

MUNICIPAL YEAR 2015/2016 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

OPERATIONAL DECISION OF:
Ian Davis, Director -
Regeneration & Environment

Agenda – Part 1	KD: 4196
Subject: Appointment of Architects for Housing led Council projects.	
Wards: All	

Contact officer and telephone number: Nick Fletcher 0208 379 1781

E mail: nick.fletcher@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 This report seeks approval to appoint a firm of architects to undertake a range of architectural design work on Council projects, across all stages of the RIBA Plan of Work if required.
- 1.2 The Council has undertaken a competitive procurement process, using a mini-competition to achieve best value through the use of an established framework. Council officers are satisfied that best value has been achieved and that the recommended firm is highly capable.
- 1.3 The contract will be managed by Housing Development & Renewal predominantly for housing led development schemes, although there will be scope for other Council teams to use the contract.

2. RECOMMENDATIONS

- 2.1 That the Council appoints a firm of architects to undertake the services referred to within this report.

3. BACKGROUND

- 3.1 Enfield Council has ambitions to significantly increase housing supply in the borough, and the Council is taking a proactive approach to housing development and regeneration.
- 3.2 Through the Estate Renewal Programme and Small Housing Sites Rolling Programme, the Council has schemes completed, underway, and in the pipeline and in order to increase momentum and the number of completions per annum, a firm of architects have been procured to commence work on designing schemes for a number of identified sites.
- 3.3 The procurement has been undertaken on the basis that the appointed firm will work across the RIBA Plan of Work, from feasibility studies through to detailed design if required. The appointment is therefore flexible should the Council wish to develop sites itself and appoint a contractor, work with a development partner, or inform the disposal of sites.

PROCUREMENT PROCESS

- 3.4 The business case for commencing the procurement was approved at Strategic Procurement Board.
- 3.5 A number of options were considered, but given the potential for receiving a high volume of tenders through an OJEU open procedure, or the timescales for an OJEU restricted procedure, a framework was considered most efficient and the Nottingham Housing Trust consultant's framework was used.
- 3.6 The evaluation of tenders is based on a weighting of 50% price and 50% quality.
- 3.7 Within the qualitative element (50%), providers were asked to respond to two questions which were equally weighted. The first question sought a response relating to how they can design efficient and cost effective schemes on constrained sites. The second question related to why their practice can best optimise both urban and suburban sites in Enfield.
- 3.8 Within the overall price element (50%), providers were required to complete a pricing schedule based (35%) on a fee for designing a residential unit per RIBA Stage for different size sites and types of development. Providers were also required to complete a schedule of hourly rates which will be used for any fees which fall out of the scope of the pricing schedule (13%). A fee was also proposed and evaluated for time spent appointing and managing sub-consultants (1%).

- 3.9 Providers were also required to propose a number of hours that they are willing to accommodate nominated work experience or internships, per £100,000 of contract spend (1%).
- 3.10 Details of the evaluation contain commercially sensitive information and are therefore included in Part 2 of this report.

CONTRACT MANAGEMENT

- 3.11 The commission is flexible to allow for a large number of different sites which can include housing led and mixed use schemes on sites for estate renewal, part redevelopment & part infill, smaller scale/infill sites. The commission will also include roof extension projects for existing Council blocks. The commission can also include a range of other ad-hoc design projects.
- 3.12 The contract will be managed by officers in the Housing Development & Renewal Team however there is scope for other teams including Strategic Property Services to use the contract.
- 3.13 The appointed architect firm will act as the lead consultant on projects and Part 2 of this report recommends a budget so that the appointed firm will be able to procure and manage necessary sub-consultancy services in line with the Council's corporate procurement thresholds. This approach is more efficient as the architects need to work closely with many of the sub-consultants required for planning, and pre-construction stages, and this is also a more efficient use of Council resources.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 No alternative options have been considered.

5. REASONS FOR RECOMMENDATIONS

- 5.1 The appointment of architects is fundamental to the Council's ambitions for increasing housing supply and regenerating communities.

6. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES, AND OTHER DEPARTMENTS

6.1 Financial Implications

- 6.1.1 The cost of the work required will be funded from the Council's Housing Revenue Account (HRA). Adequate provision has been made in the HRA 30-Year Business Plan to pay the preferred supplier.

6.1.2 Where these schemes will provide additionality to the Council's HRA stock, any costs associated with their delivery are eligible for the Government's Right to Buy One for One Replacement Scheme. This means that capital receipts retained by the Council will part fund the costs.

6.1.3 Financial implications relating to the preferred bidder and price are contained in Part 2 of this report.

6.2 Legal Implications

6.2.1 The Council has power under section 1(1) of the Localism Act 2011 to do anything that individuals generally may do provided it is not prohibited by legislation and subject to Public Law principles. The Council is aware of no express prohibition, restriction or limitation contained in statute against use of the power in the way set out in this report.

6.2.2 Throughout the engagement of the service provider, the Council must ensure value for money in accordance with the overriding Best Value Principles under the Local Government Act 1999.

6.2.3 The Council's Contract Procedure Rules (CPR) allow for the use of frameworks when procuring goods, services and works. By carrying out a further competition in accordance with the terms of the Nottingham Housing Trust consultant's framework, the Council has procured in accordance with both the CPR and the requirements of the Public Contracts Regulations 2015.

6.2.4 The resultant agreement must be in a form approved by the Assistant Director of Legal Services.

6.3 Property Implications

6.3.1 There are no direct Property Implications for the appointment of the architect.

7. KEY RISKS

7.1 No key risks have been identified through the procurement and proposed appointment of the architects.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All, Growth and Sustainability & Strong Communities

The appointment of consultants has no direct impact on these priorities, and individual reports for projects/schemes should be referred to.

9. EQUALITY IMPACT IMPLICATIONS

9.1 There are no equality impact implications resulting from this proposed appointment.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

10.1 There are no performance management implications arising from this report.

11. HEALTH AND SAFETY IMPLICATIONS

11.1 There are no health and safety implications arising from this report.

12. PUBLIC HEALTH IMPLICATIONS

12.1 There are no public health implications arising from this report.

Background Papers

None

