



Haringey Council

Agenda item:

[No.]

Special Procurement

On 21 June 2010

Report Title: **Wood Green Cemetery Burial Provision**

Report of: **Mun Thong Phung, Director of Adult, Culture and Community Services**

Signed:

Contact Officer : Tim Baker – Parks and Bereavement Services Project Officer –
07870 157638

Wards(s) affected: **All**

Report for: **Non-key Decision**

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

1.1 To seek approval to award the contract to extend burial provision at Wood Green Cemetery to the contractor named in Appendix A, paragraph 1.4.

2. Introduction by Cabinet Member (if necessary)

2.1 Through this report I am asking my colleagues to agree to award a contract for the provision of additional burial space at Wood Green Cemetery.

2.2 This project is being funded from the budget carry forward from 2009-10 Burial Provision capital project which is still subject to Cabinet approval. The sale of new burial plots will yield sufficient income to make a contribution to the income budget in Bereavement Services and, thus, represents good value for money.

2.3 This new facility will provide a mix of traditional dig burials and burial chambers on an otherwise unused area of the site.

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

- 3.1 This project links to the Council Priority – A cleaner, greener Haringey and, under this, the Greenest Borough Strategy. Below are the main features of this strategy:

Priority one: Improving the urban environment

Safe and sustainable streets, buildings and urban spaces which foster a sense of local pride and that people want to use.

We will create well designed, attractive, clean and safe streets, public spaces and gateways to Haringey that people want to use and to celebrate a dynamic and diverse borough where there is a real sense of belonging and pride.

Key objectives:

- Develop a sustainable framework to better co-ordinate investment and development of the public realm that supports climate change adaptation.
- Reduce the fear of crime and improve safety.
- Implement agreed standards and joint working across the Council and with partners to improve the urban environment.

Priority two: Protecting the natural environment

Valued and protected green spaces and natural habitats

We will protect Haringey's natural environment by working with local people and other partners to ensure that we preserve, improve, and increase green spaces and their biodiversity through improved maintenance, accessibility and sustainable practices.

Key objectives:

- Adapt to the impact of climate change on green and open spaces.
- Actively manage biodiversity.
- Improve open spaces through partnership action.
- Increase the use, awareness, appreciation and involvement in our green spaces.

4. Recommendations

- 4.1 That contractor named in Appendix A., para. 1.4, be appointed to construct the new cemetery extension in accordance with their Tender submission, Option A.
The results of the tender process are set out in Appendix A of this report.

5. Reason for recommendation(s)

- 5.1 The contractor named in Appendix A paragraph 1.4 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 Option A (See Appendix A) provides the best overall combination providing value for money, low unit cost, best match to budget and in line with operational and client preferences for double vaults as opposed to triple vaults.

6. Other options considered

Six options were considered in total. Options A (selected) B, C, D, E & F (See Appendix A)

Option A – including 2 vaults deep burial chambers and traditional burials, contract period 12 weeks

Option B – including 2 vaults deep burial chambers and traditional burials, contractor's programme

Option C – including 3 vaults deep burial chambers and traditional burials, Contract period 12 weeks.

Option D– including 3 vaults deep burial chambers and traditional burials, contractor's programme

Option E – Contractor's proposals to maximize the provision of burial spaces on the site, contractor's programme for including 2 vault deep burial chambers and traditional burials. Include lead in period. Contractors to provide an itemised detailed Contract sum analysis for this option too.

Option F- Contractor's proposals to maximize the provision of burial spaces on the site, contractor's programme for 3 vault deep burial chambers and traditional burials. Include lead in period. Contractors to provide a itemised detailed Contract sum analysis for this option too.

7. Summary

- 7.1 Wood Green Cemetery exhausted its capacity for new burials in February 2010. Burial space in Haringey's other cemeteries (Tottenham and Enfield) has also run out. In the case of Enfield Crematorium Cemetery, a recent feasibility study has concluded that new burial provision, using space previously used for landfill, can be provided there although, if this were to take place, would not complete for at least 12 months. Therefore, it is imperative that, in order to achieve revenue income targets in Bereavement Services, new burial space be created, as soon as possible, at Wood Green Cemetery.
- 7.2 In recent years, there has been a pilot installation in Wood Green Cemetery of concrete burial chambers alongside more traditional dug graves. These have proven to be very popular with clients, they attract a strong demand with local communities and also attract premium prices, in relation to their construction costs. For this reason, the procurement process for the new burial provision was based upon the need to construct a combination of burial chamber spaces and traditional dig burial spaces.
- 7.3 The tender for this work was issued to contractors from Construction Procurement Group's Major Work Construction framework agreement list (£250k - £999k). It was returned by five contractors on 17 May 2010. An evaluation was completed and a report from the consultants, NPS, has recommended the successful bid. Evaluation of bids was based on 60% quality and 40% price.

- 7.4 It should be noted that the price evaluation is based on the value of site establishment & management costs, contractors design costs and contractors overhead and profit as the balance of the tender sum is common to all tendered and reflects cost consultants' estimate.
- 7.5 The quality assessment was conducted by the Senior Project Manager, Construction Procurement Group and Project Architect. A pre agreed list of 8 questions relevant to this project was included in the tender. Each question was offered a score ranging between 0 for question not answered to 5 excellent. Details of this assessment appear in Appendix A.
- 7.6 On the issue of Planning Permission for this development, planning consent was originally issued in March 1995 for Wood Green Cemetery. As the current proposed development is within the curtilage defined by that original consent then Haringey Planning have confirmed that no further planning permission is required. Similarly, the Head of Building Control confirmed, on 23 March 2010, that the scope of these works falls outside of Building Control.

8. Chief Financial Officer Comments

- 8.1 The cost of the new burial spaces were within the capital programme in 2009/10. Due to slippage of this scheme this underspent in 2009/10 and is now subject to a budget carry forward request to Cabinet. If this request is rejected there will not be budget available to pay for this scheme

9. Head of Legal Services Comments

- 9.1 The burial provision services were procured via the Council's Major Works Construction Framework Agreement. This is a method of procurement which is compliant with EU procurement legislation (i.e the Public Contracts Regulations 2006).
- 9.2 A mini-competition has been conducted amongst economic operators capable of performing the contract.
- 9.3 The proposed award is made on the basis of most economically advantageous tender.
- 9.4 Because of the value of the contract, it is a requirement of Contract Standing Orders that the award is made by the Procurement Committee in accordance with CSO 11.03.
- 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

- 10.1 The procurement process invited tenders for 2 and 3 vault chambers and officers are recommending to Members to award a contract for a 2 vault system. This recommendation is influenced by 2 factors:
- a) restricted service budget
 - b) existing 3 vault system has apparently not yet been fully utilised

11. Equalities & Community Cohesion Comments

- 11.1 All tenderers are on the Haringey Major Construction Work Framework Agreement and, as such, have been evaluated on their approach to Haringey's equalities requirements.

12. Consultation

- 12.1 Consultation has taken place with funeral directors and existing clients.

13. Service Financial Comments

- 13.1 The burial provision at Wood Green is critical to containing the budget shortfall currently experienced in Bereavement Services (BS). Without this, the BS budget shortfall is likely to widen. This additional provision will be funded from the budget carry forward from Burial Provision capital project (Project code: 10000366). The sale of new burial plots, over a 2 to 4-year period will yield sufficient income to pay back the borrowed capital, and the borrowing costs, as well as make a contribution to the income budget in Bereavement Services.

14. Use of appendices /Tables and photographs

- 14.1 Appendix A

15. Local Government (Access to Information) Act 1985

- 15.1 [List background documents]

- 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)