must not be published if they contain exempt information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>	<p>Decision Making Report attached. Full report is exempt from publishing.</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>Decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	<p>None</p>
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>David Lee</p>
<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 legal advice to support the delivery strategy for Wood Green Central

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

Lead Officer: Gilly Tobin, Interim Senior Development 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) 9.07.1.c)

Cabinet Member Introduction
n/a

2. Recommendations

For the Head of Programme Management for Regeneration and Economic Development to approve the implementation of Contract Standing Order 9.07.1c. and award a contract to Pinsent Masons to provide legal advice to support the delivery strategy for Wood Green Central for a period of 12 months from a target start of September 2024, for a total contract value of £38,320.

3. Reasons for decision

- 3.1 .The purpose of the contract to be awarded is to appoint to provide legal advice fully understand the legal implications and processes required of the options for 8 of the Council's buildings in Wood Green which will be delivered via the commissioned Delivery Plan. The Delivery Plan will test a range of development scenarios, allowing for a period of engagement with councillors and the public, and provide evidence bases for a series of (Council-authored) business cases for each site for the Council to approve. The Delivery Plan will also look at meanwhile use, local plan outputs for the sites, potential land assembly, partnership working, and delivery routes once initial options are understood.
- 3.2. This report is prepared after a compliant procurement process and the award is based on the Most Economically Advantageous Tender i.e. a combination of price/ quality, as outlined in the tender documentation.

4. Alternative options considered

Alternative options considered and not pursued were:

A) Carry out the work internally using officer resources

Officer resources could be used to advise on the potential options and delivery structures. However, the advice requires a range of inputs, and it is with the support of internal legal department that a decision to procure external legal advice.

B) Do nothing

Doing nothing means the potential preparation of cabinet decisions on the sites without a full legal understanding of the options and decision.

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. —————We want to promote a Wood Green where people of all ages can enjoy spending time in their neighbourhood and where the public spaces people see around them are safe, clean and well-maintained. A place where culture and creativity are woven into its fabric, enriching our residents' lives and attracting visitors from other boroughs. We will introduce more trees, biodiversity, and sustainable drainage features into the public realm to green our streets and improve air quality. We want to improve the quality, mix and accessibility of local services to give more of our residents the support they need for a good life, day-to-day, here on their doorstep.
- 5.3. We want to build on Wood Green's strengths. It can be a place that nurtures quality local businesses alongside big retailers, where independent food and drink businesses extend its appeal and make a more vibrant and safer town centre well into the evening. Attracting new community, cultural and civic anchors will also help Wood Green to prosper again to become a place that gives more people opportunities to earn a living, to socialise, to enjoy leisure and cultural activities, as well as to shop, eat and drink.
- 5.4. Shaping Wood Green provides the impetus and context for the programme of — work required. Wood Green Central is the next step on this journey, looking at how the council can embed a green, public realm led approach, and use its assets on Station Road and the Library Sites to make the most significant contribution towards the Shaping Wood Green vision.
- 5.5. In addition, with the planned move of Council services to the Civic Centre when refurbishment is complete, a number of Council-owned assets will become vacant on Station Road.
- 5.6. A Delivery Plan is currently being prepared by Montagu Evans which will assess the most appropriate approach (based on the Council's published commercial and placemaking objectives for Wood Green Central) to move forward. This includes the delivery options for the sites, including structures and how the vision for Wood Green can be achieved.
- 5.7. The procurement of legal services is to support this by providing legal advice on the proposed delivery plan.

6. Procurement Process

- 6.1. The procurement process for legal advice was led by the Regeneration team due to its value. The procurement process was run on the council's Haringey Procurement and Contract System (HPCS), using the contract and principles of the LBLA framework. The tender submission ran from 9th August to 12 noon on 30th August 2024
- 6.2. A total of 4 valid tenders were received. The bids were evaluated using the following criteria:
- 70% quality, seeking to understand their experience on similar projects, how they would approach this commission, and social value
 - 30% price, based on a cost by output as detailed in the Specification of Works.
- 6.3. 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 Sites Manager, Interim Senior Development Manager and Principal solicitor. The price assessment was undertaken by the Sites Manager.
- 6.4. The table below sets out the overall scores for the tenders and shows Pinsent Masons to be the highest-scoring tender return.

SUPPLIER	QUALITY TOTAL	PRICE TOTAL	OVERALL SCORE
Company A	42%	13%	55%
Company B	39%	30%	69%
Pinsent Masons	50%	25%	75%
Company C	38%	27%	65%

- 6.5. Using the assessment criteria set out in the tender documentation, Pinsent Masons scored highest, with a total score of 82.91, and therefore are recommended to be appointed in this report.

7. Contribution to strategic outcomes

- 7.1. The purpose of the Delivery Plan will be to understand the options to bring Council assets forward for other uses and how to deliver these, to achieve the placemaking ambitions for Wood Green and to support the best use of the Council's assets once vacated following the move of Council services to the Civic Centre from the Station Road sites. This procurement will provide the legal advice required to support a Cabinet decision on the recommended delivery route/s.
- 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

8.1. Finance comments

8.1.1. The recommendation is to award a contract to prepare and deliver the Wood Green Central Delivery Plan Pinsent Mason for a period of 12 months from a target start of September 2024, for a total contract value of £38,320.

8.1.2. 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.

8.2. Procurement Comments

Not Applicable

8.3. Legal Comments

Not Applicable

9. Use of Appendices

Not applicable

10. 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.