



Agenda item:

[No.]

Procurement Committee

On 12 January 2010

Report Title: **Tottenham High Road – ‘Partnership Schemes in Conservation Areas’ (PSiCA): Award of Contract**

Report of **Niall Bolger, Director of Urban Environment**

Signed :

Niall Bolger, 23rd Dec. 2009

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Wards(s) affected: **Bruce Grove**

Report for: **Non-Key Decision**

1. Purpose of the report (That is, the decision required)

1.1. To seek Procurement Committee approval to appoint the recommended contractor as shown in Appendix A, paragraph 3.1 for the building contract of Tottenham High Road – ‘Partnership Schemes in Conservation Areas’ (PSiCA), Nos. 467-477 (except No. 471) & 482-488 Tottenham High Road.

2. Introduction by Cabinet Member of Regeneration & Strategic Sites – Cllr. Kober

2.1. This project will directly assist with the regeneration of Tottenham High Road and will help to preserve and enhance the historic fabric of Bruce Grove town centre. I support the recommendation of this report, particularly in light of the time constraints of the project to take full advantage of the funding available.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1. One of Economic Regeneration's aims is to spur regeneration through conservation and refurbishing buildings which can act as a catalyst for further economic and physical improvements. Tottenham PSCiA is a key project in this and forms part of the wider Regeneration Strategy for the borough and plays a vital role in the regeneration of Tottenham High Road.
- 3.2. The main outcome of the project is to improve the physical condition and appearance of properties on the High Road to help conserve the historic urban fabric of Bruce Grove town centre. To a larger extent, this will contribute to the physical and environmental improvements being made as part of a wider strategy to regenerate Tottenham.
- 3.3. In addition to this Bruce Grove is one of the defined areas identified for special attention in the Tottenham High Road Strategy adopted in 2002.
- 3.4. The work of PSCiA supports Haringey's Unitary Development Plan (UDP) on Conservation policy which states that, "*Heritage conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride.*" The key objectives of this policy are to protect buildings of architectural and / or historic interest and their settings; and to preserve or enhance the character and appearance of conservation areas.
- 3.5. The Tottenham PSCiA project supports the outcome of Haringey's Regeneration Strategy and Haringey's Local Area Agreement targets through the improvement of economic vitality. Improving the built environment helps to attract visitors and encourages economic vitality through increased footfall. It is expected that this in turn will help sustain businesses in the area, safeguarding jobs as well as encourage inward investment into Bruce Grove.

4. Recommendations

- 4.1. That Members agree to award the contract for the above Project to the contractor named in **Appendix A, paragraph 3.1.** as allowed under Contract Standing Order (CSO) 11.3.
- 4.2. That the contract be awarded for a period of **31** weeks.

5. Reason for recommendation(s)

- 5.1. The contractor named in **Appendix A, paragraph 3.1.** submitted the lowest fixed price tender which is considered to represent the best value for money and is considered to be satisfactory as the basis for a Contract.

6. Other options considered

- 6.1. A total of 8 contractors on the Framework Agreement for the provision of Major Works Construction Services were invited to tender for the works. Details of this are contained in the exempt part of this report, Appendix A.

7. Summary

Background

- 7.1. The Economic Regeneration department has been successfully awarded grant funding from English Heritage (EH) under the 'Partnership Schemes in Conservation Areas' (PSiCA) towards building conservation works on Tottenham High Road, Bruce Grove town centre.
- 7.2. PSiCA is concerned with regenerating Tottenham's historic environment and will deliver specialist refurbishment work to prescribed groups of buildings in the Bruce Grove conservation area. The scheme enables Haringey Council to support the heritage-related costs associated with the preservation and enhancement of conservation areas through building improvements in Tottenham.
- 7.3. PSiCA is successor to the English Heritage funded programme, 'Heritage Economic Regeneration Scheme' (HERS) and is a continuation of the schemes successfully delivered in Tottenham High Road (Nos. 497-507 and 485-489) and Hornsey High Street (Nos. 1, 3, 7, 17 & 34), both completed in 2007.
- 7.4. PSiCA focuses on improvements to specific groups of properties identified and agreed as part of the bid to EH. The property owners have been offered grants to make specialist conservation improvements to the shop fronts and external fabric of the building and will make a financial contributions towards the project costs.
- 7.5. Works eligible for PSiCA grant funding include:
- roof structure repairs;
 - work to protect the structure;
 - renewing roof lead work;
 - repairing or replacing rainwater goods;
 - repairs to external walls;
 - repairing or replacing panels, windows and doors;
 - repairing/replacing existing external features;
 - measures to manage rising or penetrating damp;
 - reinstatement of lost architectural features; and
 - professional fees
- Please see Appendix B – English Heritage guidance for PSiCA for further details.
- 7.6. The individual grant agreements between the Council and the property owners which have been drawn up by Legal stipulate that maintenance to external decorations, cleaning and repairs must be carried out on a regular basis for a period of five years from completion of the works. The grant agreements also include provisions stating that if the property is disposed of within three years of completion of the works the funding may be recovered.
- 7.7. The properties in this PSiCA programme are Nos. 467-477 High Road, west-side (except No. 471 who what withdrawn from the scheme) and 482-488 High Road, east-side (9 properties). Please see Appendix C for photographs of the

properties.

- 7.8. The building improvements in this grant scheme must follow strict guidance set out by English Heritage as well as a sensitive application of conservation principles and methods specific to the architectural period and historic fabric of the existing buildings. Design and building conservation decisions will continue to be made in consultation with the key stakeholders including English Heritage, the Principal Conservation Officer and property owners/tenants.

Sustainability implications

- 7.9. As this is a conservation project, the work carried out will be refurbishing existing elements of the building as opposed to replacing them, which demonstrates good sustainable practice, economically and environmentally since it extends the life of these heritage buildings.
- 7.10. Re-using and repairing existing buildings has environmental value. Repairs prolong the existing use of a building for at least a generation, and with regular maintenance for considerably longer. Timber is to be obtained from certified sustainable sources and generally all other specified items are for repair rather than renewal.
- 7.11. In terms of delivering economic aspects of sustainability, this project will improve the visual outlook of these commercial properties, with the aim of attracting greater footfall to improve commercial return.

Procurement Process

- 7.12. Competitive tenders were invited from eight firms from the Framework Agreement for the Provision of Major Works Construction Services Value £250,000 - £999,999.
- 7.13. Tenderers were invited from the Framework Agreement for Major Works on the following basis: experience of refurbishment work, shopfront renewal, building conservation work, and work in tenanted buildings. The tenders received are listed in **Appendix A, paragraph 1.2**.
- 7.14. The defects liability period is 12 months.
- 7.15. All of the contractors invited to tender submitted a tender.
- 7.16. None of the tenders received are qualified in any way which would make their tender inadmissible.
- 7.17. The overall range of tenders is 44%.
- 7.18. All tenders are open for acceptance for a period of four months from 20th November 2009, the date for the submission of the tenders. Consequently a tender should be accepted no later than 20th March 2010.
- 7.19. For the lowest Fixed Price tender received, please see **Appendix A, paragraph 1.3**.
- 7.20. The lowest tender is within 28% of the estimate, reducing to 25.5% after adjusting for arithmetic and pricing errors.
- 7.21. The large difference is mainly due to the very competitive current market and that the lowest tender in particular, is very keenly priced. When compared with the second lowest tender, the difference is 11.65%.

Examination of the lowest tenders:

7.22. In view of the major difference between the lowest tenders, the tender documents submitted by the three lowest tenders have been examined in detail to highlight where the differences arise.

Arithmetic check

7.23. Two arithmetical errors were found in the lowest tender submitted which, if adjusted would increase their tender. For the amount increased, please see **Appendix A, paragraph 2.2.1.**

7.24. The tender has been submitted in accordance with Alternative 2 contained in 'JCT Practice Note 6 (Series 2) Main Contract Tendering' which allows the tenderer to correct genuine errors if they so wish. The Quantity Surveyor has discussed this with the Contractor and as they have asked for this tender to be amended, a letter confirming the changes and the revised price has been sent, dated 3 December 2009 – a copy of the letter is included in Appendix A.

7.25. Apart from the points mentioned above and **Appendix A, paragraph 2.2.2.**, the pricing is considered to be consistent and competitive.

Domestic sub-contractors

7.26. With the lowest tender, the contractor has included a list of three domestic sub-contractors that they propose using but a full list is yet to be confirmed and agreed.

PC and provisional sums

7.27. The Schedule of Works contains Provisional Sums for specialist work that is to be carried out by the named sub-contractors. These will be selected by competitive tender and to ensure that the successful sub-contractor is acceptable to the main contractor, the proposed tender list will be discussed with them in due course.

Programme

7.28. The programme including alternative programmes for each tenderer have been examined – please see **Appendix A, paragraph 2.3.1.** The contract period for the works is 31 weeks.

Sustainability

7.29. A Site Waste Management Plan has been allowed within the project/specification.

7.30. Life Cycle Costing has been considered in preparing the proposal. Given the options available for a conservation project that will satisfy English Heritage, the proposed work will provide the best solution for the long term sustainability of the buildings.

Conclusion

7.31. This report seeks Cabinet Procurement Committee approval for the award of the contact to the contractor and the price named in **Appendix A, paragraph 3.1.**

8. Chief Financial Officer Comments

- 8.1. The Tottenham High Road – Partnership Schemes in Conservation Areas scheme is match funded with £300,000 from Council Resources, £100,000 in each of the last 3 years and equivalent funding from English Heritage. The contract here can be fully funded from the available budget.

9. Head of Legal Services Comments

- 9.1. The PSiCA building contract has been procured under a Council Framework Agreement for Major Works. The Framework Agreement for Major Works was tendered in Europe and contractors were appointed to the Framework in accordance with the Public Contracts Regulations 2006.
- 9.2. A mini-competition was held between economic operators on the Framework Agreement who were capable of performing the PSiCA contract.
- 9.3. The Council now wishes to award the PSiCA contract to the lowest bidder.
- 9.4. Because of the value of the contract, it needs to be approved by the Cabinet Procurement Committee in accordance with CSO 11.03 (contracts valued over £250,000).
- 9.5. The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendations in this report.

10. Head of Procurement Comments – [Required for Procurement Committee]

- 10.1. The contractors invited to tender have been selected from the Councils Framework agreement for Major works.
- 10.2. The tender has been prepared and tendered on a lowest price basis.
- 10.3. Life cycle costing will be considered fully during the works.
- 10.4. The selected contractor as recommended in Appendix A, paragraph 3.1. represents best value for the Council.
- 10.5. Under normal circumstances, the preferred bidders price could have constituted an abnormally low bid, but given the current economic conditions, the contractor has confirmed this to be a valid and accurate tender. However, corporate procurement are concerned to ensure that such a low price does not result in poor quality and recommends that a clerk of works is appointed to closely monitor workmanship and the overall project.

11. Equalities & Community Cohesion Comments

- 11.1. This project has been developed in line with the Council's statutory requirements in relation to the Disability Discrimination Act 1995 (DDA).
- 11.2. There are no specific equal opportunities implications arising from this report. However, any efforts to regenerate Tottenham must recognise the diversity and ethnicity of the area. Many of these businesses are set up and run by people from ethnic minority communities and therefore they will benefit from the assumed commercial benefits associated with such a scheme.

12. Consultation

- 12.1. Property owners and traders were consulted on the scheme before, during and after the grant application stages, with regard to their participation and throughout the design development process.

13. Service Financial Comments

- 13.1. English Heritage has set aside a sum of £300k grant allocation and the Council has match-funded the required sum of £300k. A total of £600k has been secured to the Tottenham PSiCA project.
- 13.2. Tottenham PSiCA supports individual projects within the prescribed conservation area. To this end, a sum of £27,200 grant aid has been paid to Haringey Buildings Preservation Trust for works to the grade II* listed building, 810 High Road N17. SAP is showing total spend of £36,347 which also includes professional fees spent on Tottenham PSiCA so £563,653 of the £600k funding is still available.
- 13.3. However, the grant budget available for the programme of works identified in Tottenham PSiCA is £572,800.
- 13.4. In addition, an aggregate sum of £47,205 in private contributions has been requested from the property owners.
- 13.5. Therefore, the anticipated total budget available for this project is £620,005.
- 13.6. The English Heritage funding deadline for completion of works is 31 March 2012.

14. Use of appendices /Tables and photographs

- 14.1. Appendix A of this report contains information exempt from public viewing. The information contained relates to the evaluation process for this procurement.
- 14.2. Appendix B – English Heritage guidance for PSiCA.
- 14.3. Appendix C – Photographs of 467-477 & 482-488 Tottenham High Road.

15. Local Government (Access to Information) Act 1985

- 15.1. English Heritage PSiCA, Tottenham High Road funding agreement 2007/8, 08/9, and 09/10.
- 15.2. This report contains exempt and non-exempt information. Exempt information is contained in **Appendix A** of this report and **not for publication**. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972: *Information relating to the financial or business affairs of any particular person (including the authority holding the information) (Ground 3)*).

Part 3: Running a partnership scheme

3.1 How to administer a scheme

The day-to-day running of your partnership scheme will be delegated to within your local authority. You will need to identify existing staff with the necessary qualifications and experience. In some cases, staff will need to be recruited to run the scheme.

In order to ensure the consistent conservation quality of the individual projects to which you will offer grants, you will need the services of a conservation accredited architect or building surveyor. This professional may be an existing member of staff, or an outside consultant. English Heritage is committed to the principle of conservation accreditation for technical professionals, and from April 2006 onwards it will be part of our requirements for the agreed Delivery Plan of any new scheme that the services of a conservation accredited professional should be part of your team.

To run a successful partnership scheme you will also need project management and administrative skills. The best schemes are those that encourage community participation in their management. You should consider setting up a steering group of key stakeholders. Partnership schemes that embrace wider initiatives are also sometimes answerable to existing wider groups or committees.

You will be expected to run the scheme in accordance with the agreed Delivery Plan and funding agreement.

If we agree to fund the employment of staff specifically to carry out your scheme, we may ask to be a party to the recruitment process.

You will be responsible for offering grants and for confirming that work has been carried out to the necessary standard. You will also be responsible for checking invoices or payment certificates before making grant payments to individual owners in advance of claiming English Heritage's contribution towards these payments.

You will need to notify us of all the offers and payments that you make within four weeks of the end of each quarter, in a standard format that we will send you. You must also provide details of the economic regeneration benefits of the grant-aided projects in the standard format that we will agree with you.

Regular submission of this information, at the times specified, is a prerequisite for us to reimburse our proportion of the grants.

You must seek our written approval before making an offer for individual projects within the scheme that involve:

- a property owned by an elected member of the local authority, an employee of the local authority, a family member, co-habitee or business partner of a member or employee of the local authority, or body corporate with which the member or employee of the local authority is associated, of which, the local authority is aware;

- a contribution from English Heritage that would be more than £20,000;
- a percentage rate of grant that is not in accordance with the agreed Delivery Plan;

- funding stand-alone reinstatement of architectural features;
- temporary building works;
- any unforeseen or contentious issues.

You must seek our written approval and the formal offer will be made by us for:

- funding public realm works;
- using partnership scheme funds to pay for management costs (see section 1.7);
- properties owned by the local authority.

3.2 How we pay our contribution

Under this scheme we reimburse our proportion of the grants that you pay to individual property owners retrospectively, on receipt of a payment application from you. Your payment application to us must contain details of the payments you have made under the partnership scheme.

Before submitting your application for payment, you will need to inspect the completed work, check receipted invoices and, if satisfied, pay the individual property owner.

We will check your payment application against the information you have previously supplied showing offers made. Where we are satisfied that you are

operating the scheme in accordance with our funding agreement, we will pay you our proportion of the grants within 30 days.

3.3 Monitoring

We will need to be satisfied that the scheme is being implemented in line with the Delivery Plan and funding agreement, and we will make periodic visits to monitor progress of the scheme and the standard of the grant-aided work. You will need to carry out an annual review of the partnership scheme in December/January to show whether the objectives of the scheme are being achieved and to consider whether revisions to the Delivery Plan are necessary.

3.4 Work that you can give grant for

We normally expect that any works funded through your partnership scheme will be carried out using traditional methods and materials appropriate to the history and condition of the building or area. When replacement is necessary, it should be done on a like-for-like basis.

Because of the value we place on retaining historic fabric, we believe that a number of small repairs to elements of the historic building fabric are often more appropriate than complete renewal. An example of this would be piecing-in of new elements in a historic window. In general, you can offer grants towards conservative repairs; that is, repairs that are as limited as possible in scope yet achieve their conservation objectives.

In some cases you may require grant recipients to carry out appropriate

recording during the work and when the work is finished. The final record should show clearly the nature and extent of what has been done. It should include, in detail, a particular record of any part of the fabric of the building or site newly revealed or destroyed during the course of the work.

The following detailed guidelines on projects and costs that can be funded apply in most cases. We realise, however, that every historic building or area is different. If special circumstances apply, you should contact your English Heritage regional office to discuss the merits of the application.

Eligible and non-eligible work can be undertaken in the same programme of work, but the costs must be identified separately and made explicit in agreed schedules of works and tender documents.

Temporary building works
If there is an unavoidable delay before full repairs are carried out, temporary measures, including work to protect a structure from collapse, damage or deterioration, such as propping and shoring, temporary weather-proofing, or putting up protective structures, could secure the building while its structure is being surveyed or a repair specification is being drawn up.

You will need our agreement before you offer a grant for temporary works.

Roofs
Repairing roof structures, together with renewing or substantially repairing roof coverings; repairing roof features such as parapet and valley gutters, dormer windows and skylights, chimney-stacks and pots, cupolas and balustrading.

Leadwork
Renewing roof leadwork, if it is no longer serviceable, or using lead welding in order to extend the life of lead that is of historic interest. It may be necessary to redesign the substrate (the structure just below the lead) to keep to current good practice. However, the visual and physical implications of this need to be considered carefully before any changes are made.

To avoid the risk of underside lead corrosion, lead roofing should be carried out between April and September and under a temporary roof. You will need to consider carefully any proposals that do not allow for this.

Permanent access to carry out maintenance
If difficult access has prevented proper maintenance in the past, installing hatches, handrails or cables, fixed ladders or crawl-boards to improve access for maintenance and inspection may qualify for a grant.

Removing rainwater
The wide-ranging repair or replacement of rainwater disposal systems, both above and below ground. Lead and cast iron should be replaced on a like-for-like basis, although in certain cases where theft, vandalism or maintenance access is exceptionally problematic, there may be a case for using appropriate substitute materials.

Digging trenches for drains and soakaways in archaeologically sensitive areas should be supervised (and possibly done) by archaeologists, and a grant can be offered towards such costs.

Installing proprietary electric heating tapes in gutters and rainwater heads where access is difficult and weather conditions are particularly severe, or where especially valuable building fabric or contents may be at risk from the guttering and rainwater disposal systems falling.

Providing overflows and weirs to rainwater disposal systems so that, in case of blockage, water is visibly shed away from the building.

Snowboards in gutters tend to decay and cause further problems, and these cannot be funded.

Walls
Necessary repairs to external walls, including work to their structure, surfaces, decorative elements on the wall surface, and wall-coverings or claddings.

Windows and doors
Repairing or replacing elements set in walls, such as panels, windows and doors, including their frames, glazing, ironmongery and other fittings.

External features
Repairing or replacing, where necessary, existing external features, such as balconies, canopies, bargeboards and shutters, where these contribute to the special architectural or historic interest of the building.

Grants cannot be offered for speculative restoration (see section 3.6).

Damp
Measures to manage rising or penetrating damp, if this is directly damaging the fabric or contents of a historic building, including providing surface water drainage, lowering external ground levels (where this would not be archaeologically or structurally damaging), and improved ventilation, if this is essential. Old buildings need to breathe, and keeping vapour-permeable traditional plaster is preferable to replastering in relatively impermeable cement-based plasters.

Providing a damp-proof course simply because the existing structure was built without one does not qualify for a grant. Experience has shown that providing damp-proof courses and membranes in historic structures has often transferred damp problems to other areas of the building.

Decoration
Decoration does not qualify for a grant unless it is necessary to make good after decorations have been disturbed as part of other work that has been funded by the partnership.

Cleaning
Grants must not be offered for cleaning for purely cosmetic reasons. Cleaning qualifies for a grant only if there is so much dirt on a structure that it must be removed in order to assess the need for and scope of repairs, or if chemicals in the surface build-up are damaging the fabric.

Cleaning brickwork or stonework for these reasons is rarely necessary. Unless appropriate methods are chosen and the work is carried out, with extreme care, by specialist conservation contractors under adequate supervision, it can cause long-term damage. It may also detract from, rather than add to, the appearance

of a building. Cleaning should always be followed by any necessary conservation of the cleaned surfaces.

Pigeon deterrents

Non-electric physical barriers to prevent a build-up of damaging pigeon droppings, where these can be provided in a visually acceptable way and without using chemicals.

Reinstating architectural features

The reinstatement of architectural details must be carried out only if the building is otherwise in good repair (or will be repaired as part of the scheme). The objective is to reinstate (in whole or part) elements of the exterior fabric of buildings that are essential to their design and character and that contribute to the character of the building and the conservation area, provided the reinstatement is to the original size, pattern, detail and material. This can include decorative ironwork, such as balconies, canopies and railings; ornamental masonry, including architectural sculpture, stucco and other applied finishes; and details and joinery to historic patterns.

The reinstatement of shop fronts to the original design (based on evidence), or to a design that is appropriate to the period and location, can also be considered for a grant.

Generally eligible work relating to special architectural features will form part of a more comprehensive repair proposal, or be included in a specific 'architectural features' scheme.

Work to the public realm
Grants for environmental enhancement work must be approved and offered directly by English Heritage.

However, environmental proposals, including highway management schemes, for the conservation area should be included in the Delivery Plan at the start of the scheme, whether or not funding is being sought from the partnership scheme.

In this category, priority should be given first to the repair of historic surfaces and features. Next in priority are schemes involving the reinstatement of the surfaces of a street or space in matching materials. Only in exceptional cases should funding be offered towards new works of resurfacing streets or spaces in appropriate materials, and then only for works that respect the configuration of existing streets and pavements.

Other environmental improvements, which might qualify for a grant, include the installation of appropriate street lighting and street furniture, where it has to be specifically made for the street; permanent landscaping; and the costs of removal of unsightly clutter on buildings and other eyesores which are detrimental to the appearance of the conservation area.

Works solely to comply with the Disability Discrimination Act do not qualify for a grant. Nevertheless, all major environmental enhancement projects need to take account of the Act. Within each project, there should be provision to make streets and spaces fully accessible.

3.5 Other costs that you can give grant for

Grants offered through partnership schemes will normally represent a fixed financial contribution towards the overall costs of the project, including related costs such as professional fees and VAT. Where eligible and ineligible works are combined in a single project, a grant must be offered towards the cost of eligible work only. In such cases, the contribution towards the related costs listed below will normally be calculated in proportion to the works that qualify for a grant.

Professional fees

Where a grant is offered for repair works costing £20,000 or more in total, the grant recipient must employ a competent professional with relevant specialist conservation knowledge, ability or experience (from April 2006 we will consider lowering this financial threshold). He or she will analyse the site, plan and specify the work, and inspect and certify the work while it is in progress and after it is completed.

This professional must be a conservation-accredited architect or a RICS¹ conservation-accredited building surveyor.

The professional adviser appointed by the grant recipient must provide a service appropriate to the nature and scale of the project. The service should include, where applicable:

- preparing a thorough survey of the structure(s) or site and its condition, including survey drawings and plans;
- research, analysis and archaeological investigation of the fabric likely to be affected;

- preparing a detailed specification and drawings for the urgent and necessary repairs, or recording of the fabric;

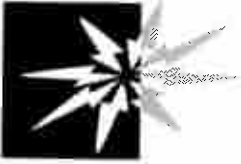
- providing a list of competent contractors able to carry out the work to a high standard;
- getting competitive tenders and providing a tender report;
- arranging a contract for the works;
- regular inspections and valuations of the work on site until it is completed;
- full contact with the local authority on the technical details of both the application and the work for which a grant has been awarded.

Applicants for partnership scheme grants should make sure that, when they appoint their professional adviser, they include all the requirements set out above.

We consider the competitive tendering of professional fees on price and quality to be best practice. Where an applicant has already appointed their professional adviser before applying for a grant, you must set an upper limit for fees when working out the total costs that will qualify for a grant.

You should use the fee scale in the RIBA's² *A Client's Guide to Engaging an Architect* or other similar recognised fee scales as a guide to the maximum allowances for fees for any work that qualifies for a grant. This fee allowance will form part of the total project costs that you can consider for a grant.

In cases where it is agreed that more than one consultant is needed, you should calculate the grant on the basis of



Haringey Council

APPENDIX C

TOTTENHAM HIGH ROAD Partnership Schemes in Conservation Areas (PSiCA) – PHOTOGRAPHS

467-477 Tottenham High Road (west-side)



482-488a Tottenham High Road (east-side)



