

Agenda item:

[No.]

Report to Procurement Committee

21st June 2010

Report Title. **Broadwater Farm Inclusive Learning Campus**

Report of : Peter Lewis, Director of Children and Young People's Service

Signed :

Contact Officer :

Laura Bridges, Senior Project Manager, Children and Young People's Service

Wards(s) affected: **West Green**

Report for: **Key Decision**

1. Purpose of the report

- 1.1. To seek Procurement Committee approval to appoint the recommended contractor named in Part B of this report for the building contract of Broadwater Farm Inclusive Learning Campus (BWF ILC).

2. Introduction by Cabinet Member

- 2.1. The Inclusive Learning Campus is a flagship project which will provide an excellent educational facility, assist the regeneration of the local area and provide good quality community facilities.
- 2.2. The project will make a major contribution to our green agenda with a range of energy efficiency measures and use of renewable energy sources.
- 2.3. I am satisfied that the correct procedures have been followed and am happy to agree the recommendations.

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

3.1. Council Priorities

3.1.2 Making Haringey one of London's Greenest Boroughs

- 3.1.2.1 The design and construction will support each of the seven Haringey Greenest Borough Strategy Priorities in the following ways:

• Priority One - Improving the Urban Environment:

- The school project will achieve CO2 reduction. This is largely being achieved via the connection to the Broadwater Farm Housing estate heating plant.

• Priority Two - Protecting the Natural Environment:

- In the landscaping design and works, bio-diversity has been actively managed to promote the development of the local flora, fauna and wildlife. An Ecologist has been involved in generating the design and the landscaping proposals include elements to promote biodiversity and ecological zones as well as the protection of the existing 'fox forest' nature reserve area.

• Priority Three - Managing Environmental Resources efficiently:

- Within the school design, measures have been incorporated to minimise the utilities used on a daily basis.
- This includes minimising the use of water and energy through the installation of energy efficient fixtures and fittings, use of rainwater harvesting and voltage optimisation and utilising renewable energy sources which include solar photo voltaic panels.

• Priority Four - Leading by example, managing the public sector sustainably:

- ICT design within the Inclusive Learning Campus will ensure energy use is minimised by incorporating automatic switch off of all devices within the software used.
- In addition the size of each device installed will be appropriate to the required tasks and the numbers of servers used will be minimised by centralising data centres creating further energy savings.
- Where possible legacy equipment is to be reused or recycled. All new "white good" appliances to be AAA energy rated and meet the BREEAM requirements for refrigerants with a Global Warming Potential (GWP) of less than 5.

• Priority Five - Sustainable design and construction:

- The energy efficiency of the schools is to be improved, supporting the creation of lower carbon council properties, by achieving the highest BREEAM rating of Excellent for the new school/ inclusive learning campus.
- Only certified (COC) timber will be used in construction and there will be reduced use of VOC materials.
- A Site Waste Management Plan to national WRAP standards will be produced ensuring best practice in site construction management, including maximising the recycling of site construction waste within the new construction.

• Priority Six - Promoting sustainable travel:

- The inclusive learning campus design will be integrated with a new travel plan promoting the use of sustainable travel to school, such as cycling.

• Priority Seven - Raising awareness and involvement:

- The Inclusive Learning Campus design will incorporate visual displays to highlight

to pupils the energy being used to run their school/inclusive learning campus and the benefits of any renewable energy schemes in place at their school/ inclusive learning campus.

- The new building is being constructed to have dedicated energy metres, improving the visibility and control of energy used.

3.1.3 Creating a Better Haringey: Cleaner, Greener and Safer

- 3.1.3.1 The BWF ILC project will improve the school by significantly enhancing the learning environment of the students. This will improve their safety both on site and moving to, from and within the site. The buildings will provide for improved and secure access into the school as well as free and convenient access for wheelchair or pushchairs throughout.
- 3.1.3.2 The project is intended to achieve BREEAM rating of excellent. To achieve this, a variety of sustainable measures will be incorporated in the design, reducing the use of energy and CO2 emissions.

3.1.4 Encouraging Lifetime Well Being, at Home, Work Play and Learning

- 3.1.4.1 The new Inclusive Learning Campus as part of the Primary Capital Programme will contribute to the transformation in outcomes for young people in Haringey by improving the learning environment, providing anywhere/anytime access to ICT, increasing inclusion and providing a wider range of pathways of study.
- 3.1.4.2 The BWF ILC project is considered a flagship scheme both in terms of the Primary Capital programme, wider regeneration of the Broadwater Farm Estate and development of service provision for the wider community within Haringey. The project will promote learning through access to greater opportunities for all within the community. The Inclusive Learning Campus will meet local need for extended, youth and community services and the vision is to provide an extended service, including childcare, to the children and their families as well as services for the wider community to contribute to improving community cohesion.
- 3.1.4.3 An inclusive approach is integral to the design of the new campus. The site is planned with permeability of the site in mind, allowing people to move easily into, across and around the site. Step free routes are provided to all key parts of the site with lift access provided between changes of level within the buildings. The building proposals aim to ensure that the building is designed in such a way that everyone is able to use them independently as well as assisted. In order to ensure this, an Access Audit was completed on the design scheme at Stage D which confirmed that the building will exceed Approved Document M and best practice guidelines.

3.1.5 Promoting independent living while supporting adults and children when needed

- 3.1.5.1 The process in procuring a contractor has looked to implement, wherever possible, the council's policies in respect of employing local labour, and creating apprenticeships for local people.

3.1.6 Delivering Excellent, Customer Focussed, Cost Effective Services

3.1.6.1 Key to the success of this project and the Primary Capital programme is the improvement of standards in schools. The new Inclusive Learning Campus at Broadwater Farm estate will help extend the successful co-location approach at the Vale and Blanche Neville to the borough's remaining special schools.

3.1.6.2 The Broadwater Farm ILC will also provide flexibility and capacity for change and expansion to meet future changes in children's and the wider community's needs to ensure delivery of an enriched curriculum.

3.2 Council Strategy

3.2.1 The Children & Young People's Plan

3.2.1.1 The successful completion of this project will be instrumental in Haringey achieving the aims and objectives of the Children and Young People's Plan which are aligned with those in the national Children's Plan 2008 – 2020.

3.2.1.2 The project will help deliver the Every Child Matters agenda and provide an opportunity to transform education in Haringey by delivering a school that our young people, our teachers and our local communities deserve.

3.2.1.3 The Inclusive Learning Campus will meet local need for extended, youth and community services by providing an extended service, including childcare, to the children and their families as well as services for the wider community

3.2.2 The Primary Strategy for Change

3.2.1 The planned design and construction programme for the new campus will support and contribute towards the following five principles of Haringey's Primary Strategy for Change:

- **Principle 1:** We want all children to be able to enjoy their learning and to make good progress;
- **Principle 2:** We want to promote learning through access to greater opportunities for all within the community;
- **Principle 3:** We want to secure the health and well-being of our children and young people and safeguard their welfare, especially the more vulnerable;
- **Principle 4:** We want to further develop the leadership capacity in our schools;
- **Principle 5:** We want to integrate ICT throughout as part of the transformation of learning experiences for children, young people and the community.

4. Recommendations

4.1. That Members agree to award the contract for the above project to the contractor named in Part B as allowed under Contract Standing Order CSO.11.03

5. Reason for recommendation(s)

- 5.1. The contractor named in Part B was evaluated on cost (40%) and quality (60%). The combined scoring is considered to represent the best value for money and is considered to be satisfactory as the basis for a contract.
- 5.2. The creation of the new Inclusive Learning Campus will bring together the three schools, Broadwater Farm Primary and Special Educational Needs schools William C Harvey and Moselle to establish a fully Inclusive Learning Campus (ILC). The ILC will continue to offer 2 form of entry for mainstream and increase SEN provision from 80 to 100, for 3-11 year old children to meet the current educational needs and standards, provide improved primary provision for Haringey children with Special Educational Needs, Learning Difficulties and/or Disabilities (SEN/LDD) and reduce reliance on out of borough placements.

6. Other options considered

- 6.1. None.

7. Summary

Background

- 7.1. The requirement for creation of the Broadwater Farm Inclusive Learning Campus was identified by London Borough of Haringey in order to provide improved primary provision for Haringey children with Special Educational Needs, Learning Difficulties and/or Disabilities (SEN/LDD) and to reduce reliance on out of borough placements.
- 7.2. The new Inclusive Learning Campus within the Broadwater Farm Estate will help extend the successful inclusive co-location approach at the Vale and Blanche Neville to the borough's remaining special schools. It will be linked to a secondary learning campus at Woodside High School, which is currently under development.
- 7.3. The school will continue to offer a 420 pupil places as 2 form of entry for mainstream pupils and increase the current special needs provision from 80 to 100 for 3 – 11 year olds.
- 7.4. The project will be carried out in 3 phases aimed to minimise disruption to the schools with the first phase and half of the new campus operational for September 2011. The phases of works are as follows:
 - Decant of the Playcentre Service, BWF Primary Year 6 Classrooms and Parents Room – June/July 2010
 - Phase 1a - Commencement of the Demolition works – July/August 2010

- Phase 1b - Building Works – Summer 2010 – Summer 2011
- Phase 1c – Decant of William C Harvey & Moselle Schools & part occupation of new campus – Summer 2011
- Phase 2a – Building Works – Summer 2011 – Summer 2012
- Phase 2b – Decant of Broadwater Farm Primary - Summer 2012
- **Opening of new campus – September 2012**
- Phase 3 - Completion of remaining demolition works and external landscaping – Early 2013.

7.5. The scope of works conforms to the planning application granted in March 2010 covering all phases.

7.6. Funding has been agreed by Cabinet as part of the approved Capital Programme.

7.7. Building Control approval has been sought via a formal submission and consent has been programmed to be granted prior to works starting on site.

7.8. To meet insurance requirements, the design includes the provision of a sprinkler system.

7.9. The key decision is included in the Forward Plan.

7.10. The Children and Young People's Service is project managing this project. NPS London Ltd was appointed as contract administrator and lead designer in November 2008 from the Haringey Design Framework.

7.11. An equalities impact assessment was completed in March 2010 and remains a live document to be monitored through the life of the project.

Procurement Process

7.12. Competitive tenders were invited from five firms from the Framework Agreement for the Provision of Major Works Construction Services (value above £3.5m)

7.13. Tenderers were invited from the Framework Agreement for Major Works on the basis of their financial capability to undertake the project.

7.14. The defects liability period is 12 months.

7.15. All of the contractors invited to tender submitted a tender.

7.16. Tenders were invited on a Quality/price basis of 60%/40%.

7.17. All of the tenders contained qualifications which they were asked to withdraw. Any qualifications that were not withdrawn have been considered and

commented upon in the Tender Recommendation Report.

- 7.18. Tenders include site establishment and management costs, contractors design costs, overhead and profit in accordance with the Framework Agreement.
- 7.19. The contract is to be awarded on a fixed price basis.
- 7.20. The London Housing Consortium (LHC) Network offers a selection of products, services and contractors through pre-tendered framework arrangements. A review of the LHC framework arrangements has been carried out and goods and services, where applicable, have been applied. This was reference in the tender documents. This document is appended to Part B at Appendix D.

Programme

- 7.21. The work is scheduled to commence on site in July 2010 and completed in December 2012.
- 7.22. The construction period will be 123 weeks, in stages of sectional completion.

Sustainability

- 7.23. A Site Waste Management Plan has been allowed within the project and has been produced ready to be taken forward by the contractor.
- 7.24. The design aims to achieve BREEAM 'excellent'.
- 7.25. The design demonstrates good sustainable practice, economically and environmentally to achieve maximum life expectancy. This has been tested through completion of a lifecycle costing exercise undertaken at each design stage of the project and reviewed at each gateway approval. A life cycle costing report will also be produced at project completion and will form part of the handover documents as a reference for ongoing maintenance of the building.
- 7.26. Timber will be obtained from certified sustainable sources.
- 7.27. The design includes:
- Connection to the surplus capacity of the Broadwater Farm Estate heating plant to provide the new campus with an efficient supply of hot water.
 - Solar Photo Voltaic panels.
 - Energy efficient systems for lighting and heating
 - Rain water harvesting
 - Voltage Optimisation

8. Chief Financial Officer Comments

Capital Implications

- 8.1. The CFO confirms that this project is Included in the approved CYPS capital programme, and is backed by fully secured resources.
- 8.2. The revised capital cash flow and funding sources planned for this project, at a total cost of £16.93m are as set out in Section 13.
- 8.3. The revised capital budget implies a saving on this project of £1.75m. These resources will be returned to the Primary Capital Programme contingency and will be allocated to support future projects. The CYPS capital programme will be the subject of a full update report to Cabinet in September 2010.

Revenue implications

- 8.4. The future running costs of the Integrated Learning Centre will be provided for from the future school devolved budgets, and the revenue funding will continue to be provided from DSG, driven by total pupil numbers. The schools will be responsible for ensuring the management of future running costs within their allocated budgets.
- 8.5. The modernised facilities, and the integration of certain support functions between the primary and special school provision within the new campus are expected to provide a variety of efficiencies which will allow additional resources to be freed up to support teaching and learning.
- 8.6. The ILC is providing an increase in the number of primary places for SEN children to be educated in-borough, from 80 to 100. This will reduce the unit cost of SEN placements across the service.

9. Head of Legal Services Comments

- 9.1. The Framework Agreement for Major Works has been tendered in Europe in accordance with the Public Contracts Regulations 2006.
- 9.2. Children's Services Directorate has conducted a mini-competition inviting economic operators on the Major Framework Agreement to tender for the works at Broadwater Farm Inclusive Learning Centre.
- 9.3 The value of the contract is in excess of £250,000 therefore the award requires the approval of the Procurement Committee in accordance with CSO 11.03.
- 9.4 The award of the Contract is a key decision. Therefore there is a requirement under CSO 11.04 that the contract is included in the Forward Plan. The Director of Children and Young People's Service has confirmed that this has taken place.

9.5 The Head of Legal Services confirms that there is no legal reason preventing Members from approving the recommendations contained at paragraph 4 of this report.

10. Head of Procurement Comments

10.1 The contractors invited to tender have been selected from the Council's Framework Agreement for Major Building/Construction Works 2010.

10.2 The tender has been prepared and tendered on a quality/price basis of 60%/40% and evaluated as the most economically advantageous tender for this award.

10.3 The selected contractor as recommended in Part B Exempt Information (paragraphs 2.12 and 2.13) represents best value for the Council.

11. Equalities & Community Cohesion Comments

11.1. An Equality Impact has been undertaken and it has concluded that there is no adverse impact on the implementation of the project and that it has created a number of positive impacts, across all equality strands.

11.2. It has improved opportunities for; inclusion, ICT facilities, sports facilities, dining arrangements, class room space, access, transport facilities, systems for tracking and monitoring pupil progress, teaching and learning facilities, curriculum diversity specialist rooms. Therefore all pupils will benefit from this inclusive project.

12. Consultation

12.1. Extensive consultation has been carried out with end users in arriving at the agreed layouts.

12.2. Stage events have taken place at RIBA design stages B, C, D and F, which invited comments and debate. The Children and Young People's Service, Governors, the school heads, teachers and school staff have all had input in agreeing the scheme. Information and feedback from the consultation event was collated and incorporated into the design.

12.3. All questions raised at drop in sessions and those received electronically were collated into a Question and Answer documents.

12.4. Information on the project and update on progress has been provided regularly to the Broadwater Farm Stakeholder Group meeting which has representatives

from local residents' associations, local business groups and the local community.

- 12.5. Regular liaison and communication has also been held with the Lordship Recreation Ground Project Team.
- 12.6. Updates on the project are included in the Broadwater Farm Newsletter which is issued quarterly to local residents and the community around Broadwater Farm.
- 12.7. A project website for the Broadwater Farm Inclusive Learning Campus Project has been established and is regularly updated.
- 12.8. Design displays have been made available within the schools and pupils have been presented information on the project. This included a 3D flythrough at design stage E.

13. Service Financial Comments

Capital Implications

- 13.1. The Broadwater Farm ILC project is included in the approved CYPS Capital Programme for 2010/11. The current approved Cash Limit Budget for the project is £18.674m.
- 13.2. The proposed revised budget and funding plan is set out in the table below:

Broadwater Farm - Revised Cash Limit Budget - Tender Stage							
	08/09	09/10	10/11	11/12	12/13	13/14	Total
	£	£	£	£	£	£	£
Total Project cost	111,818	1,050,354	4,433,155	6,600,540	3,919,245	810,378	16,925,490
Funding Plan							
Supported Borrowing	0	0	2,656,051	5,600,540	2,706,245	810,378	11,773,214
Primary Capital Grant	111,818	1,050,354	690,104	0	0	0	1,852,276
Section 106 Receipts	0	0	1,000,000	1,000,000	1,126,000	0	3,126,000
School contributions	0	0	87,000	0	87,000	0	174,000
Total Funding	111,818	1,050,354	4,433,155	6,600,540	3,919,245	810,378	16,925,490

- 13.3. The revised budget is below the current approved cash limit budget by £1.75m. The project is being managed as part of the Primary and Pre-School Programme which is reviewed monthly by the PPS Capital Commissioning Board. The Board manages the portfolio of projects supporting the Primary Strategy for Change, and also manages the overall programme contingency established to support the programme. Any savings confirmed on this project will revert to the overall programme contingency managed by the PPS Board.
- 13.4. The funding for this project is backed by capital allocations (grant and supported borrowing) already confirmed by the DCSF and carried forward from prior years. These resources are fully secured.

13.5. Fully secured (already received) Section 106 contributions from planning agreements totalling £1m are also contributing to this project.

13.6. The schools contribution has been agreed with the schools in line with the policy set out in the Primary Strategy for Change.

Revenue Implications

13.7. The future running costs of the Inclusive Learning Camps will be provided for from the future school devolved budgets, and the revenue funding will continue to be provided from DSG, driven by total pupil numbers. The schools will be responsible for ensuring the management of future running costs within their allocated budgets.

13.8. The modernised facilities, and the integration of certain support functions between the primary and special school provision within the new campus are expected to provide a variety of efficiencies which will allow additional resources to be freed up to support teaching and learning. Work is on-going to define the future staffing structures of the integrated campus to ensure that these efficiencies are achieved.

13.9. In terms of building lifecycle costs, the project team is continuing to assess the projected whole life maintenance costs of the ILC, in order to ensure that the projected costs are considered in relation to the selection of products and materials for use in construction and fit out, and that these costs are also balanced against the requirements to achieve sustainability targets in energy consumption and use of materials.

13.10. The ILC is providing an increase in the number of primary places for SEN children to be educated in-borough, from 80 to 100. This will reduce the unit cost of SEN placements across the service.

14. Use of appendices /Tables and photographs

14.1. Part B of this report contains exempt information.

14.2. Appendix A – Quality Development Proposal Questions

14.3. Appendix B – Tender Evaluation Score Summary

14.4. Appendix C - Tender Report

14.5. Appendix D - London Housing Consortium (LHC)

15. Local Government (Access to Information) Act 1985

15.1. List of background documents: Framework Agreement for Major Works, 2010

15.2. This report contains exempt and non-exempt information. Exempt information is under the following category (identified in amended Schedule 12A of the Local Government Act 1972). s. (3) Information relating to financial or business affairs of any particular person (including the authority holding that information).