



Key Decision Report of the Corporate Director of Housing

Officer Key Decision	Date: 26 August 2020	Ward: Hillrise
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Delete as appropriate	Exempt	Non-exempt
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APPENDICES B AND C TO THIS REPORT ARE EXEMPT AND NOT FOR PUBLICATION

SUBJECT: Award of a main Design & Build contract for the construction of forty-six new homes, a new community centre, a multi games area and associated landscaping and public realm improvements on the Elthorne Estate, N19

1. Synopsis

- 1.1 This report seeks agreement to award a JCT Design and Build (2011) contract to the value of £20,861,603 for the Elthorne Estate Sunken Pitch and Community Centre scheme to Mulalley and Co Ltd for the design and build construction of 46 new homes, a new community centre, a new multi-games area (MUGA) and upgrade to Zoffany Park and associated estate landscaping and public realm improvements for the Elthorne Estate, N19.
- 1.2 A mini-competition has been undertaken in accordance with the LBI New Build Contractor Framework 2014-18 and policies and procedures adopted by the Council.
- 1.3 The submitted tender for the Stage Two construction works has been assessed as fair and reasonable by our appointed Employers Agent and QS Consultants Baily Garner, report attached as exempt Appendix B.

2. Recommendation

- 2.1 To award a JCT Design & Build (2011) Main Contract to the value of £20,861,603 to Mulalley & Co. Ltd (Mulalley) to undertake the design and construction of 46 new homes, a new community centre, new MUGA and associated landscaping and estate environmental improvements for the Elthorne Estate Sunken Pitch, Community Centre (and Zoffany Park MUGA) Scheme.

3. Date the decision is to be taken

26 August 2020

4. Background

4.1 Nature of the service

4.1.1 The Elthorne Estate Sunken Pitch and Community Centre Sites (and Zoffany Park MUGA) scheme is located in the Hillrise Ward, London N19. The sites are on the edge and in the heart of a large existing 1970's housing estate which consists of 877 units, including 3 -and 4 -storey blocks in red brick and concrete construction. The City of London Highgate Hill Academy (former Mount Carmel Secondary School) lies between the two sites. See the Landscaping master site-plan in Figure 1 /Appendix A1 (page 15) showing the respective locations of the three Elthorne Estate sites.

4.1.2 The scheme comprises of: a) the demolition of the old community centre on Holland Walk and a former School Caretaker's cottage at the corner of Buxton and Nicholay Road; and b) infill development on two sites on the edge of Elthorne Estate including:

- the defunct Sunken Pitch site between St John's Way and Duncombe Road (Site 1); and
- the St John's Community Centre on Holland Walk site –extended to include the adjacent former school caretakers lodge on 45 Nicholay Road (Site 2).

The sites will deliver:

- a total of 46 new homes across four new blocks (2 to 6-storeys in height)
- a new community centre to replace the existing;
- improved estate pathways, landscaping and lighting;
- public realm improvements to the end of Duncombe Rd and Buxton Rd and to two entrances to the estate on Holland Walk (west and north);
- A new MUGA to replace the sunken pitch on Zoffany Park, together with improved toddler play facilities and landscaping at Zoffany Park (Site 3).

Residential Blocks	No. of units
Site 1: Block A and	19 Units
Block B	9 Units
Site 2: Block C (houses) and	5 Units
Block D (incl community centre)	13 Units
Total	46 Units

4.1.3 Dwelling Mix:

Overall the scheme will deliver 9 x 1-bed units (20%); 31 x 2-bed units (67%); 5 x 3-bed's (10.9%) and one 4-bed unit, see detailed breakdown below:

	1-bed 2p	2-bed 3p	2-bed 4p	3-bed 5p	3bed6p	4bed7p	Tot	OVERALL units %
SR	2	1	10	2	1		16	34.78%
SO	2	3	3	0	0		8	17.39%
OMS	5	6	8		2	1	22	47.83%
TOTAL	9	10	21	2	3	1	46	100 %

4.1.4 Tenure mix: Of the 46 new units, 24 (52.17%) are affordable of which: - 16 social rent (SR) and - 8 shared ownership (SO). The 22 outright market sale units (47.8% OMS) will provide necessary funding for the scheme.

4.1.5 Four residents' consultation events were held between March 2016 and April 2018. The scheme was initially submitted for planning approval in July 2018 and resubmitted in February 2019 with increased space efficiency and number of units up from 42 to 46.

The scheme was granted planning approval on the 5 March 2019 under Planning Application Reference **P2018/2269/FUL**.

4.2 Estimated Value of the scheme

4.2.1 The original second stage tender price submitted by Mulalley on the 27 May 2020 for the Main D&B Contract was **£21,426,176** which is based on a commencement date of 2 November 2020 and completing December 2022 (105 weeks duration). Following detailed review of the pricing of the designs as well as commercial adjustments negotiated with the Contractor we were able to reduce this sum to **£20,861,603** (saving £546,573).

4.2.2 The scheme is delivering new homes, a community centre, MUGA and associated landscaping and public realm improvements for the Elthorne Estate sites and is being funded through the council's New Build housing budget as well as sales of private residential units estimated at c. £15M, Right to Buy receipts, and prudential borrowing.

4.3 Timeline:

- Appoint D&B Contractor Early September 2020
- Section 73 Application Approval September 2020*
- Start on Site (possession) 2 November 2020
- Demolitions & service diversions December 2020 – March 2021
- Start of Construction Works April 2021

- Completion and handover December 2022
(* subject to S73 Planning approval)

4.4 Options appraisal - Procurement:

- 4.4.1 This new build scheme is being delivered via a two-stage JCT Design & Build Contract (2011) calling off Lot 2 of the 2014 -18 LBI New Build Contractor Framework (now expired) in compliance with the terms of the contract and council policies and procedures.
- 4.4.2 For the majority of new build housing projects the council's preferred approach is to employ the Joint Contracts Tribunal, (JCT) Design and Build form of contract. The benefit of this form of contract is that the responsibility for design sits with the contractor, who also takes all design related risks for the project, thereby minimising the risks to the council.

As part of this procurement strategy the following procurement routes were considered:

Option 1 - Utilising Islington's in house Contractor Framework agreement (2014-18) which was still active at the time of first stage tender.

Option 2- A competitive tender using an external procurement framework: This option was discounted, as the benefits of opening out to new contractors were outweighed by the fact that there is considerable overlap in terms of suitable suppliers between frameworks, and one-off contracts would be less significant for the contractor, weakening LBI's leverage.

Option 3 – Competitive tender via OJEU advert/ open or restricted procedure: This procurement route was rejected as it would have delayed the project by 4-6 months.

- 4.4.3 In order to speed up the delivery of the scheme in the early summer of 2018 it was decided to utilise the council's own 2014-18 Contractors Framework, whose contractors have established longer term relationships and investment in LBI, due to the substantial volume of work provided by the council. Their local experience and experience of working with the council, its standards of care and priorities, were considered key. The buoyant housing market with abundant work on offer also weighed against the option to go for an external framework or tender on the open market, as this would have caused delay without necessarily bringing additional benefits.
- 4.4.4 As reported in the Stage One Preconstruction Services Agreement (PCSA) Award Report (April 2019), following a mini-tender calling off the LBI Framework (July –September 2018), the PCSA contract was awarded to the highest scoring tenderer Mulalley & Co Ltd, for the sum of £808,205 in June 2019. Due to the additional surveys, design and design work -see paragraph 4.4.7 - the cost of the PCSA increased to £1,027k.
- 4.4.5 The First Stage tender established competitive rates and costs for preliminaries, design and other fees, surveys, sundry costs and overheads and profit. This left the actual works cost to be agreed.
- 4.4.6 The Second Stage PCSA period from June 2018 through to May 2020 was used to develop design to RIBA Stage 4 design, obtain further 'buildability' input and arrive at an agreed price/quality for the works before entering into a formal building contract.

Mulalley carried out extensive due diligence surveys while their architects elaborated construction designs with the client, with the original LBI architects acting as CDA advisor. This ensured design quality and compliance with relevant Employer's Requirements (ER's) and Regulations.

- 4.4.7 A Section 73 application was submitted in April 2020 for planning approval of design amendments aiming to improve building efficiency; fire safety in compliance with new Fire Regulations; and detailed proposals for the community centre to client requirements. Further amendments have been included following proposals by the Contractor to improve overall value for money.
- 4.4.8 The award of the main JCT design & build contract is subject to Mulalley submitting an acceptable Stage Two tender offering value-for-money (VfM) for the delivery of the construction works. In the event that the Stage One contractor does not submit an acceptable tender for the construction works, the Framework allows for the contractor with the next highest scoring Stage One tender to be approached, and so on until a contractor can be appointed who fulfil the council's Stage Two VFM and other criteria.
- 4.4.9 All contractors appointed to the Framework have been required to sign up to paying their own employees, and those employed by their sub-contractors, the London Living Wage.

All Framework contractors have signed a declaration confirming that they have not and/or will not participate in the blacklisting of trade union members or activists contrary to the Employment Relations Act 1999 (Blacklisting) Regulations 2010 and the Data Protection Act 1998.

4.5 **Key considerations**

- 4.5.1 The New build scheme will provide 52% affordable housing and offers a good mix of tenures including affordable shared ownership (SO) homes, assisting key workers and young families to get on the property ladder.

In line with planning policy, the new homes are car free and their performance will be measured against key sustainability indicators captured in a Green Performance Plan.

- 4.5.2 In addition to the much needed new homes, the scheme will deliver improved local infrastructure, a new efficient local Community Centre and a MUGA in Zoffany Park replacing the existing community centre and abandoned football Pitch. It will improve urban layout and community safety, as well landscaping and lighting. The scheme offers over-riding planning benefits, has been well-designed with a consideration and respect for both the existing estate and wider community needs.
- 4.5.3 All new build development is expected to bring further social benefits, including S106 contributions towards improvements in the vicinity and environmental improvements to the public realm within and around the estate. For the Elthorne scheme, this includes financial commitments to improve sustainability and offset carbon.
- 4.5.4 All new build development is designed in accordance with the Council's planning requirements and the Employers Requirement's (ER's) included in the building contract to address the social and environmental sustainability. The contractor is an exemplar under

the Code of Construction Practice and will provide a minimum of two construction trade apprentices from the local area, to be employed at the development during the two year construction period.

- 4.5.5 The contractor is obliged to produce a community liaison strategy and ensure compliance with the Code of Local Procurement. These are set out in the tender method statements submitted at First Stage outlining the Contractor's qualitative approach to delivering the contract including site and contract management, Health & Safety, and customer care.
- 4.5.6 Best Value has been achieved following extended discussions with the Contractors over the detailed design and pricing and commercial negotiations to arrive at a better price, under challenging circumstances. This has resulted in a negotiated saving of £564,573 (see also paragraphs 4.2.1 and 4.6.5).
- 4.5.7 All contractors appointed to the Framework have been required to sign up to paying their own employees, and those employed by their sub-contractors, the London Living Wage. The London Living Wage will be a condition of the contract being entered into, as far as is legally permitted.
- 4.5.8 There are no TUPE, pension or staffing implications related to the award of this contract to Mulalley & Co Ltd.

4.6 Evaluation

- 4.6.1 As mentioned above the first stage of the two stage tender (paragraph 4.4.5) delivered competitive rates for the preliminaries; design fees; overheads and profit; and design and other fees/sundry costs as well as surveys and site investigations. The tender evaluation was based on a 40:60 price/quality ratio, which Mulalley won albeit, their design fees and prelim rates were relatively higher than average due to the complexity of the scheme.

The Second Stage tender evaluation involved detailed analysis of the tender submission in order to establish whether the pricing of works is reasonable, compliant and offers value for money (vfm). Consultant EA/QS Baily Garner (BG) undertook objective comparisons of relevant data and benchmarking. *See details of the EA/QS 's report in Appendix B.*

- 4.6.2 Following six months market testing Mulalley submitted their priced tender on 27 May 2020 for the sum of £21,426,176. The pricing (*see BG Vfm report Appendix 1*) was based on:
- Open book costs;
 - A required minimum of three quotations per subcontract package though this was not always achieved;
 - A summary and comparison of quotations received, adjusted and 'levelled' to reflect any exclusions or conditions and allow reasonable comparison;
 - An inflation rate of 8.20% -applied to eight key packages (windows, cladding, M&E works; roofing etc) as part of the base costs;
 - Contingency allowances for both design risk (2.5 %) and insolvency risk (2%);
 - A limited number of provisional sums (c. £222k) relating mainly to enabling works/service diversions that couldn't be fully identified and designed
 - Slight variations from Stage One: eg slight reduction in preliminaries in the second stage tender (to 23.7%).

- 4.6.3 Given the complexity of the site and the current degree of uncertainty in the construction industry and wider economic climate, the contingencies allowed and potential inflation were deemed acceptable.
- 4.6.4 The original tender sum of £21,426,176 is c. £1.32M above BG's 26 June 2020 pre-tender estimate at £20,104,412. It is however £3.33M higher than Baily Garner's Feb-2019 estimated contract value of £18.09M provided at planning stage, which has been addressed and justified. A summary of Mulalley's tender price breakdown is attached in *Appendix C*.
- 4.6.5 Following discussions between Client, EA/QS and Contractor, certain design amendments were agreed (*see BG report Appendix 7*) which improved VfM and BG negotiated with Mulalley a price reduction to the sum of £561,573 whilst preserving the quality of the scheme. The discount includes design changes at a cost of £261,573 as well as a commercial adjustment on the Contractors fees to a total of £303,100, bringing the revised contract sum to **£20,861,603** (agreed 22 July 2020). The Section 73 application has been amended to reflect proposed changes -subject to Planning approval hopefully by September 2020.
- 4.6.6 The revised Mulalley submission is:
- 8.6% over Baily Garner's original pre tender estimate of February 2019.
 - 3.7% over Baily Garner's revised pre-tender estimate of 26 June 2020.

A comparison between Mulalley's second stage submission and Baily Garner's pre-tender estimates is included in Appendix B /BG report Appendix-5

- 4.6.7 BG undertook a benchmarking review to compare Mulalley's price per square meter (sqm) against comparable schemes (adjusted for time and location). BG calculated that gross cost/sqm for the scheme (£4,207/sqm) at Elthorne is approximately 8% above the average for the benchmark schemes at £3,900/sqm, but roughly on par with Charles Simmons House. The average base build cost (before contractor's fees) for the Elthorne at £2,667/sqm is actually comparable to the average cost of £2,601/sqm, once external works and demolitions etc. are deducted.
- 4.6.8 Based on the above, and considering the challenges of both the complex site, as well as market volatility and uncertainty, the tender price submitted for the Stage 2 construction works has been assessed as fair and reasonable by our appointed Employers Agent/QS BG.

4.7 Business Risks

- 4.7.1 The full project Risk Register is included in Appendix B / BG's Report Appendix 6. The list below highlights the key challenges:
- the project is logistically complex, spread across several buildings on three separate sites
 - Site 1 is adjacent to 142-168 St Johns Way, which will require some underpinning to the garden wall; the building site requiring substantial resident interface to ensure safety is never compromised;
 - Site 2 is in the heart of the estate with Block C sharing a boundary with the City of London Academy which still contains unknown risks;

- The School is undertaking construction works for its new 6th Form Academy commencing in February 2020, which will create significant pressure re logistics, H&S and traffic management.

4.7.2 The key risks which remain for Islington Council are the following:

- Covid-19 - programme delays
- BREXIT- supply chain disruption and cost increases
- Service diversions and disconnections – subject to provisional sums.
- Site 1: St Johns Way Substructure Design (underpinning)
- Impacts on Local Residents and Party Wall Matters
- Close proximity to CoLA School with construction works commencing in February 2020.

Further residual risks:

- provisional sums, notably in relation to statutory service diversions
- Section 73 amendments to the planning application awaiting approval.

Risk Management

- 4.7.3 Whilst the Contractor will be addressing elements of risk and has allowed a risk contingency of 4.5% (2 % insolvency and 2.5% design) which seems reasonable, it is important that the council allows for a separate 5% contingency within the project appraisal/ business plan to cover potential employer risks.
- 4.7.4 Risks in the ground: The PCSA was used by Mulalley to undertake investigations (including soil and other site surveys, demolitions and apply for service diversions), to allow for accurate design and construction costs and more programme certainty.
- 4.7.5 It should be noted that during the Stage 2 tender /PCSA there was early engagement with the Statutory Services and additional surveys (beyond what has already been priced in the tender) to firm up the tender price and ensure provisional sums are kept to a minimum, however programme and cost risks remain.
- 4.7.6 In order to de-risk the main construction works programme, we aim to carry out enabling works such as the demolitions; asbestos surveys; decontamination; and potential service diversions in Autumn ahead of the start of the main works in April 2021. Mulalley have suggested that the enabling works start directly after the date of possession of site (2 November 2020).
- 4.7.7 Given the exceptional circumstances the UK is facing relating to leaving the European Union (BREXIT) in the next months/years, relevant financial and construction market risks will have to be closely monitored going forward (and extra contingency allowed).
- 4.8 The Employment Relations Act 1999 (Blacklist) Regulations 2010 explicitly prohibit the compilation, use, sale or supply of blacklists containing details of trade union members and their activities. Following a motion to full Council on 26 March 2013, all tenderers will be required to complete an anti-blacklisting declaration. Where an organisation is unable to declare that they have never blacklisted, they will be required to evidence that they have 'self-cleansed'. The Council will not award a contract to organisations found guilty of blacklisting

unless they have demonstrated 'self-cleansing' and taken adequate measures to remedy past actions and prevent re-occurrences.

- 4.9 The following relevant information is required to be specifically approved by the Executive in accordance with rule 2.8 of the Procurement Rules:

Relevant Information	Information/section in report
1. Nature of the service	This report seeks approval for the appointment of a main D&B contractor See paragraph (2.1)
2. Contract value	The contract value is £ 20,861,603 See Paragraph (2.1)
3. Timetable	The timetable is outlined in this report. See Section (4.3) - Background
4. Options appraisal for tender procedure including consideration of collaboration opportunities	A mini-competition was undertaken in accordance with the New Build Contractor Framework 2014-18 and policies and procedures adopted by the Council. See Section (4.4)
5. Consideration of: <ul style="list-style-type: none"> • Social benefit clauses; • London Living Wage; • Best value; • TUPE, pensions and other staffing implications 	Social, economic, environmental considerations, equality, diversity and inclusion forms part of the contractor's submission. See Key Considerations in section (4.5)
6.Award Criteria	The submitted tender for the Stage 2 construction works has been assessed as fair and reasonable by our appointed Employers Agent and QS Baily Garner Consultants (BG) and is attached in Exempt Appendix B/ BG Appendix A. See section (4.6)
7. Any business risks associated with entering the contract	Business risks are described in this report. See section (4.7)

5. Implications

5.1 Financial Implications

- 5.1.1 The total budget for this scheme (contained within the current new build programme approved as part of the 2020-21 budget setting process) stands at £20.842m (this budget covers demolition, construction costs, fees & public realm)

- 5.1.2 The current total estimated cost now stands at £22.851m (which includes the construction contract price referred to in this report in the sum of £20.862m)
- 5.1.3 In addition, anticipated scheme specific resources i.e. RTB 141 receipts and open market sale receipts have reduced by £134k since budget setting.
- 5.1.4 Whilst this leads to a net budget pressure of £2.143m, there is currently sufficient resource capacity within the programme to accommodate this pressure.
- 5.1.5 In terms of budget provision, the wider new build programme including the pipe line budget can currently cover this increase with a view to the programme being re-aligned at the next budget setting cycle.
- 5.1.6 The report sets out the work carried out both internally and independently in order to secure what has been professionally and independently assessed as a "fair and reasonable contract price" given the complexity of the scheme and the uncertainties, and hence risk, that prevail within in the construction industry, and wider economy, at this time.

5.2 Legal Implications

- 5.2.1 The Council has power to provide housing accommodation by building houses on land acquired for that purpose or by converting buildings into houses and to provide facilities in connection with the provision of housing accommodation (sections 9 and 12 Housing 1985). The Corporate Director has authority to award contracts under a framework agreement without limit where the capital spend is part of the approved capital programme (paragraph 8.7 of Part 3 of and paragraph 1 of Appendix 3 to the Constitution)
- 5.2.2 Mulalley & Co. Ltd has been appointed as a Framework Contractor for the New Build Programme following a competitive tendering exercise in accordance with EU Procurement Legislation. Under the Framework Agreement a new build works contract may be awarded to a Framework Contractor following a mini competition subject to a value for money assessment.
- 5.2.3 Mulalley & Co. Ltd submitted the highest scoring tender through a mini-competition between Lot 2 Contractors appointed to the Framework. As the successful Stage 1 contractor, they may be awarded a Stage 2 build contract is subject to the Corporate Director of Housing being satisfied that the price represents value for money and is otherwise acceptable to the council.
- 5.2.4 In considering the recommendation in this report, the Corporate Director of Housing should have regard to the information set out in the exempt appendices to this report.

5.3 Environmental Implications

- 5.3.1 It will be essential during both the pre-construction and construction periods to ensure the contractor adheres to environmental legislation, particularly around waste regulations. The contractor will be required to implement the waste hierarchy, giving priority to reuse and recycling, and the council has a duty of care to ensure that the contractor has the appropriate waste licences and permits.

- 5.3.2 During any site works, careful management of local nuisance issues such as noise, dust and air pollution will be required and vibrations during groundworks. Particular attention will be required in terms of H&S and the access and site delivery arrangements to/from/ around the school as well as within the estate. The contractor should also be aware of any biodiversity risks, such as potential disturbance to nesting birds. Travel to and from the site should be minimised to reduce the impact of vehicular emissions and traffic congestion.
- 5.3.3 The new homes will be built to high standards in terms of environmental sustainability, meeting Level 4 of the Code for Sustainable Homes. They will be very energy efficient meaning they will be cheaper to run for the residents who live there, helping to keep down the cost of living.

5.4 Resident Impact Assessment

- 5.4.1 The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.
- 5.4.2 A Resident Impact Assessment (RIA) was completed on 26 March 2018 which identified that there would be minimal negative impacts apart from the inevitable disturbance during the construction works which will need to be managed. Any residents previously housed in the caretaker's cottage (corner site) have been rehoused in suitable accommodation of their choice. The RIA identified that the scheme would be delivering:
- a. council housing: assisting with current overcrowding and under occupation on the estate, as well as increasing the affordable housing provision in the borough. It will be providing 5 wheelchair dwellings and 46 homes which will be to life time home standard where currently neither exist on the estate.
 - b. A new 284sqm community centre providing an accessible state of the art and flexible centre for local residents, with an improved entrance from an upgraded civic space, allowing for better use; more community activities and events to take place.
 - c. A new MUGA (replacing the disused sunken pitch) and enhanced play provision on Zoffany Park will benefit families with children and all local residents.
 - d. Environmental and public realm improvement works that will also:
 - increase accessibility for wheelchair users along Holland Walk and to key community facilities including the new community centre, the AHO and Zoffany Park;
 - improve the estate entrances from Elthorne Road and St Johns Way, landscaping lighting and public realm,
 - improve natural surveillance and overlooking of spaces at the end of Duncombe Road and the end of Buxton Rd, with improved lighting, sightlines and community safety;
 - upgrade the landscaping on Zoffany Park
- 5.4.3 All the above will result in a better quality of environment and services on the estate.

Potential impacts of the community centre and new ball court will be managed to ensure they are no worse than the existing. The new ball court will be locked daily after 9.30pm (until 8am).

5.4.4 A copy of the RIA is attached in **Appendix A2**.

6. Reasons for the decision

6.1 Mulalley & Co Ltd are appointed to LBI's New Contractor Framework as well as the old (2014-18), and have delivered a number of good schemes, thus presenting a level of established practice in delivery for the Council.

The Elthorne Estate Sunken Pitch & Community Centre scheme has been designed to deliver a high quality housing development as well as additional benefits that meet the Council's corporate objectives including:

- tackling the housing shortage, by building new affordable homes and tackling local housing needs;
- improving the existing estate by providing improvements to community facilities, a new MUGA and associated environmental and landscaping improvements;
- improvements to community safety and public realm

6.2 Although the cost is higher than earlier pre-tender estimates, the build cost is reasonable given the complexity of the scheme and current circumstances. Taking into consideration the proposed amendments and discount negotiated with the contractor, the multiple risks and challenges in the current market, EA/QS Bailly Garner have concluded that this tender offers reasonable value for money.

6.3 It is therefore recommended that the main Design and Build contract for the Elthorne Estate Sunken Pitch, Community Centre and Zoffany Park MUGA sites to the value of £20,861,603 (exc. VAT) be awarded to Mulalley & Co Ltd.

7. Record of the decision:

7.1 I have today decided to take the decision set out in section 2 of this report for the reasons set out above.

Background papers: Tender Report by Bailly Garner Consultants' Elthorne Estate VfM report: This report is exempt and not for publication, as it contains exempt information under paragraph 96.4, category 3, of Access to Information Procedure Rules, namely information relating to financial or business affairs

APPENDICES:

APPENDIX A1 **Figure 1:** Elthorne Estate Sunken Pitch, Community Centre Master Site-plan including landscaping and public realm proposals

APPENDIX A2 Resident Impact Assessment

APPENDIX B **(EXEMPT)** Bailly Garner VfM report for the Elthorne Estate 29.0702020

APPENDIX C **(EXEMPT)** Summary Tender Cost Breakdown

Final report clearance:

Signed by

Corporate Director of Housing

Date:

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