

Report for: Cabinet Member Signing – 25 April 2025

Item number: 7

Title: Contract Award for Broadwater Farm Community Centre Phase 2 Improvement works

Report authorised by: Taryn Eves, Corporate Director of Finance and Resources

Lead Officer: David Sherrington, Head of Estate Renewal

Ward(s) affected: West Green

Report for Key/

Non-Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. The Broadwater Farm Community Centre is located on Broadwater Farm Estate, alongside Lordship Recreation Ground, and is a council asset. It contains and supports sports, leisure, community, voluntary sector, youth, food growing and gardening programmes and spaces and large Council office facilities and is need of urgent improvement works to ensure it is compliant and brought up to standards for all users.
- 1.2. In line with Contract Standing Order (CSO) 2.01 (c) and 0.08, this report seeks approval from the Cabinet Member for Housing and Planning to award a contract for the phase 2 improvement works at Broadwater Farm Community Centre.

2. Recommendations

That the Cabinet Member for Housing and Planning:

- 2.1. In line with Contract Standing Order (CSO) 2.01 (c) and 0.08, approve the award of contract to Tenderer A (as set out in Appendix A), to a total value of £810,583.54

3. Reasons for decision

- 3.1. These recommended works to Broadwater Farm Community Centre (BWF CC) will make essential safety improvements and undertake much needed

building refurbishment works to maintain the building fabric of the centre and the safety and wellbeing of users of the Centre.

- 3.2. Priority/ Year 1 Urgent Maintenance works from the building condition survey form the scope of the phase 1 works (already underway) and phase 2 works, along with refurbishment of key facilities (WCs, Changing Rooms, first floor offices).
- 3.3. Refurbishment works to upgrade the first-floor Haringey Council office in BWF CC are included in the scope of phase 2 works. This office currently accommodates 75+ Housing and Repairs staff, making it the largest staff accommodation site outside of Wood Green. These works were prioritised in 2023 to bring the office accommodation, welfare and accessible facilities for Housing Repairs staff to an equivalent professional standard to council offices at Alexandra House and Station Road.

4. Alternative options considered

- 4.1. **Do nothing:** The option to not proceed with works was discounted, given the poor state of BWF CC. The urgent maintenance works to the building are a mandatory requirement for compliance and Health & Safety, which the Council has a legal obligation to undertake. Furthermore, a permanent relocation of 75+ Housing and Repairs staff to a facility of a corporate standard in a reasonable and feasible timeframe is not currently possible, as confirmed by the Strategic Corporate Property team and previous reporting from the Housing Management Board.
- 4.2. **Continue with BWF CC first floor office improvement works, progress urgent maintenance works following this:** This option was discounted, as the asset would become non-compliant in some areas. It could also lead to abortive work undertaken during the first-floor improvement works, if maintenance issues not addressed first. This would not provide good value for money nor efficient use of resources and low carbon construction. Also likely to incur increased costs/ disruption through separation of works programmes.
- 4.3. **Undertake single phase of works:** This option was discounted, as it would have resulted in delay to urgent maintenance works starting and would not achieve immediate impact (user benefit and reputational benefit) of bringing key maintenance elements forwards. Accordingly, a phase 1 urgent works package was commissioned to coincide with the insourcing of the site and is now successfully underway. Further consultation and engagement with users, stakeholders and residents has also been undertaken on BWF CC through a User & Providers Group, which has been able to feed into and validate the scope of phase 2 works and potential future phases of works.

- 4.4. **Deliver the works in-house:** This option was discounted. The council do not have the resources necessary to deliver these works services in house, it is therefore outsourced to external contractors.

5. Background Information

- 5.1. The Broadwater Farm Community Centre (BWF CC) is located on the north-west corner of the Broadwater Farm Estate in Haringey, with Lordship Recreation Ground to the west. BWF CC is a Haringey Council Housing Revenue Account asset and a community and sports facility.
- 5.2. On 11th July 2023, the Cabinet determined to end the Council's contract with Fusion Lifestyle Ltd ('Fusion') and to review how its leisure services are run in the future. The Council agreed on 5th December 2023 that leisure services should be brought back in-house. This included Broadwater Farm Community Centre, previously managed by Fusion, being brought back under council control. The insourced leisure service and building management provision began on 1st October 2024.
- 5.3. Capital Project and Property commissioned technical due diligence surveys (Building Condition Surveys) at the three leisure centre sites, including BWF CC.
- 5.4. The condition surveys confirmed the council's existing understanding that the centres were in a poor state of repair and provided substantial new detail about the investment needed. The BWF CC condition survey revealed maintenance works are required externally and internally.
- 5.5. The table below provides expected asset planned preventative maintenance costs over the next 10 years for BWF CC, as provided by the due diligence/ building condition surveys. (Note: this does not include the office improvements works cost).

Capex £	Year 1	Years 2-5	Years 6-10
BWFCC	883,042.00	811,893.00	319,769.00

- 5.6. The survey categorised works into Year 1 Urgent Maintenance, Years 2-5 Planned Preventative Maintenance (PPM) and Years 6-10 PPM.
- 5.7. Year 1 Urgent Maintenance works were included in the scope for phase 1 and phase 2 improvement works, and client instructions reflecting user requirements for improvements and refurbishment from Leisure and Housing services are also included in phase 2 scope (see Appendix B).

- 5.8. Improvement works to upgrade the first-floor Haringey Council office in BWF CC, were also planned with designs progressed as part of the Corporate Landlord Works Programme, reported to Capital & Property Board (CPB) on 6th June 2023.
- 5.9. This Haringey Council office currently accommodates 75+ Housing and Repairs staff, making it the largest staff accommodation site outside of Wood Green. These works to the first floor BWF CC offices were prioritised to bring the office accommodation, welfare and accessible facilities for Housing staff to an equivalent professional standard to council offices at Alexandra House and Station Road.
- 5.10. To maximise efficiencies and value, avoid abortive office upgrade works and to align with other leisure centre works programmes across the borough, a phased scope of works was developed for the improvement and refurbishment of BWF CC.
- 5.11. The longer-term future of the Community Centre is also being considered. The Broadwater Farm Estate is undergoing a period of transformational investment and regeneration. The BWF CC offers a fantastic opportunity to support the regeneration vision, the potential to be an excellently located mixed use hub that meets Estate and wider resident needs.

6. Project Scope and Budget

- 6.1. The scope of works proposed in this report is the second phase of improvements. Phase 1 works were delivered from January 2025 and focused on the most urgent works of drainage leaks repair, external wall and roof repair. These Phase 1 works are due to complete in April 2025.
- 6.2. The project scope for Phase 2 works has been developed considering the urgent requirements for from the condition surveys, validated by building user observations, with additional requirements from the client team. Appendix B contains the Phase 2 scope of works table. This includes:
- DDA compliant front entrance doors, induction loop, ramp access
 - Ground floor WC and Changing rooms refurbishment and ventilation systems upgrades
 - Fire stopping and compartmentation
 - Steel roof support and skylight repairs
 - Additional drainage and ground landscaping/ paving repairs

- First floor office refurbishment including office space, meeting rooms/ pods welfare facilities, furniture.

6.3. The first-floor refurbishment project team have carried out design team meetings and staff consultations, with the proposed design and scope circulated and approved by staff and stakeholders to meet corporate standards.

7. Funding and governance

7.1. BWF CC is a Housing Revenue Account (HRA) asset and the first-floor office accommodation is in use for Housing and Repairs Staff. The ground floor operates as one of the Council's insourced Leisure Centres.

7.2. Budget for urgent maintenance works for the Council's leisure centres (which includes BWF CC) has been allocated in the General Fund MTFS, which was approved by Cabinet in February 2024. This follows the Cabinet report on Leisure Insourcing in December 2023.

7.3. There was not previously a specific provision for the budget for the phase 2 works within the HRA MTFS, however funding towards Community Centre Phase 2 works will be accommodated within the HRA's major works capital budget.

7.4. There are ongoing cross-service discussions to determine the apportionment of the Phase 2 works costs and PPM between the Housing Revenue Account and the General Fund.

7.5. Updated financial and liability arrangements for Broadwater Farm Community Centre between the HRA and Leisure Services are also being determined. There are two main options being considered for this:

- Option 1: Leisure take on a Head Lease similar to that of Fusion Lifestyle and the HRA become tenants of the first floor office accommodation, paying rental income to Leisure. Under this model Leisure would take on liability for the building (details would need to be set out in a financial agreement).
- Option 2: HRA as asset owner retain liability for the building and Leisure Services become tenants of the ground floor/ leisure areas, paying income to the HRA (details would need to be set out in a financial agreement).

8. Procurement approach

- 8.1. The identified works were collated into a specification and tender documents and were issued to Strategic Procurement to procure via Minor works DPS on the LCP.
- 8.2. The received bids were evaluated on an assessment of the Quality, Price and Social Value of their submissions, using a percentage split of 55% Price and 35% Quality and 10% Social Value. The Exemption Report in Appendix A outlines the scores of each tenderer.
- 8.3. During the tender process there were clarifications made from the contractors tendering on some aspects of the proposed refurbishment works. As part of the process managed visits were arranged to the centre for each tenderer to view the Community Centre and the scope of works, prior to submitting their priced tender before the tender closing date.
- 8.4. Procurement timetable:

Invitation to Tender Issued Date	30/01/2025
Tender Clarification Deadline	21/02/2025
Tender Submission Deadline	05/03/2025
Tender Evaluation Period	05/03/2025– 25/03/25
Notification of Tender Outcome	April 2025
Contract award	25/04/25
Contract Commencement Date	12/05/25
Contract End Date	29/08/25

8.5. **Evaluation Criteria**

- 8.6. The received bids were evaluated on the basis of 55% price, 35% quality, by an inhouse evaluation team to review the priced and quality submissions separately. 10% social value was evaluated externally via the Social Value Portal and added to the score.

8.7. **Procurement Outcome**

- 8.8. Please see attached Appendix A: for Exemption Report containing Tender Moderation Evaluation for Broadwater Farm Community Centre Phase 2 works.
- 8.9. The successful bidder was Tenderer A (as set out in Appendix A), to a total value of £810,583.54.

9. Contribution to strategic outcomes

- 9.1. This proposal would help us to meet the following themes and outcomes in in the Corporate Delivery Plan 2024 – 2026:
- 9.2. Theme: Adults, health and welfare
- Outcome: A healthy and active population: Leisure centres and outdoor fitness offer – reopening, designing, and upgrading.
- 9.3. Theme: Responding to the climate emergency
- Outcome: A zero carbon and climate resilient Haringey: Improvements in energy management across the Council's estate, raising all buildings to at least EPC C and net zero carbon schools.
 - Outcome: A zero carbon and climate resilient Haringey: Make Haringey more resilient to flooding through investment in drainage infrastructure and delivery of flood protection schemes.
- 9.4. Theme: Resident Experience and enabling success:
- Outcome: A supported and enabled workforce: Implementation of the Corporate Property Model (CPM), which aims to centralise all operational property assets and premises related budgets into a Capital Projects and Property (CPP) central team.

10. Statutory Officers comments (Director of Finance, Procurement, Head of Legal and Governance, Equalities)

10.1. Finance

The contract cost of this phase 2 BWF CC project is £0.811m, which was based on the chosen contractor's tendered sum.

This sum was not provided for in the current HRA capital programme budget/MTFS. However, can be contained within next year's major works capital programme budget.

There is a risk that other planned projects within the major works capital programme might not be funded unless additional funding is identified, or cost savings achieved.

Further finance comments are contained in the exempt report.

10.2. Procurement

Strategic Procurement (SP) note that this report relates to the approval to award a contract to Tenderer A to deliver phase 2 improvement works at Broadwater Farm Community Centre.

SP note that a competitive tender was launched via the LCP's Minor Works DPS. The adopted procurement is in line with Contract Standing Order (CSO) 8.02 and Regulation 34 of the Public Contract Regulations.

The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.

Bid evaluation was based on price and quality and the preferred bidder's submission demonstrates value for money.

SP support the recommendation to approve the award in accordance with CSO's 2.01(c) & 0.08

10.3. **Director of Legal & Governance (Monitoring Officer)**

The Director of Legal and Governance has been consulted in the preparation of this report.

The works have been procured via the Council's Dynamic Purchasing System (DPS). Use of a DPS is a recognised procurement procedure under the Public Contracts Regulations 2015 (the Regulations). These were the Regulations which were in force at the time of the procurement.

As the award of the contract is a Key Decision, it would usually be approved by Cabinet under CSO 2.01 (c). In-between meetings of the Cabinet, the Leader may approve any such decision or may allocate to the Cabinet Member with the relevant portfolio (CSO 0.08).

The award of the contract is a Key Decision and as such needs to comply with the Council's governance processes in respect of Key Decisions including publication in the Forward Plan.

The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Housing and Planning from approving the recommendations in this report.

10.4. **Equalities**

The council has a Public Sector Equality Duty (PSED) 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.

The Decision is to award to the company identified in the exempt part of the report for the sum of £810,583.54.

The refurbished building will provide a safe environment for all members of the local community and Council staff, with the borough providing facilities and a safe environment to promote their mental wellbeing and physical health.

The building refurbishment works will be phased to minimise disruption and inconvenience to all members of the public using the facility. There will be regular communications with the leisure centre users providing them with notice of works to their facilities to allow them to make alternative arrangements.

11. Use of Appendices

- 11.1. Appendix A: Exempt Report with Tender Moderation Evaluation for Broadwater Farm Community Centre Phase 2 works. Please see separate report.
- 11.2. Appendix B: BWF CC Phase 2 Scope of Works Table

Appendix B: Phase Two Scope of Works

Broadwater Farm Community Centre Phase 2 Works		
No	Scope of Works	Reasons for inclusion
	EXTERNAL	
1	Roof repairs	
	Repaint the underside of the steel supports to the lower roof over the roof terrace to the rear of the building.	Condition report priority 1
	Additional skylight repairs above the gym area	
	Additional gutter repairs where corroded	Condition report priority 1
2	External hard landscaping maintenance	
	Additional Paving repairs and DDA compliant	Condition report priority 1 & DDA report
	Cutting back of tree branches near windows/ gutters	C.L Recommendation
	INTERNAL	
3	Screen and barrier alterations at the ground floor reception to remove /adapt	Client brief & DDA report
	Induction loop at reception	
	Make front entrance doors DDA compliant (push control)	
	Ramp access for external steps exits	
	Make DDA WC more suitable and adaptable	
4	Fire stopping and compartmentation works	
	Fire doors to overhaul and repair	Condition report priority 1 & H&S compliance
	Additional fire stopping works	
5	Changing Rooms/ WCs	
	Repair the changing room tiled walls	Condition report priority 1
	Replace shower facilities	
	Replace WC facilities	Condition report priority 1
	Service air condition units in female & male changing rooms	
6	Drainage	
	Additional drainage repairs and ground landscaping	Client brief & Condition report priority 1
7	General	
	DPC works where walls are damp	
8	1F Office Refurbishment	
	Refurbishment works including office space, meeting rooms/ pods, kitchen, WCs, welfare facilities.	Client brief
	Office furniture and equipment.	Client brief
9	Preliminaries @ 12%	
10	Contingency @ 10%	
11	Professional consultants, M&E / fire engineers	
12	CDM Principal Designer	

