



Haringey Council

Agenda item:

[No.]

Procurement Committee

16 December 2010

Report Title: Lordship Recreation Ground Restoration Programme

Part A

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

Signed:

Contact Officer: Luisa Baker x1868/ Paul Ely x 5960

Wards(s) affected: **West Green, Bruce Castle, Noel Park, St Anns, White Hart Lane, Tottenham Green, Woodside & Harringay.**

Report for: **Key Decision**

1. Purpose of the report

- 1.1. This report is seeking approval to appoint a principal contractor to implement the works for the restoration of Lordship Recreation Ground. The recommended contractor and value of the contract is named in Part B of this report. Approval is also sought to confirm the professional fees for the implementation of the scheme as set out in paragraph 16.14.

2. Introduction by Cabinet Member

- 2.1. Through this report I am asking colleagues to agree to award a contract for the restoration of Lordship Recreation Ground.
- 2.2. The improvement works for this Park are an identified priority for the Council and will make a significant contribution to improving wellbeing and reducing health inequalities in Tottenham.

- 2.3. This project has received funding from the Heritage Lottery Fund (HLF) & Big Lottery and benefits from further partnership funding from the Environment Agency and Greater London Authority as well as from the Council.
- 2.4. This project has been developed and progressed via a unique partnership between the Council, local residents and other agencies and provides an example and inspiration for local communities both elsewhere in Haringey and across the country for others to follow.
- 2.5. The works, once completed, will be supported by programmes to develop volunteering and extend usage.
- 2.6. I therefore recommend to my colleagues that the contractor named in part B of this report is approved which will enable the works to commence in the Park in March 2011.

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

The project is a Community Strategy and Council Plan priority and will contribute significantly to improving community health and wellbeing within the borough.

The key objectives of restoring Lordship Rec. support the Council Plan to achieve:

A Greener Haringey

- promoting recycling
- Providing an exemplar building for energy efficiency.
- Promoting cycling
- Enhancing biodiversity

A Better Haringey

- Completing the Lordship Project by 2011
- Reducing the number of 16-19 year olds who are not in education, employment or training (NEET)
- Increasing children and young people's satisfaction with parks and play areas.

Driving Change, Improving quality

- Ensure that the voice of local people and businesses contribute to local outcomes.
- Build community capacity of organisations to engage with the Council

4. Recommendations

- 4.1. That the recommendations as set out in paragraph 18 of Part B of this report are approved.

5. Reason for recommendation(s)

- 5.1. The contractor identified in Part B of this report submitted the lowest tender price and scored the highest in the quality evaluation, and is therefore the most economically advantageous tender.

6. Other options considered

6.1. No other options are being considered at this stage.

7. Summary

7.1. Lordship Rec. is a District Park located in West Green Ward. As a district Park it would expect to draw visitors from a catchment area of up to 1.2km and to provide a range of attractions and facilities. The other 2 district parks in Haringey are Highgate Wood and Finsbury Park.

7.2. Lordship has been failing to match its status as a district park since the 1980s when a combination of reduced and or tired facilities have combined with a lack of revenue funding to substantially reduce usage.

7.3. From 2002, the Council has been working with the Lordship Rec Users Forum (LRUF) and a number of other organisations to secure substantial improvement for the site. In March 2008, Lordship Rec was approved by the HLF for a Stage One Pass. In June 2008, Cabinet endorsed the proposed restoration of Lordship Recreation Ground and the implementation of a series of works packages to improve the Park's facilities. In September 2010 the project was awarded a Stage Two pass for full project funding from the HLF.

7.4. Procurement Committee are being asked to approve the appointment of a works contractor for landscaping, building and civil engineering work to develop the following facilities:

- Restoration of the Moselle Brook
- New Environment Centre
- New bike track development
- Restoration of the Shell Theatre and Toilet Block
- Restoration of the Model Traffic Area
- Restoration of the Lordship Lane entrance
- Extensive re-landscaping works including new park signage and furniture.

7.5. The restoration plans have an overall value of £7.7m which includes the delivery of the above key physical improvements and facilities as well as the implementation of plans for audience development, training, volunteering, improved management and heritage and conservation.

7.6. The total funding available for the capital works is £4,832,034 broken down between works (£4,072,901), professional fees (£477,833) and contingency (£281,300).

7.7. Approval is being sought through this report to enter into a contract for the major works, to incur the professional fees and for the expenditure of the contingency if required.

7.8. The contingency sum will not form part of the contract value but will be held by the Council and used in accordance with the Council's Change Control Procedure.

7.9. Once all the works are complete, it is estimated that the Park will attract an attendance of 1,250,000 per year. This compares with an estimated attendance of

55,000 pa in 2007.

8. Chief Financial Officer Comments

8.1. The current five year capital programme includes a provision of £4.83million for the programme of restoration works to Lordship Recreation Ground. This comprises:

	£million
Restoration Works:	4.07
Professional Fees	0.48
Contingencies	0.28
Total	4.83

8.2. The programme will be funded as follows:

	£million
Heritage Lottery Fund	3.35
GLA	0.40
Environment Agency	0.25
Capital Receipts (LBH)	0.83
Total	4.83

8.3. The contracts for both the works and the professional fees will need to be let within this overall funding envelope.

8.4. The long term security of the Heritage Lottery Funding is dependent on the Council's commitment to Lordship Recreation Ground achieving Green Flag standard over the next ten years. This will involve an additional on-going revenue commitment which is estimated to cost some £2.3million over the ten year period. The Director of Adult, Culture and Community Services has stated that this commitment can be delivered through the appropriate deployment of existing resources from within the service.

8.5. Similarly the funding from the Environment Agency is linked to the completion of the works to open up the stretch of the Mosselle River through the Recreation Ground and the Council using it's best endeavours to maximise other external funding sources.

9. Head of Legal Services Comments

9.1. The value of the contract to which this Report relates exceeds the EU threshold for works contracts (currently £3,927,260). Therefore an EU procurement process was followed in accordance with the Public Contract Regulations 2006 ("the Regulations"). The Restricted Procedure was used, and a contract notice was published in the Official Journal of the European Union (OJEU).

9.2. As the value of the contract exceeds £250,000 it may only be awarded by Members in accordance with CSO 11.03.

- 9.3. Pursuant to CSO 11.01 (b) contracts may be awarded on the basis of the most economically advantageous tender.
- 9.4. The award of this contract is a Key Decision and the Directorate has confirmed that it has been included in the Forward Plan.
- 9.5. The Report also seeks approval to incur expenditure on professional fees in accordance with the Council's Framework for Design Consultants. These frameworks were also procured in accordance with the Regulations.
- 9.6. The Head of Legal Services confirms there are no legal reasons preventing Members from approving the recommendations set out in paragraph 18 of Part B of the report.

10. Head of Procurement Comments

- 10.1. The project value of Lordship recreation Ground Restoration programme exceeds the EU threshold for works contracts (currently £3,927,260).
- 10.2. An EU procurement process using the restricted procedure was used, and a contract notice was published in the Official Journal of the European Union (OJEU).
- 10.3. The tender was let on the basis of the most economically advantageous tender using quality (60%) price (40%).
- 10.4. The Consultants have been appointed in accordance with the Consultants for Construction Works framework agreement.
- 10.5. Additional Head of Procurement comments are contained in Part B

11. Equalities & Community Cohesion Comments

- 11.1. An Equalities Impact Assessment was completed for the project in 2008.
- 11.2. Further advice has been sought from Audiences London and HLF Monitors to develop key strategies throughout the Development Phase.
- 11.3. An external consultant was appointed to undertake an Access Audit in 2008 for the Park and the Broadwater Farm Community Centre which helped to inform design and plans.
- 11.4. As part of the HLF bid, key strategies have been developed for Audience development, volunteering and training.
- 11.5. The following are some of the targets set in the Volunteering Plan:
- Significant programme of outreach linked to the Audience Plan
 - Baseline for current volunteering set and targets for new volunteers established
 - Key areas for volunteer involvement include catering provision at the Environment Centre, Information Point, community gardening, for interpretation/signage, in construction & LRUF
 - New Volunteer and Training Sub Group
 - Budget for an Incentives scheme
- 11.6. The following are key ingredients set out in the Training Plan:
- Broken down into training requirements for Council Staff, B2E staff, volunteers, delivering projects or services, LRUF capacity building, clubs and sports activities
 - Budget to assist straw bale building of the Environment Centre
 - All front line staff, including volunteers to achieve Customer Focus and Diversity Awareness Training.

11.7 The following sets out Audience Development Key ingredients:

- Additional Audience Development post (0.6) for 3 years from April 2012
- Usage predictions are now 1.25m per annum
- Significant programme of outreach
- Specific Usage Action Plans and targets for participation by children and young people, women, older people, people with disabilities and BME communities
- New sub groups proposed for LRUF: community safety, access, interpretation, youth, communications
- Communications champions to assist in engaging with target groups

12. Consultation

- 12.1. Extensive consultation designed to identify needs and secure interest and involvement from the community and stakeholder organisations has been undertaken since the project's inception.
- 12.2. Consultation regarding the projects development has been ongoing throughout the Development Phase. This has been carried out using expert guidance from the Council's Consultation Manager, Audiences London and HLF monitors.
- 12.3. Through design development there have been a number of wider public consultation events, presentations and questionnaires as well as a final consensus check. There has also been ongoing consultation with the LRUF and specialised focus groups for the different sub projects.
- 12.4. The GLA fund of £400,000 was secured through a public voting process. The Lordship scheme achieved the highest number of votes in the North London region and was the fourth highest in London with 4,700 people registering their vote to secure this funding for the scheme.

13. Service Financial Comments

- 13.1. The total budget available for the capital improvement works is £4,832,034 broken down into works (£4,072,901), contingency (£281,300) and professional fees (£477,833).
- 13.2. This is funded by capital contributions from the HLF (£3,353k), LBH (£829k), GLA (£400k) and the Environment Agency (250k). The overall funding also incorporates allowances for the Council's costs in delivering the scheme and for audience development, volunteering and training provision.
- 13.3. In addition, as part of the Heritage Lottery Fund criteria, the Council has contractually committed to improving the standards of management and maintenance in the Park for a 10 year period. The cost of this improved management and maintenance for the 10 year period has been calculated at £2,371,000. This figure includes £50,000 for the Council's costs towards working in conjunction with Thames Water to rectify misconnections.
- 13.4. The breakdown of the capital scheme expenditure and income is set out below.

Expenditure

£

Works	4,072,901 (includes tree works already undertaken)
Professional fees	477,833

Contingency (works & other costs) 281,300
Total £4,832,034

<u>Income</u>	£
Heritage Lottery Fund	3,353,034
L B Haringey	829,000
GLA	400,000
Environment Agency	250,000
Total	£4,832,034

- 13.5 In addition, volunteer works and activities to the value of £73,000 form part of the scheme.
- 13.6 The Council has entered into contracts for delivery of the scheme with the Heritage Lottery Fund and GLA. The contract with the Heritage Lottery Fund is based on the above expenditure for works and ongoing management and maintenance for a 10 year period in order to achieve Green Flag standard.
- 13.7 The Council will not be able to reduce its capital contribution to the scheme as this will have a direct impact on both the scope and quality of works and because the HLF contribution is based upon achieving this scope and quality.
- 13.8 Recreation Services are currently reviewing arrangements for the provision of parks management and grounds maintenance services with a view to achieving enhanced value for money and greater efficiency.

When the outcome of this review is established, officers will meet with the Heritage Lottery Fund to examine the potential for reducing the amount of the management and maintenance costs.

14. Use of appendices /Tables and photographs

Part B

- Appendix A - Tender Report
- Appendix B1 – Tender Analysis data
- Appendix B2 – Tender analysis figures
- Appendix C – Lifecycle costs
- Appendix D1 – QDP assessment
- Appendix D2 – Model answers for quality assessment
- Appendix E – Certificate of non collusion
- Appendix F – Certificate of non canvassing
- Appendix G - Equal Opportunities Monitoring Form
- Appendix H – Guarantee Undertaking
- Appendix I – Preliminaries Summary
- Appendix J – Calculation of liquidated and Ascertained damages.

15. Local Government (Access to Information) Act 1985

- 15.1. Lordship Rec. Project Files

15.2. Part B of this report and appendices contains exempt information and **is 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 that information) (Ground 3)*