

Report for: Cabinet - 10 February 2026

Item number: 16

Title: Down Lane Park – Phase 2a Hub – Permission to initiate tender action for a Construction Works Contract

Report authorised by: Jonatha Kirby, Director of Capital Projects & Property
Chris Hill, Project Manager, Major Projects

Lead Officer: Email chris.hill@haringey.gov.uk

Ward(s) affected: Tottenham Hale

Report for Key / Non-Key Decision: Key Decision

1. Describe the issue under consideration.

- 1.1. To request approval to go out to tender for a construction works contractor to deliver the Phase 2a new hub building within Down Lane Park.

2. Cabinet Member Introduction

- 2.1 The Council has worked with the community to co-design improvements to the park. To date two significant phases have been delivered in the north of the park. The next phases will extend the high-quality landscape improvements to the southern areas of the park, delivering a new purpose-built community hub and cafe with attached community garden space and parks depot area, as well as new entrances, sports and play facilities.
- 2.2 The layout of the community hub but has been designed to be more efficient, flexible, and adaptable for community use. It will function as a multi-purpose space with access to a new community garden. The design of the space will enable a new VCS organisation to take a lease and operate the space as a sustainable, viable community asset, creating tangible impact in the local area in the long term. The Parks depot area will enable staff to continue to maintain Down Lane Park to a high standard, with room for storage of vital equipment and staff facilities. Procuring and appointing a suitably qualified contractor is essential to enable the delivery of a high quality, impactful scheme by summer 2027.

3. Recommendations

- 3.1 For Cabinet pursuant to Contract Standing Orders 2.01(b) to:
- 3.2 Approve the commencement of a tendering process for a construction works contractor to deliver the phase 2a new hub building within Down Lane Park.

4. Reasons for decision

- 4.1 The appointment of Principal Contractor to take over the design and build of the project from RIBA 4 is required for Phase 2A, the construction of a new community

Hub building as part of the Down Lane Park Improvement scheme which is being delivered as part of the wider Tottenham Hale regeneration programme.

- 4.2 This project will comprehensively upgrade Down Lane Park, as a core component of the wider Tottenham Hale regeneration programme whilst addressing current challenges and issues such as anti-social behaviour. It will deliver a new vision for the park, to provide a high quality central green space at Tottenham Hale which caters for the future requirements of all the area's residents and visitors.
- 4.3 Phase 2a as part of the wider scheme will replace the existing Voluntary Community Sector (VCS) offer currently in the Pavillion building which is being demolished to make way for new sports courts in the Phase 3 works. A purpose-built new Community hub and parks depot building will be located on the old Parks depot building and will also include a new entrance into the hub from Park View Road.
- 4.4 It is proposed to procure a contractor on a single-stage, design & build form of contract using the London Construction Programme General Framework or DPS. Soft market engagement has been undertaken to ascertain interest and availability within the market, with positive feedback of the proposed approach.

5. Alternative options considered.

- 5.1 Do nothing - The council could decide not to tender the scheme. However, part of these works are part funded by S106 monies from the surrounding developments.
- 5.3 In-house – There is currently no resource within the Council that has the capacity, specialist expertise or qualifications to deliver this service.
- 5.4 Invite open tenders via Contracts Finder. This would result in a protracted tender period and would delay delivery of the project.
- 5.5 Use an alternative public sector DPS. This would not be compliant with CSO 8.02, given the LCP Framework or DPS has been deemed suitable for the requirements being sought.

6. Background information

- 6.1 A masterplan for Down Lane Park has been developed since 2019 which shows Down Lane Park divided into four phases. Phase 1 and 2b are complete which addressed the landscaping and playground to the middle and north of the park. This Cabinet report is for Phase 2a the new hub building which will replace the existing pavilion building and park depot building. The wider masterplan was tabled at the 11th July 2023 Cabinet Meeting.
- 6.2 The park already fulfils an important role for sports, leisure and recreation. All phases seek to enhance this functionality by improving drainage of the playing field, undertaking hard and soft landscaping and providing new or enhanced recreation and play facilities.
- 6.3 The project will address existing park management issues, including under-use of some areas, anti-social behaviour, street drinking and drug taking, to ensure the park is safe, well-used and attractive to all.

- 6.4 The project will integrate the park with adjacent new developments on Ashley Road and the depot site to the North, which create new boundary treatments to the north and eastern sides of the park. These will create new entrances and provide green connections which link it to the High Road and the Lea Valley.
- 6.5 The Phase 2a project will see a new mixed-use building located on the old (to be demolished) parks depot building. It will provide office and welfare facilities for the parks team (22sqM) and a community building with a café (123sqM) a total of 145SqM. In addition to this there will also be an enclosed community garden.
- 6.6 The proposed design of the new building consists of a timber-framed building with single masonry skin and zinc clad roof. The proportions of the building are roughly square in plan with a symmetrical pitched roof. The orientation of the apex of the roof pitch runs east-west, allowing for a double height space to the cafe and community space and a lower ceiling to the northern half of the plan. The building fronts onto the park, facing East and allows for access to the hub garden to the south through double fronted doors. A further set of double doors allows for access directly from Park View Rd to the West.

7. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes'

- 7.1 This project will contribute to the Council's Corporate Delivery Plan 2024-2026. All projects commissioned by Officers of the Council are expected to align with this plan and will be reflected in key capital project documentation such as project briefs, design briefs, business cases, project initiation documents (PID) and award reports.
- 7.2 The project will contribute to meeting the following Borough Plan Outcome:
- **Responding to climate emergence** – A zero carbon and climate resilient Haringey
 - **Adults, Health & Welfare** – A welcoming borough with a vibrant Voluntary Community Sector (VCS)
 - **Safer Haringey** – Secure & Supported Communities
 - **Culturally Rich Borough** – A highly engaged, responsive and collaborative VCS
 - **Place & Economy** – Shaping Tottenham

8. Carbon and Climate Change

- 8.1 The Head of Carbon Management was consulted during the feasibility study of this project and feedback received has been incorporated into the feasibility study design brief.
- 8.2 The new building will achieve BREEAM Very Good. This design principal will take into account for example the construction of the building, life cycle costings, transport & environmental assessments to inform design decisions and waste management proposals.

9. Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance (Monitoring Officer) , Equalities)

9.1 Finance

9.1.1 Comments contained in Appendix 1 - Part B Exempt Information.

9.2 Procurement

9.2.1 Strategic procurement notes the contents of this report, and the recommendations as set out.

9.2.2 This procurement opportunity will be tendered in accordance with the Councils' CSO's, with primary consideration to CSO 7.02 and 8.01. Where it is not possible to use either CSO 7.02 or 8.01, approval for an alternate route to market will be sought from the Chief Procurement Officer.

9.2.3 Strategic procurement (SP) will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.

9.2.4 The recommendation to approve the commencement of this procurement exercise is in accordance with CSO 2.01b

9.3 Legal

9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

9.3.2 Under CSO 2.0.1 (b) Cabinet is required to approve commencement of a procurement where the value of the contract in question is £500,000 or above.

9.3.3 The procurement will need to be carried out in accordance with applicable procurement legislation and the Council's Contract Standing Orders (CSOs). It is noted that the proposal is to use either the Council's in-house DPS or London Construction Programme Framework, both of which are compliant with procurement legislation and also provided for in the Council's CSOs (CSO 7.02 and CSO 8.01).

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

9.4 Equality

9.4.1 The council is dedicated to fulfilling its Public Sector Equality Duty (PSED) as required by the Equality Act 2010. This means that we must actively take into account the following requirements:

- Foster equality of opportunity for individuals with protected characteristics as well as those without.
- Promote positive interactions between individuals who possess those characteristics and those who do not.

- Avoid discrimination, harassment, victimisation, and any other actions that the Act forbids.

- 9.4.2 These responsibilities relate to various protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. While the status of marriage and civil partnership is pertinent to the first obligation, it is crucial to recognize that socioeconomic status is regarded as a protected characteristic at the local level by Haringey Council, despite not being enforced by law.
- 9.4.3 A decision has been reached to award a contract for development works of community and parks facilities buildings, financed by Haringey Council, at Down Lanes Park, with intentions to issue a letter of intent.
- 9.4.4 This works are intended to provide numerous advantages to the park and community, its personnel, and the general public. The primary goal is to provide improved community and parks facilities buildings that are fit for purpose and provide spaces that better cater to the local community in accordance with Haringey's Corporate Delivery Plan. The results of this decision will benefit all residents. The community building will strive to cultivate positive relationships and understanding among residents of diverse protected characteristics, and this decision will bolster the continuation of that vital work. As a contractor for a public body, the selected company will be obligated to adhere to the three objectives of the Public Sector Equality Duty that we have outlined.

10. Use of Appendices

- 10.1 Appendix 1 – Part B Exempt Information

11. Background papers

- 11.1 N/A.