

**UNRESTRICTED MINUTES OF A MEETING OF THE CABINET  
PROCUREMENT COMMITTEE**

**MONDAY, 5TH OCTOBER 2020**

<b>Chair</b>	<b>Councillor Rebecca Rennison in the Chair</b>
<b>Councillors Present:</b>	<b>Councillors Deputy Mayor Anntoinette Bramble, Cllr Jon Burke and Cllr Caroline Selman</b>
<b>Apologies:</b>	<b>nil</b>

<b>Officers in Attendance</b>	<b>Mr Rotimi Ajilore – Head of Procurement</b> <b>Ms Sinead Burke - Head of Property and Asset Management</b> <b>Ms Dawn Cafferty – Category Lead Social Care</b> <b>Ms Karen Tait-Lane - Category Lead – Construction &amp; Environment</b> <b>Ms Judith Hughes – Category Lead – Corporate</b> <b>Ms Rachel Bagenal – Interim Head of Housing Supply</b> <b>Ms Sharmin Ahmed – Project Manager</b> <b>Ms Sophia Bromfield – Project Manager</b> <b>Ms Bronwen Thomas – Project Manager</b> <b>Mr Clive Sheldon - Lawyer – Procurement - Legal &amp; Governance</b> <b>Mr Clifford Hart – Senior Governance Services Officer – Legal &amp; Governance</b>

In respect of the detailed discussion for this meeting please see the recording of the meeting as detailed on the agenda front sheet :- <https://youtu.be/ZAO7qol2xO8>

**1 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**NOTED**

**2 Urgent Business**

There were no items of urgent business.

**NOTED**

- 3** DECLARATIONS OF INTEREST - Members to declare as appropriate

**NOTED**

- 4** NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATION RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

There were no representations.

**NOTED**

- 5** DEPUTATIONS/PETITIONS/QUESTIONS

There were no deputations, petitions or questions.

**NOTED**

- 6. A PROCUREMENT ROUTE FOR THE CONSTRUCTION OF THE MIXED TENURE HOUSING AT THE WIMBOURNE STREET SITES IN THE WENLOCK BARN ESTATE – KEY DECISION NO. NH Q 80**

The Chair asked for a brief overview of the three consecutive reports before the Committee.

The Interim Head of the Housing Supply Programme – Ms Rachel Bagenal advised the meeting that she overseeing the three projects - Wimbourne Street, the Fairbank Estate and Buckland Street., and that all three sat within the Council's Housing Supply Programme. Ms Bagenal advised the meeting that the Housing Supply Programme was building new housing on unused council land - such as garages to deliver around 690 new homes, with at least 50% of the new homes being affordable homes for local people. The current forecast was to build around 237 social rent and around 160 shared ownership. The programme also carried out improvements to the spaces around the new buildings - with new areas of public realm and landscaping, and new commercial space, which were Comprehensive public realm improvements that extended far beyond the site boundary.

Ms Bagenal reported that there 3 projects already on site in Clapton Park , and the 3 reports for consideration today were in the Hoxton West Ward and were Wimbourne Street, the Fairbank Estate and Buckland Street . These would deliver 186 new homes in total of which 72 would be social rent and 34 shared ownership (57% affordable). Ms Bagenal advised that all had completed the design work, with planning permission for

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Buckland and Wimbourne, and permission expected for Fairbank in November. The Committee was being asked to give approval of the proposed procurement route, which was informed by extensive soft market testing for each project. Ms Bagenal further commented that all three projects were due to receive GLA grant funding which meant the Council was looking at very tight deadlines for starting on site, and that it should be noted that due to the very tight timeframes for meeting GLA deadlines, delegated approval of the Contract Award was also being sought.

The Project Manager – Ms Sharmin Ahmed advised the meeting that Wimbourne Street was a development of 59 new homes, plus 1 commercial unit, in the wenlock barn estate in the Hoxton West ward. The development comprised of 22 homes for Social Rent, 11 for Shared Ownership and 26 for Private Sale. The site was currently occupied by 28 garages split across 2 garage sites divided by Wimbourne Street, and to the north of the site were the residential blocks Parr and Bracklyn Court overlooking Shoreditch Park and to the south of the site, there was the commercial unit: Wimbourne House and further residential blocks Croyley and Wimbourne Court. Ms Ahmed further commented that the design and location of the two new proposed blocks, known in the project as Wimbourne North and Wimbourne South, had been developed together with new landscape proposals. Further improvements to the streetscape would be delivered as part of the development including improved play areas creator better interconnectivity.

Ms Ahmed further advised that the scheme was granted planning committee approval in early September, and approval was now sought for the procurement of a main construction contractor. The ambition was to start on site in late 2021, in order to meet the GLA's funding deadline of March 2022, and would enable the project to receive GLA funding.

The Committee sought clarification with regards to the possibility of apprenticeships on the development, and consultation carried out in the design of the development and open spaces.

In response Ms Bagenal advised of the full engagement with the local community in all aspects of the design and three very constructive and positive steering meetings had taken place – where a range of views had been expressed. In terms of the open space design the proposals had centred on features and specific areas for ages. . Wherever possible local employment and apprenticeships would be sought as well. In terms of the open spaces these had been designed with features and areas for ages. There would also be continued constructive steering meetings as the development progressed.

There being no further points of clarification on a MOTION by the Chair it was :

**RESOLVED**

- i. That approval be given to agree to a call off by way of a mini competition from Lot 6 of the Hyde National Framework Partnership, for the selection of a principal contractor for the construction of the 59 unit mixed tenure housing development, plus one commercial unit, at the Wimbourne Street site, with associated landscaping and public realm improvements; .**
- ii. that authority be delegated to Group Director of Neighbourhoods and Housing to give approval of the Contract Award, where required, and in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, to meet the GLA's programme requirements;**

- iii. **that the associated demolition and enabling works of the existing site will be under a separate demolition contract in advance of the appointment of the principal contractor.**

**RELATED DECISIONS** as detailed para 4 of the report.

**OPTIONS APPRAISAL AND BUSINESS CASE (REASONS FOR DECISION)** as detailed in para 5.1 of the report.

**ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)** as detailed in para 5.4 of the report.

## **7. SELECTION OF A PROCUREMENT ROUTE FOR THE CONSTRUCTION OF MIXED TENURE HOUSING AT FAIRBANK ESTATE - KEY DECISION NO. NH Q 75**

The Chair asked for a brief introduction of the report..

The Project Manager - Ms Sophia Bromfield advised that the proposed scheme consisted of three, seven storey buildings providing 73 new homes, three ground floor commercial units and a community room. There would also be an entirely new public realm introduced which included extensive infill works around Thaxted Court, hard/soft landscaping, a playspace, planting, car parking and a colonnade connecting the North and West blocks. Ms Bromfield further advised that the tenure of the homes comprise of 28 homes for social rent, 9 homes for shared ownership, and 36 homes for outright sale. Ms Bromfield commented that a planning application for the Fairbank Estate project was submitted in July 2020 and the application was due to be considered at the Planning Sub-Committee meeting in November 2020.

Ms Bromfield informed the meeting that approval was now sought for the procurement of a main construction contractor. The ambition was to start on site in late 2021, in order to meet the GLA's funding deadline of March 2022, and would enable the project to receive GLA funding. Following a review of a number of options for the procurement of the project with the Employer's Agent and the Council's Procurement team, and as set out in Section 5.4 of the report and Exempt Appendix 2, the preferred option was to tender the contract to the Southern Housing Group Lot 2.

Ms Bromfield further commented that the Framework offered a good range of suitable contractors and was selected following a soft market testing exercise. The process of using this Framework would be managed using the Council's e-tendering portal in compliance with the Public Contract Regulations 2015. The Invitation To Tenders (ITT) will be issued to the contractors on Lot 2 of the Southern Housing Group in compliance with the Framework rules to deliver the scheme.

The Chair thanked Ms Bromfield for her introduction.

There being no points of clarification by the Committee, on a MOTION by the Chair it was :

**RESOLVED**

- i. **That approval be given to a single stage competitive tender process using Lot 2 of the Southern Housing Group Framework, for the selection of a principal contractor for the construction of the 73 unit mixed tenure housing development, plus three**

commercial units, at the Fairbank Estate site, with associated landscaping and public realm improvements;

- ii. That authority be delegated to the Group Director of Neighbourhoods and Housing, to approve the Contract Award where required, and in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, to meet the GLA's programme requirements; and .
- iii. That it be noted that the associated demolition and enabling works of the existing site was included in the works for the principal contractor.

**RELATED DECISIONS – as detailed in para 4 of the report.**

**REASONS FOR DECISION/OPTIONS APPRAISAL – as detailed in para 5.1 of the report.**

**ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED) as detailed in para 5.4 of the report.**

## **8. SELECTION OF A PROCUREMENT ROUTE FOR THE CONSTRUCTION OF MIXED TENURE HOUSING AT BUCKLAND STREET, ST JOHNS ESTATE - KEY DECISION NO. NH Q 74**

The Chair asked for a brief introduction of the report.

The Project Manager – Ms Bronwen Thomas advised the meeting that Buckland Street was a development of 54 new homes and one commercial unit in the Hoxton West ward. The design comprised of 3 villa blocks along Buckland Street, with the commercial unit at the western end of the site within one of the villas, facing Clunbury Street. Of the 54 new homes, 22 were for Social Rent, 14 for Shared Ownership and 18 for Private Sale. The project was close to Wimbourne Street and would follow a similar approach to procurement and has a similar programme.

Ms Thomas advised that site was currently occupied by 54 garages, and hence the priority for new homes would enabled this site to become a site for development. The neighbouring blocks of Crondall and Cherbury Courts sat to the south and west of the new development. The design and location of the new blocks had been developed together with a new landscape design to improve the setting of these existing blocks, and include new playspaces and a ball court. Further improvements to the streetscape will be delivered as part of the development.

Ms Thomas reported that the scheme was granted planning committee approval in early September, and approval was sought for the procurement of a main construction contractor, and to start on site in late 2021, in order to meet the GLA's funding deadline of January 2022. This will enable the project to receive GLA funding. Ms Thomas advised that a single stage tender via the Hyde National Partnerships Framework Lot 6 was proposed for the procurement of the main contractor, and an extensive options appraisal exercise was completed, prior to the decision being taken, and a range of alternatives

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were reviewed then and rejected. The key driver for this decision was that using this framework enabled the project team to achieve the GLA programme deadlines

Ms Thomas further commented that in order to reach the decision to use the Hyde framework, a range of frameworks available was reviewed (guided by the Employer's Agent), and subsequently a soft market testing exercise was carried out that included the Southern Housing Group (Lot 2) and Hyde Frameworks as both lists included contractors that were considered suitable for this type of construction project. The results of the SMT exercise favoured Hyde over Southern, due to the level of responses received, and that this framework had the most suitable selection of contractors. Ms Thomas concluded that further to the SMT results, it was intended to use an Expression of Interest process to establish which contractors would tender for the work. This process to reduce the number of bidders was seen to be commercially advantageous, as several contractors advised that it was their strong preference to not tender if there was an overly long tender list.

The Chair thanked Ms Thomas for her introduction. There being no points of clarification by the Committee, on a MOTION by the Chair it was :

**RESOLVED**

- i. That approval be given to agreeing a call off by way of a mini competition from Lot 6 of the Hyde National Framework Partnership, for the selection of a principal contractor for the construction of the 54 unit mixed tenure housing development, plus one commercial unit, at the Buckland Street site, with associated landscaping and public realm improvements;**
- ii. that authority be delegated to the Group Director of Neighbourhoods and Housing, to agree the Contract Award where required, and in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, to meet the GLA's programme requirements; and**
- iii. that it be noted that the associated demolition and enabling works of the existing site will be under a separate demolition contract in advance of the appointment of the principal contractor.**

**RELATED DECISIONS – as detailed in para 4 of the report.**

**REASONS FOR DECISION/OPTIONS APPRAISAL – as detailed in para 5.1of the report.**

**ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED) as detailed in para 5.4 of the report.**

**9 ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

There were no items of unrestricted urgent business.

**NOTED**

## **10.. DATE OF FUTURE MEETINGS**

**NOTED** – meetings of the Cabinet Procurement Committee commencing at 5.00pm for the remainder of the Municipal Year 2020/21 as follows:

9 November 2020  
7 December 2020  
18 January 2021  
8 March 2021  
12 April 2021  
11 May 2021

## **11. EXCLUSION OF THE PUBLIC AND PRESS**

### **RESOLVED**

THAT the press and public be excluded from the proceedings of the Cabinet Procurement Committee during consideration of Exempt items 13-15 on the agenda on the grounds that it is likely, in the view of the nature of the business to be transacted, that were members of the public to be present, there would be disclosure of exempt information as defined in paragraph 3 of Schedule 12A to the Local Government Act 1972 as amended.

### **SUMMARY OF EXEMPT PROCEEDINGS**

#### **13. A PROCUREMENT ROUTE FOR THE CONSTRUCTION OF THE MIXED TENURE HOUSING AT THE WIMBOURNE STREET SITES IN THE WENLOCK BARN ESTATE – KEY DECISION NO. NH Q 80**

**AGREED** to note the exempt appendices in relation to agenda item 6.

#### **14. SELECTION OF A PROCUREMENT ROUTE FOR THE CONSTRUCTION OF MIXED TENURE HOUSING AT FAIRBANK ESTATE - KEY DECISION NO. NH Q 75**

**AGREED** to note the exempt appendices in relation to agenda item 7.

#### **15 . SELECTION OF A PROCUREMENT ROUTE FOR THE CONSTRUCTION OF MIXED TENURE HOUSING AT BUCKLAND STREET, ST JOHNS ESTATE - KEY DECISION NO. NH Q 74**

**AGREED** to note the exempt appendices in relation to agenda item 8.

#### **16. ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

There were no exempt items of urgent business.

NOTED

**Duration of the meeting:** 17:00HRS – 17:35HRS

Contact:

Clifford Hart - Senior Governance Officer - [Clifford.hart@hackney.gov.uk](mailto:Clifford.hart@hackney.gov.uk)

[Clifford.hart@hackney.gov.uk](mailto:Clifford.hart@hackney.gov.uk)