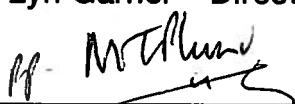


Haringey Council

Report for:	Leaders Signing	Item Number:	
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Title:	Architectural tenders for infill/small sites
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Report Authorised by:	Lyn Garner – Director of Place and Sustainability 
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Lead Officer:	Paul Munday – Housing regeneration (Ext 3140, 07967 395359, paul.munday@haringey.gov.uk)
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Ward(s) affected: All	Report for: Key Decision
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1. Describe the issue under consideration

1.1 A review of Housing Revenue Account (HRA) land ownership has identified a substantial list of small and infill sites that have potential for new build council homes. Eleven have been selected for further initial design and financial feasibility work. None of the sites are occupied by domestic property although some may require negotiation with garage users. A twelfth site 'Cranwood House' which is in the ownership of the general fund also has potential for redevelopment for council homes. Information on the design and feasibility work being undertaken will be provided to residents who live near to each of the sites.

1.2 To allow capacity studies and financial appraisals to be undertaken in a timely manner it is requested that the leader authorises the tendering and subsequent appointment of architects to undertake design work, including associated surveys and investigatory works. These feasibility studies will also assist in developing the Housing Investment and Estate Regeneration Strategy.

2. Cabinet Member introduction

2.1 Our first new build council homes cannot be delivered without initial designs and financial viability appraisals being undertaken. The twelve sites covered by this report offer the most immediate opportunity to commence the new build programme. As a result of the next cabinet not being until September the leader is asked to authorise the commencement of the architect tender process and by way of further report the subsequent appointment of the successful organisations in line with appropriate procurement guidance.



3. Recommendation

3.1 To allow tendering to commence for architectural services for twelve infill/small housing sites and if appropriate the appointment of successful organisations.

4. Alternative options considered

4.1 To submit this request for consideration/approval at the September Cabinet. This will delay architect appointments and ultimately therefore the commencement of the programme of construction of the new homes.

5. Background information

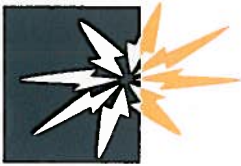
5.1 The proposed Housing Investment and Estate Renewal Strategy is expected to include suggestions for a range of infill/small sites where new build council homes could be constructed and owned by the council. The suggested locations for the initial feasibility studies are listed at Appendix 1.

5.2 To allow effective assessment of the various sites and inform the Strategy document a range of design work, financial analysis and investigatory surveys/work will be necessary. The proposal is to tender for design services in six or seven 'lots'. One site because of its scale will be tendered through the existing Haringey Multi Disciplinary Consultants framework. One lot consisting of locations within conservation areas will be tendered to specialist architects. The remainder will be tendered on a geographical basis to medium sized architects, from 'Constructionline', with a track record of successful housing design. This Approach should maximise value for money by ensuring competitive pricing combined with quality design.

5.3 The tender will include for site, utility and contamination survey work, and any other necessary investigatory works. With the information provided a full analysis will be possible for each site and informed discussion can then determine which if any of the locations should proceed to formal planning application. No planning application will be made without further authority being sought.

5.4 Information on the design and feasibility work being undertaken will be provided to residents who live near to each of the sites. If sites prove feasible there will be consultation with local residents.

5.5 The design and investigatory works outlined above are estimated to total £800,000. The total sum is divided approximately £350,000 to one site and the remaining £450,000 across the other five or six lots which cover eleven sites split on a conservation/geographical basis. The tender documents will also allow for the later stages of design but these services will only be commissioned if schemes proceed beyond feasibility stage.



6. Comments of the Chief Finance Officer and financial implications

- 6.1 Much of the design and investigatory works covered by this tender can be capitalised and will be funded from the £1.45m Infill and Development budget in the 2013-14 HRA capital programme.
- 6.2 In addition, there is a £500k revenue funding available for feasibility studies and preliminary work that cannot be capitalised (for example if a scheme does not proceed). The availability of these two funding streams should mean that there is sufficient budget to cover the £800,000 costs of the first phase of work.
- 6.3 In the unlikely event that none of the costs can legitimately be charged to the capital programme funding will need to be found from elsewhere in the HRA budget. However it is not believed that this is a high risk.

7. Head of Legal Services and legal implications

- 7.1 The Head of Legal Services notes the contents of the report.
- 7.2 The various tender exercises referred to within the report will need to be conducted in accordance with all relevant legislation including but not limited to EU procurement legislation (where applicable) as well as the Council's Contract Standing Orders.
- 7.3 Appropriate forms of contract should be entered into for each of the appointments and Corporate Legal Services should be instructed in this regard.
- 7.4 The Leader has the power to approve the recommendations set out in this report.

8. Equalities and Community Cohesion Comments

- 8.1 Promoting equality through contracts and commissioning is a key aspect of the Council's Equal Opportunities Policy and accords with the Council's public sector equality duty. The tender process that will be used to appoint the successful organisation will be in line with the Council procurement guidelines and procedures, which have relevant equalities considerations at all the key stages of the procurement process, including a Company Questionnaire which includes a section on equal opportunities.

9. Head of Procurement Comments

- 9.1 The Head of Procurement notes the recommendations in this report and that the Housing regeneration team should liaise with the Central Procurement Team regarding any future procurements and need to be considered in relation to Public Procurement Regulations 2006 and contract standing orders.



Haringey Council

10. Policy Implication

10.1 None until full information is available later in 2013, when the outcomes of the initial design work and scheme financial analysis will form part of the discussions around the Housing Investment and Estate Renewal Strategy.

11. Reasons for Decision

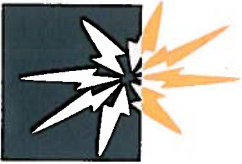
11.1 To allow the timely delivery of new build council housing.

12. Use of Appendices

12.1 Appendix 1 – list of sites

13. Local Government (Access to Information) Act 1985

13.1 Not applicable



Appendix 1 – Infill/small sites for initial feasibility assessments

1. Anderton Court garages, Alexandra Park Road N22
2. Parking area, Barnes Court, Clarence Road, N22
3. Land Adjacent 43 Boyton Road N8
4. Connaught Lodge garages, Connaught Road N4
5. Ednam House garages, Florence Road N4
6. Parking area, Fenton Road N17
7. Garages and land adjacent 8 King's Road N17
8. Land between 10-12 Muswell Hill Place N10
9. Land adjacent 82 Muswell Hill Place N10
10. Templeton Hall and garages, Templeton Road N15
11. Parking area, Whitbread Close N17
12. Cranwood House, Woodside Avenue, N10 (General Fund)

