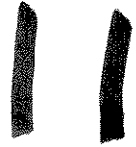




Haringey Council



Agenda item:

[No.]

Procurement Committee

On 30th September 2008

Report Title: Markfield Park listed buildings refurbishment

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 seven contractors on Haringey's Major Works Construction Framework Agreement for the listed buildings refurbishment 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 listed buildings refurbishment works in Markfield Park.

2.2 This project has received full funding from the Heritage Lottery Fund and therefore represents 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** *PP. J. G. M. S.*
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 £3,633,550.
- 4.3 Haringey is not contributing any funding to this specific project, it is entirely externally funded.

5. Head of Legal Services Comments

- 5.1 The value of the contract to which this report relates is below the threshold requiring contracts to be advertised in the Official Journal of the European Union.
- 5.2 In accordance with CSO 8.03 (e) tenders have been invited from contractors on the Council's Major Works Construction Framework Agreement.
- 5.3 It is recommended that the contract be awarded to the contractor named in section 5 of Appendix A on the basis of the lowest price which is considered to represent the best value for money.
- 5.4 Under CSO 11.01 (a) contracts can be awarded on the basis of the lowest price.
- 5.5 As the value of the contract is over £250,000 it may only be awarded by the Cabinet Procurement Committee.
- 5.6 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendation in Paragraph 3.1 of the 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 The selection of the contractors to compete using mini competition has been carried out in accordance with the Major Works Framework Agreements for contractors.
- 6.2 The mini competition was undertaken with those contractors who are suitable to carry out the works based on lowest price in accordance with standing order 11.01.
- 6.3 The lowest tender received has offered a reduced tender period resulting in an earlier completion for the project.
- 6.4 The Head of Procurement therefore states that the recommendations in this report will result in overall best value for the Council.

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 Exempt information -

This report contains exempt and non-exempt information. The exempt information is contained in Appendix A of the report and is **NOT FOR PUBLICATION**.

7.3 Reasons for exemption

The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972).

(3) Information relating to the financial or business affairs of any particular person (including the authority holding the information).

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 £950,000), improvement works to the Museum and Markfield Project (estimated at £375,000) 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 total budget for the regeneration of Markfield Park is £3,633,550 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
 £20,000 S106 monies

9.2 The works to the listed buildings are split up into works to the structure and decoration of the buildings, as well as works to the Museum exhibit. This report is concerned with works to the structure and decoration of the buildings. There is a separate budget for the internal works.

9.3 The confirmed or current estimated cost for works outside the listed building contract is £3,352,121.

This is broken down as follows –

Playground (confirmed)	£227,000
Café (estimated)	£490,000
Old Moselle Brook (confirmed)	£154,781
Landscape (estimated)	£970,000
Museum exhibit works (estimated)	£95,000
Pavilion refurbishment (estimated)	£463,000
Additional landscaping works (estimated)	£241,000
Fees and surveys (estimated)	£197,000
Fees and surveys from previous years (confirmed)	£514,340
TOTAL	£3,352,121

9.4 Funding therefore available for this contract is £281,429.

9.5 Upon detailed examination of the lowest submitted tender, it was found that the contractor had not fully allowed for the required 5% contingency in the tender return. The tender was therefore amended by a small amount. The full details of this can be found in Appendix A.

9.6 Approval is being sought from Procurement Committee to award the contract to the contractor named in Appendix A of this report.

9.7 The listed buildings refurbishment works are scheduled to take place over 22 weeks between late November 2008 and May 2009.

9.8 A separate tender was sent out at the same time as this one for the pavilion in the park. This will be subject to a separate report at Procurement Committee. It is possible that the same contractor will undertake both works and therefore a saving will be made in the contract sums for shared preliminaries.

10. Legal Implications

10.1 See Head of Legal Services comments in Paragraph 5 above.

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 and buildings has been very widely consulted on and reflects the views of all sections of the community.

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

12. Consultation

12.1 All the designs for the park and buildings 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 which were approved at Procurement Committee in July and the building works to both the listed buildings and the pavilion, 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 and building improvement works.

14. Conclusion

14.1 This report seeks to obtain Member approval to appoint a contractor that has been selected from Haringey's framework for the listed building refurbishment 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