



Haringey Council

Agenda item:

[No.]

Procurement Committee

On 29th July 2008

Report Title: Markfield Park landscaping works

Forward Plan reference number (if applicable):

Report of: **Director of Adult, Culture and Community Services**

Wards(s) affected: **Seven Sisters**

Report for: **Key Decision**

1. Purpose (That is, the decision required)

1.1 This report is seeking Member approval to appoint a contractor that has been selected through a competitive tendering process from three contractors on Haringey's approved list for the landscape improvement works in Markfield Park. The contractor and value of the contract is named in section 5 of appendix A of this report.

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 landscape improvement works in Markfield Park.

2.2 This project has received funding from the Heritage Lottery Fund and benefits from partnership funding from Haringey's capital resources, therefore representing excellent value for money for the Council.

2.3 The eventual aim for the site is to obtain a Green Flag award in 2010 and these works will contribute towards that.

2.4 I therefore recommend to my colleagues that the works in this year are approved for Markfield Park.

3. Recommendations

3.1 That the contract is awarded to the contractor recommended in section 5 of appendix A, who submitted the lowest fixed price tender which is considered to represent the best value for money and is considered to be satisfactory as the basis for awarding them a contract.

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

Contact Officer: **Paul Ely 5690 / Jan Wilson 5717**

4. Chief Financial Officer Comments

- 4.1 The recommendation is in line with the Council's Contract Standing Orders.
- 4.2 Provision has been made in the capital programme of £525k from Haringey's resources as a contribution towards the cost of regeneration of Markfield Park; total funding available is £3,613,550.
- 4.3 After allowing for works outside the main landscape contract, the sum available for landscaping is £1,000,976. Tight project management will be necessary to ensure costs are contained within available funding.

5. Head of Legal Services Comments

- 5.1 The value of the landscaping contract which this report relates to is below the threshold requiring works contracts to be advertised in the Official Journal of the European Union.
- 5.2 Adult, Culture and Community Services have followed the tender process prescribed by CSO's (CSO 8.03 (e) use of approved list).
- 5.3 As stated above at paragraph 3.1 of this report it is proposed to award the contract on the basis of the lowest price which is considered to represent the best value for money.
- 5.4 Under Contract Standing Order 11.01 (a) contracts can be awarded on the basis of the lowest price.
- 5.5 Subject to CSO 11.04, under CSO 11.03, contracts valued over £250,000 may only be awarded by the Cabinet.
- 5.6 CSO 11.04 provides that the award of any contract valued over £500,000 is a key decision and must be in the Council's Forward Plan. The landscaping work in Markfield Park is recorded in Version 74 of the forward plan.
- 5.7 The Head of Legal Services sees no legal reasons preventing Members from approving the recommendations set out in this report.

6. Head of Procurement Comments (to be added only if the report is progressing to Procurement Committee or if the report requires this information)

- 6.1 A tender was competitively sought in accordance with standing orders and the Consultant Quantity Surveyor recommends this as best value for money.
- 6.2 The original tender has been reduced by the omissions of provisional sums to contain within the overall project budget.
- 6.3 In summary, this procurement has been appropriately undertaken and the Head of Procurement supports the recommendation made to Members to appoint the

contractor as named at Appendix A and for the price detailed in section 5 of appendix A.

7. Local Government (Access to Information) Act 1985

7.1 List of background documents

- Heritage Lottery Fund application made by Recreation Services in September 2007.
- Management plan produced by Recreation Services in September 2007.
- Training plan produced by Recreation Services in September 2007.
- Audience Development Plan produced and revised by Recreation Services in March 2008.
- Park masterplan for the park produced by Chris Blandford Associates in September 2007.
- Conservation Statement produced by Chris Blandford Associates in September 2006.
- Buildings masterplan produced by Dearle and Henderson in September 2006.
- DCLG funding application made by Recreation Services in November 2005.

7.2 Reasons for exemption -

This report contains details of framework contractors and their tender return prices for the contract.

8. Strategic Implications

8.1 In February 2006, the DCLG awarded £1 million for the regeneration of Markfield Park through their GAF 2 programme. This programme released funds in support of new housing and to upgrade the community facilities around them. In the case of Markfield Park, the proposed new housing occupants of Tottenham Hale would use Markfield Park as their local park and therefore the funds were released for its upgrade. The £1 million acted as a catalyst for change for Markfield and allowed Recreation Services to bid for additional sources of money through using the initial GAF monies as match funding.

8.2 Haringey aims to be one of London's Greenest boroughs. The Council is committed to the continual improvement and enhancement of the natural environment ensuring the long term sustainability of our parks and open spaces. One of the Local Area Agreement targets includes the obtaining of 12 parks with Green Flag status by 2010. Markfield has been identified as one of these sites. A Green Flag application for Markfield Park will be submitted in 2010.

8.3 There is an extensive programme of work to be implemented this year including the main landscaping works for the park (estimated at £1.1 million), improvement works to the Museum and Markfield Project (estimated at £453,000) and the refurbishment of the sports pavilion (estimated at £414,000).

8.4 For Recreation Services the project has the potential to contribute to a number of Haringey Strategic Partnership (HSP) objectives for the Wellbeing and Better Places themes. These are:

- Park benefit;
- Training / Employment benefit;
- Community assets benefit;
- Community benefit.
- Improved satisfaction with your local area as a place to live;
- Quality of surroundings - increase in number of green flag award parks
- Increase in numbers volunteering;
- More residents who feel that their local area is a place where people from different backgrounds get on well together.

9. Financial Implications

9.1 The full cost of the regeneration of Markfield Park is £3,613,550 and funding has been secured from various sources. The breakdown of the funding is as follows -

£1 million from the DCLG

£1,502,900 Heritage Lottery Fund (HLF)

£525,000 Haringey capital resources

£110,000 Big Lottery Fund borough play allocation

£328,000 Football Foundation

£147,650 Insurance monies from the fire at Crowland Primary School

9.2 The confirmed or current estimated cost for works outside the main landscape contract is £2,612,574.

This is broken down as follows –

Playground (confirmed)	£222,000
Café (estimated)	£470,000
Old Moselle Brook (confirmed)	£154,781
Museum and Markfield Project building works (estimated)	£453,000
Pavilion refurbishment (estimated)	£414,000
Additional landscaping works (estimated)	£250,000
Fees / surveys incurred to date (confirmed)	£482,545
Fees for outstanding work elements (estimated)	£166,248
TOTAL	£2,612,574

9.3 Funding therefore available for this contract is £1,000,976. This is broken down on fees (£42,805) and works (£958,171).

9.4 The lowest tender, when arithmetical errors are included, is £1,116,764. In order to remain within the available funding, a saving of £158,593 is required. This will be achieved by the omission of the majority of the provisional sum items which in total amount to £158,698 (including overheads, profit and contingency).

9.5 In addition, there are a number of items currently reported in the tender report as being either assumptions or qualifications to the contractors tender. These will be

managed as part of the contract sums. The cost of these will either be met through using the contingency or further exclusion of provisional sums, or both.

9.6 At this stage, Officers have not been able to clarify any cost implications arising out of the assumptions and qualifications from the preferred contractors tender. We are also awaiting confirmation from our HLF Monitor that they will approve the removal of all the provisional sum items. In the event that there are cost implications arising from one or both of these sources, these will be managed within the overall contract sum through value engineering.

9.7 Approval is being sought from Procurement Committee to award the contract to the contractor named in Appendix A of this report. The tender includes a 5% sum for contingency. This amounts to £41,474 (after the removal of the provisional sums).

9.8 The main landscaping works are scheduled to take place over 26 weeks between late September 2008 and April 2009.

10. Legal Implications

10.1 The park is owned and managed by Recreation Services and will continue to be in the future. These works are improving the Council's asset.

11. Equalities Implications

11.1 The contractors on Haringey's framework all comply with the Council's criteria for Equalities.

11.2 Markfield Park is located in super output area E01002052. The total population of this area is 1628 and the number of people who are economically active (age 16 – 74) is 1037. 26.3% of the population work full time and 7.1% are unemployed. 36% of the population have no qualifications. On the basis of declared ethnic origin, the largest communities are White: British (45.3%) and White: Other (16.8%) categories. The other significant population in the ethnic mix is Black or Black British: African at 7.4%. The Jewish religion is the most widely practiced in the area with a total of 33.7% of the population. The masterplan for the Park has been very widely consulted on and reflects the views of all sections of the community.

11.3 When the works are complete the park will have better access for disabled users.

12. Consultation

12.1 All the designs for the park have been subject to public consultation with local residents, schools and the Friends of Markfield Park. The local community and numerous local organisations are all in full support of the plans.

12.2 The views and aspirations of approximately 700 local people on Markfield Park have been ascertained over the last 3 years. This has allowed us to build up a good picture of who is using the park and who is not. The comments we got throughout the consultations were mainly similar in content, for example the need for toilets, a better

playground, and a café. These comments then formed the basis of the design brief for the park.

13. Background

13.1 The Council has had aspirations to improve Markfield Park for many years but until now, it has not been possible because the funding has not been available.

13.2 An independent park audit carried out by Ken McAnespie Leisure and Marketing Consultants, ranked Markfield Park as the worst in the borough in both 2003 and 2005. The park had an overall score for quality of 20% in both years.

13.3 2008/09 is year 3 of a 4 year project. Construction started last year on site with the new playground, café and drainage works. The landscaping works and the building works which will be a separate Procurement Committee report at a later date, are the final large scale works in the park.

13.4 The project will transform Markfield Park by carrying out a full programme of landscape improvement works. The detail of these works can be seen in Appendix B.

14. Conclusion

14.1 This report seeks to obtain Member approval to appoint a contractor that has been selected from Haringey's approved list for the landscaping improvement works in Markfield Park. The contractor and value of the contract is named in section 5 of appendix A of this report.

15. Use of Appendices / Tables / Photographs

15.1 Appendix A – Tender report

15.2 Appendix B – Detail of landscape work elements