

Report for: Cabinet 8 October 2019

Title: Appointment of Masterplanners for the Selby Urban Village Project
Report

authorised by: Dan Hawthorn, Director of Housing, Regeneration and Planning

Lead Officer: Helen McDonough, and Head of Socio Economic Regeneration

Ward(s) affected: White Hart Lane

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. This report seeks approval to appoint the recommended contractor, Contractor B, to undertake a Masterplanning exercise and design development across RIBA Stage 0-3+ (including preparation and submission of two planning applications for the Selby Centre and Bull Lane sites) at a cost of £741,666.20.
- 1.2 The proposed mixed use development on the Selby Centre and Bull Lane sites has the potential to deliver up to 200 new homes, including council housing (appx 50%); re-provision of the Selby Centre in a new dedicated community hub; new retail, and sports and recreation facilities in the adjacent Bull Lane Playing Fields.

2. Cabinet Member Introduction

- 2.1 The Selby Urban Village project is an ambitious development arising from a shared aspiration between Haringey Council and the Selby Trust to deliver a community focused, mixed-use scheme on the Selby Centre and Bull Lane Playing Field sites and will support the Council's Priorities set out in the Borough Plan.
- 2.2 This scheme is an example of the council's commitment to building new homes and in particular council homes and improving living standards for, and in partnership with, our local community, to ensure they can participate and benefit from the investment in their neighbourhood.
- 2.3 For the Selby Centre this is a great opportunity to improve the existing provision for the community. By being part of the co-design and delivery of a centre, and building, in which the Trust and its users really thrive and continue to be a valued asset to the community.
- 2.4 The inclusion of Bull Lane (Playing field) as part of the re-development, could deliver significant improvements to the area, including state-of-the-art community sporting provisions – enabling local people to participate and enjoy recreational and sports activities.

- 2.5 Both the council and the Selby Trust are committed to the collaborative re—development of the site to ensure this best serves the local community by providing housing, community provisions as well as space for businesses to thrive and local people to enjoy and prosper.
- 2.6 The tenders to appoint Masterplanners have been returned and assessed with a preferred bidder having been identified as described within this report.
- 2.7 The timing of the contract award for this appointment is crucial in order to deliver on the pre-determined target dates in the project’s timeline. I therefore commend this report to Cabinet.

3. Recommendations

Cabinet is recommended to:

- 3.1 Approve the award of the contract to undertake Masterplanning and Design Development work to the successful tenderer (Contractor B) in accordance with the provisions of the Council’s Standing Order (CSO) 9.07.1(d) for a total sum of £741,666.20;
- 3.2 Create a capital scheme called the Selby Urban Village Project with a budget of £1.4m; and
- 3.3 Vire £1.4m from the Strategic Regeneration & Community Assets scheme to the Selby Urban Village project.

4. Reasons for decision

- 4.1 The Selby Urban Village project arises from a shared aspiration between Haringey Council and the Selby Trust to deliver a community focused, mixed-use development on the Selby Centre and Bull Lane Playing Field sites. The proposed development will comprise the re-provision of the Selby Centre’s community hub in a new building, and new housing, including Council homes, along with sports and recreation facilities. Both sites are in the ownership of Haringey Council, although the adjacent Bull Lane Playing Fields is located within the administrative area of the London Borough of Enfield.
- 4.2 Following a competitive tender process, a preferred bidder has been identified to undertake Masterplanning and design development work across RIBA Stage 0-3, including the preparation and submission of two planning applications to LB of Haringey (Selby site) and LB of Enfield (Bull Lane playing fields).
- 4.3 **There will be a clear gateway contract break clause at the end of each RIBA Stage** to review the central viability of this mixed-use scheme, as a whole. This will take into consideration financial, planning and community priorities as the scheme progresses and making a recommendation on next steps.

5. Alternative options considered

The authority procured the contract through LOT 4 of the GLA's ADUP and TFL framework. The authority considered the use of alternative procurement options but upon consideration, and due to time constraints, it was decided to proceed with the ADUP Framework.

6. Background information

- 6.1 Haringey Council and the Selby Trust have developed a high-level vision to "Create an integrated, inclusive, healthy, sustainable, diverse and connected urban village" on the sites of the Selby Centre and Bull Lane Playing Fields. The proposed development will comprise the re-provision of the Selby Centre's community hub in a new building, and new housing, including Council homes along with sports and recreation facilities and new retail units. Both sites are in the ownership of Haringey Council, although the adjacent Bull Lane Playing Fields is located within the administrative area of the London Borough of Enfield. Previous work explored disposal of the land and later the development of a Campus School on the Selby site and separately the delivery of 3G football pitches on Bull Lane. In July 2018 Members gave a steer to treat both sites as a whole for masterplanning purposes. Integration of the two sites would provide significant advantages in terms of space and costs but would also require careful planning as part of the feasibility work, to ensure issues of accessibility to the site and between related parts of the scheme were co-ordinated. It is proposed that the Selby Centre is retained on a smaller footprint on the Site, with new housing to be built alongside which will also improve the viability of redevelopment.

Context

- 6.2 The Haringey Local Plan adopted in 2017 recognises the Selby Centre as an Asset of Community Value. The Site Allocations Development Plan Document (DPD) proposes the Selby Centre as a site for 'Community use-led mixed use development, including consolidation of community uses with potential housing development'. The DPD identifies an opportunity to link the adjacent Bull Lane playing fields in LB of Enfield with the Selby Site development with potential grant funding from the Football Foundation and Sport England.
- 6.3 The Selby Centre has been operated by the Selby Trust and is held on a lease (expiring in 2022) from Haringey Council currently at zero cost to the Selby Trust. It was originally built as a school which was closed with the Trust taking over the building in 1992. The Centre takes up the entire Site which is approximately 1.2 hectares in size with a floorspace of appx 7,200 sq metres over six blocks and associated car parking. Bull Lane playing fields is a 4 hectare site located directly north of the Selby Site and is designated as 'Local Open Space'. Whilst located within Enfield's planning jurisdiction, the site is owned by the London Borough of Haringey and sits within the Council's Education portfolio and is maintained by Parks.

Project Governance Arrangements

6.4 As part of the Council’s commitment to working closely with the Selby Trust and other relevant partners, joint working arrangements have been put in place to support the delivery of the project. For the Masterplanning exercise, the key decision making mechanism will be Haringey Council’s Cabinet. The joint working arrangements to develop agreed options are as follows:

Name	Membership	Purpose	Frequency
Selby Urban Village Joint Steering Group	Haringey Elected Members Haringey Council Senior Officers Selby Trustees Selby Trust Senior Officers Sport Representative	Joint working for project oversight	Quarterly
Selby Urban Village Joint Project Group	Haringey Council Officers Selby Trust Officers GLA Representative Sports Representative officers	Operational	Quarterly or more frequently as required

In addition, a Memorandum of Understanding has been entered into by the Council and Selby Trust which sets out arrangements for joint working and collaboration on the project – see Appendix 1.

Work so far

6.5 The project is being developed through a close working relationship between both the Council and the Selby Trust and an intention from both parties to build on and enhance the existing social capital and community networks already created through the current Selby Trust’s offer.

The Council and the Selby Trust have developed a high-level vision and set of objectives for the site, which have been developed to help shape the masterplanning exercise for the project as follows:

- **Housing:** To deliver a mixed-use development of up to 200 residential units that maximises the delivery of new high quality homes, prioritising new council homes, in line with the Council’s Borough Plan and its emerging Housing Strategy. The council’s ambition is to achieve 50% council homes.
- **Community:** To re-provide the Selby Centre, which provides social, economic and community benefits and supports a sustainable and mixed-use scheme.
- **Sport and Recreation:** To deliver high quality accessible and affordable sports and recreational facilities on the adjacent Bull Lane playing fields that achieve a range of social, health and educational benefits for Haringey residents.

- **Connectivity:** To support the creation of a connected and integrated community, and promote safe accessibility and connectivity to new and existing services and open spaces.
- **Sustainability:** A key driver in the masterplan is to deliver new spaces which are lean, green and clean embodying sustainable materials, reuse and recycling and principles of the circular requirement. The sites present the opportunity to be part of a decentralised energy network.
- **Viability:** There will be a clear gateway contract break clause at the end of each RIBA Stage to review the central viability of this mixed-use scheme, as a whole. This will take into consideration financial, planning and community priorities as the scheme progresses and making a recommendation on next steps.
- **Finance:** to deliver the objectives at no ongoing revenue cost to the Council and a community centre that is affordable to run for the Selby Trust.

The project aims to be an exemplar of how the Local Authority and the Third Sector can work together to deliver against shared goals including the Council's ambition to build council housing as well as a new dedicated Community hub and new sports and recreational facilities. The Masterplan and options appraisal will help in identifying a preferred option and determine the viability of the scheme, prior to next steps to identifying and securing external funding and agreeing a preferred delivery method. A Memorandum of Understanding has been signed between the two organisations and Joint Governance arrangements have been put in place, with ultimate decision making residing with Cabinet – see Appendix 1.

- 6.6 The Selby Trust has secured £50k of development funding from the Mayor of London's Good Growth Fund, to develop a detailed organisational vision and associated operating model for the future community uses on the site. This work is being independently commissioned by Selby, with support from Council Officers, and the work needs to be undertaken in a timely manner in order to align with and inform the masterplanning exercise. The detail of this work has been agreed between the GLA and Selby.
- 6.7 Internally, this project has involved very close joint working between Regeneration, Leisure, Property and Commissioning, with each department represented on both the Steering and Working Groups.

Tender Process

- 6.8 An Invitation to Tender for the Masterplanning Brief was issued to LOT 4 of the GLA's ADUP Framework to appoint an Architect-led multidisciplinary design team. There are 10 panel members and 7 initially expressed an interest in the opportunity to tender. The ITT design brief was issued on 1st July 2019 with a return date set on 19th August 2019.
- 6.9 Four responses were received and evaluated. During the evaluation process post tender clarifications were sought, and the Council responded to these.
- 6.10 The tender was evaluated on **70% quality and 30% price.**

6.11 The evaluation was a joint team of Council officers and Selby Centre staff.

A pre-agreed list of evaluation criteria was included in the tender as part of the Qualitative Delivery Proposals (QDP). Each question was offered a score between 0 (question not answered) and 5 (excellent) together with a weighted score.

6.12 The outcome of the quality and price scores is shown in the table below:

	Quality %	Price %	Total %	Final Rank
Contractor A	27.6	18.76	46.36	3
Contractor B	36.2	30.00	66.20	1
Contractor C	36.8	17.49	54.29	2
Contractor D	19.6	12.27	31.87	4

6.13 Further clarifications were not required with regards to quality, but they were in regard to price. All clarifications returned for price have been satisfied.

6.14 The whole tender process was overseen and moderated by the Strategic Procurement Team from the very outset of the procurement process.

6.15 The recommendation is to award the contract to Contractor B as their bid was the most economically advantageous compliant tender and scored the highest combined marks for quality and price. The recommended tender submission is considered to offer good value for money.

Key Considerations

6.16 **There will be a clear gateway contract break clause at the end of each RIBA Stage** to review the central viability of this mixed-use scheme, as a whole. This will take into consideration financial, planning and community priorities as the scheme progresses and making a recommendation on next steps.

6.17 The contract is to be awarded on a fixed price basis, broken down per each RIBA Stage.

6.18 The estimated construction costs for Housing, re-provision of the Community Hub and Sports and Recreation is in the range of £60m-£80m. It should be noted that after a key gateway stage in the design development process, finances will need to be confirmed and hence overall likely construction costs.

6.19 The scheme will need to be self-financing in capital terms and sustainable.

6.20 Currently the land that the Selby Trust occupy is held in the general fund, as is the Bull Lane playing field. At this stage it is proposed to develop the scheme via the general fund capital programme. As part of the budget setting process a capital bid will be made to include the scheme within the agreed capital programme on the basis that it is self-financing. Once the project and the business case are further developed and the project is shown to be self-

financing, a decision will need to be made as to how the finished project will be accounted for, either wholly in the general fund, wholly within the HRA or a hybrid solution.

- 6.21 A high level indicative timeline is set out in the table below. The project programme will be further developed and consolidated after the Masterplan Design Team has been appointed.

No	Task	Timeline
1	Agree Masterplan Brief	May 2019
2	Issue ITT to GLA Framework	July 2019
3	ITT Returns	August 2019
4	Cabinet Decision to Appoint Masterplanners	October 2019
5	Appoint Masterplanners	November 2019
6	RIBA Stage 0 – Strategic Brief	Nov 2019 - Feb 2020
7	RIBA Stage 1 – Design Development	Feb 2020 – May 2020
8	RIBA Stage 2 – Options Appraisal and identify preferred Option	May 2020 – Sept 2020
9	Develop Business Case for Investment	Oct 2020 – Feb 2021
10	RIBA Stage 3 – Detailed design and prepare planning docs	Oct 2020 – Feb 2021
11	Finalise Business Case for Investment	Feb 2021 – Apr 2021
12	Planning (3 months)	Feb 21 – Apr 2021
13	Secure Funding	2021
14	Procurement and Delivery Strategy	2021/22
15	Start on site	2022

7. Contribution to strategic outcomes

- 7.1 The recommendations in this report will support the delivery of the **Housing Priority** in the new Borough plan, which sets out in its first outcome that “We will work together to deliver the new homes Haringey needs, especially new affordable homes”. In particular, the recommendations in this report will contribute to the aim to deliver new council homes. The proposals in this report contribute directly to the strategic outcomes on new housing supply, that are at the core of the aims of the Council as expressed in the Borough Plan.
- 7.2 Social value principles are embedded throughout the design brief and in the aspirations of the development. Good quality community engagement is crucial to achieving good design that is inclusive and participatory. To that end, mapping out exercises to plug gaps to ‘hard to reach’ groups including BAME and religious demographics will be undertaken to ensure there is broad engagement. The Masterplanning design team will lead this process aided by the Selby Trust and the Council. These fundamental aims and the re-provision of the Selby Centre in a new dedicated community hub will contribute to the **People Priority** “where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”.

- 7.3 The project seeks to support the **Place Priority** where Haringey is “a place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green”. To that end, the delivery of high quality, accessible and affordable sports and recreational facilities on Bull Lane playing fields that achieve a range of social, health and educational benefits for Haringey’s residents will contribute to this aim. Allied to this, a key masterplan objective is to deliver new spaces which are lean, green and clean, embodying sustainable materials, reuse and recycling and principles of the circular requirement. The sites present the opportunity to be part of a decentralised energy network.
- 7.4 The proposed new Selby Centre aims to continue on the valuable work it currently does to offer workspaces and opportunities to local people and businesses which are in turn committed to providing a social input. A key requirement of appointing the Masterplanners is the commitment to working with local schools and young people to promote equality, diversity and inclusion in the built environment sector (lectures, talks, bursaries, apprenticeships, structured outreach). These are all linked to the **Economy Priority** - “A growing economy which provides opportunities for all our residents and supports our businesses to thrive”.

8. Statutory comments (legal, finance, procurement, equalities)

8.1 Finance

- 8.1.1 The report is recommending that a new scheme is created within the agreed capital programme, the Selby Urban Village Project, and that a virement of £1.4m is made from the Strategic Regeneration & Community Assets scheme to the Selby Urban Village scheme. The report is also recommending that Contractor B is appointed to undertake the masterplanning for the scheme.
- 8.1.2 The appointment of Contractor B to undertake the masterplanning will be funded from the agreed capital programme scheme Selby Urban Village Project. Any scheme developed will have to be self-financing which is consistent with the jointly agreed objectives.
- 8.1.3 It is anticipated that the overall cost for this stage of the project, including the masterplanning appointment and a range of other consultancy services such as quantity surveying and viability, Planning, plus internal costs such as legal, property and finance, will be £1.4m. At this stage of the project these are high level estimates and may well change. Similarly, the anticipated spend profile, as set out below, is a high level one and may change:

Estimated Spend Profile

	19/20	20/21	21/22	Total
	£000's	£000's	£000's	£000's
Total Funding required	£227	£495	£679	£1,400

8.2 Procurement

- 8.2.1 The Strategic Procurement Team notes the request to appoint Contractor B to carry out the Multi-Disciplinary Design requirements to the Selby Urban Village Project for the sum of £741,666.00. This is in accordance with CSO 7.01.b and 9.07.1.d.
- 8.2.2 The Strategic Procurement Team also confirms this is a fully compliant tender and represents the best value for money offer for Haringey Council.

8.3 Legal

- 8.3.1 The Assistant Director of Corporate Governance notes the content of the report.
- 8.3.2 Strategic Procurement has confirmed that tender process was fully compliant and represent best value for money.
- 8.3.3 Pursuant to the Council's Contract Standing Order (CSO) 7.01(b) and Regulation 33 of the Public Contracts Regulations 2015, the Council may select one or more Contractors from a Framework established by a public body where the Council has been named as an approved user in the OJEU Contract Notice and it is confirmed that the Council is an approved user of the GLA ADUP Framework from which the services was procured.
- 8.3.4 Pursuant to CSO 9.07.1(d), Cabinet may approve the award of a contract if the value of the contract is £500,000 or more and as such Cabinet has power to approve the award of the contract in this Report.
- 8.3.5 The Assistant Director of Corporate Governance sees no legal reasons preventing the approval of the recommendations in the report.

8.4 Equality

- 8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.

The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

8.4.2 This will have a positive impact upon housing provision in the borough, including affordable housing, and community facilities which benefit local residents. This will be particularly relevant for key groups in the borough which are disproportionately affected by housing needs. Achieving a housing mix which maintains community balance is key and housing needs data will be used to aid this process.

The Selby Centre is used by a mix of people including young people, the elderly and women - predominantly from working class BAME groups, which also reflect the surrounding community. The re-provision of the Selby Centre in a new dedicated community hub and sports and recreation facilities in Bull Lane Playing Fields will benefit the local community.

9. Appendices

- Appendix 1 – Memorandum of Understanding (MOU)
- Exempt Cover Report

10. Local Government (Access to Information) Act 1985