

CABINET

**Tuesday 11 July 2017 at 7pm
Minutes**

PRESENT:

Councillors: Bell, Anand, Dheer, Johnson, Mahfouz, Mason, Rai and Tailor.

ALSO PRESENT:

In accordance with paragraph 2.6(a) of the Constitution, Councillors Malcolm and Young addressed the Cabinet with regard to the following items:

Item 07 - Budget Update Report 2017/18 (Councillor Malcolm)

Item 08 - 2018/19 Budget Strategy (Councillor Young)

Item 09 - Council Annual Performance Report 2016/17 (Councillor Malcolm)

Item 10 - Selection of Developer Partner for the Redevelopment of Perceval House Site (Councillor Young)

Also in Attendance

Councillors Mahmood, Mullins and Proud

1. Apologies for Absence

Councillor Gordon

2. Urgent Matters

There were none.

3. Matters to be Considered in Private

Items 10, 15 and 16 contained confidential appendices but were not taken in private as it was not necessary to discuss the confidential information provided.

4. Declarations of Interest

There were none.

5. Minutes

Resolved:

That the minutes of the Cabinet meeting held on 13 June 2017 be agreed and signed as a true and correct record.

6. Appointments to Sub-Committees and Outside Bodies

There were none.

7. Budget Update Report 2017/18

Resolved

That Cabinet:

- i) notes the General Fund revenue budget forecast outturn position of £12.409m net overspend (or 5.19%) for 2017/18, and the nil variance on the Housing Revenue Account, and agrees that Executive Directors are required to take management actions to bring the forecast General Fund overspends into balance for year-end (Para 5.1 and appendix 1 of the report).

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

- ii) notes the progress on delivering the 2017/18 savings (Para 5.3 and appendix 2 of the report).
- iii) notes the capital programme 2017/18 forecast overspend of £0.364m after taking account of slippage (Para 5.5 of the report).
- iv) approves the capital programme net slippage of £16.756m (Para 5.5 of the report).

Reasons for Decisions and Options Considered

To confirm the financial position as at 31 May 2017. The report outlines the council's position on revenue, capital, income and expenditure to the end of the period and subsequent effect on the council's level of reserves.

8. 2018/19 Budget Strategy

Resolved

That Cabinet:

- i) agrees that officers work up detailed plans and budget proposals in accordance with the Administration's priorities and financial strategy objectives (para 3 of the report).
- ii) notes the significant impact of Government decisions to reduce public spending and reviews the local government funding over the three years that the MTFS covers and notes that work is on-going to further refine funding level assumptions.
- iii) sets a requirement to identify proposals that would close the 2018/19 budget gap of £35.982m by the end of 2017/18 and agrees that any growth proposals put forward by services require additional savings to be identified (para 4.4 and para 4.5 of the report).
- iv) notes the capital investment process set out in the report (para 4.6 of the report).
- v) notes the outline budget timetable set out in the report (para 4.7 of the report).

Reasons for Decisions and Options Considered

This report is part of the Council's budget setting and business planning process. The MTFS was recommended by Cabinet on 14 February 2017 and approved by Council on 21 February 2017. This report seeks to agree the strategy for 2018/19 to 2020/21 so that officers can work up detailed proposals to present for Member consideration as part of the annual budget setting cycle of the Council.

The overarching objective is a priority-led budget over the medium term which is balanced and realistic and supported by achievable savings plans. The overarching objective is a priority-led budget over the medium term which is balanced and realistic and supported by achievable savings plans.

The Council is currently facing the most significant budget pressures on record, including the continuing prospect of reducing revenue support from Central Government over the medium term, and increased demand for services. The delivery of prior year savings is becoming increasingly challenging which when combined with the above pressures results in an exceptionally difficult environment to deliver a balanced budget.

9. Council Annual Performance Report 2016/17

Resolved

That Cabinet:

- i) notes the contents of the report.
- ii) notes the progress made against the Corporate Plan performance indicators.
- iii) notes the progress made against each of the Corporate Plan Commitments.
- iv) thanks officers for the continued improvements especially the increase in recycling rates.

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

Reasons for Decisions and Options Considered

The purpose of this report is to provide the Cabinet with a summary of the 2016/17 year-end performance against key indicators set out in the Corporate Plan. Performance is described against key targets for operational delivery and service improvement, while also noting the direction of travel of comparable performance indicators since last year. The report also highlights progress against the delivery of the Corporate Plan Commitments by the end of the year 2016/17.

10. Selection of Developer Partner for the Redevelopment of Perceval House Site Resolved

That Cabinet:

- i) notes the bids received from the 2 remaining bidders for the redevelopment of the Perceval House site as summarised below and in the attached appendices.
- ii) approves the selection of Galliford Try as the Council's preferred partner.
- iii) approves Muse Developments Ltd as the Council's reserve partner should an acceptable development agreement not be achieved with the preferred partner.
- iv) delegates authority to the Executive Director for Housing and Regeneration following consultation with the Director of Legal and Democratic Services, the Portfolio holder for Regeneration, the Portfolio holder for Finance and Performance and the Portfolio Holder for Housing, to finalise the development agreement with the preferred bidder providing for the grant a long lease or leases of 250 years for the Perceval House site and any building licences required and estate management agreements as may be required for recommendation to Cabinet for final approval.
- v) notes and agrees the intention to purchase affordable housing in the Perceval House redevelopment scheme through Broadway Living subject to the approval of the Broadway Living Board and the Council as funder agreeing the purchase through their business planning process.
- vi) agrees a capital budget of £60.036m required for the project as set out in section 11.2. of the report. The new capital programme is to be called Perceval House Redevelopment to be funded from capital receipts generated by the project and in the interim by mainstream prudential borrowing due to the difference in timings for expenditure on new offices and income received by the council to offset that expenditure.
- vii) agrees a capital budget of £3.705m required for the funding of the councils option space as set out in section 11.2 of the report and the implications for the councils borrowing requirements as the cost of the borrowing is covered by accommodations savings and/or income from third parties not through the development returns of the project.
- viii) agrees in principle the appropriation of the Perceval House site for planning purposes.
- ix) recommends to Full Council that the Treasury Management Strategy and relevant prudential indicators are amended to reflect the new capital programme as referred to in recommendations 1.6 and 1.7 of the report.
- x) delegates authority for the Executive Director of Regeneration and Housing to negotiate and enter into any arrangements necessary to secure the relocation of the electricity substation on the Perceval House site to facilitate the redevelopment.

Reasons for Decisions and Options Considered

On the 20th October 2015 Cabinet agreed the following recommendations

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

'That the Director of Regeneration and Planning be authorised to invite and evaluate tenders for the selection of a joint venture partner for redevelopment of the Perceval House site defined on the map using either the Competitive Procedure with negotiation or the Competitive Dialogue Procedure

- That Cabinet agree that the Council's requirements specified in the procurement process will be:
- Between 121,000 and 133,000 ft² for its offices, library and customers services either on the site or in the Ealing Broadway area
- New offices for the Council to be ready to move into prior to the demolition of Perceval House or the partner to provide interim accommodation.
- The council to be a joint venture partner for the development for up to 50% of the sale elements of the scheme.
- The council to have the option to purchase any affordable homes created in the scheme subject to funding being available.
- That Broadway Living be invited to act as the council's partner for any market rent homes created as part of the affordable housing requirement.'

The Council has invited and evaluated tenders and this report sets out the results and recommendations of that process

11. Adults Services "Future Ealing" Transformation Programme 2017/18 Resolved

That Cabinet:

- i) notes the emerging strategic priorities for the transformation of Adults' Services (the Better Lives Programme)
- ii) notes that detailed planning and design of the proposed new ways of working, associated benefits and improved outcomes is now underway.
- iii) authorises the Executive Director of Children, Adults and Public Health, following consultation with the Leader, Portfolio Holder for Finance and Performance and the Portfolio Holder for Health and Adults Services, to procure contract(s) for the provision of consultancy and project management support for the Better Lives Transformation Programme within Adults Services where the total value of all the contracts to be awarded will be up to £1m, either by:
 - a. Making a direct award from a framework or dynamic purchasing system (in accordance with the rules of the framework or DPS) or;
 - b. Inviting and evaluating tenders or conducting a mini competition from a framework.
- iv) delegates authority to the Executive Director of Children, Adults and Public Health to award a contract following a tender process or mini competition as set out in iii) b) above.
- v) notes that Cabinet will receive further reports on the Adults Transformation Programme for decision and/or information in line with the Council's budget setting process.
- vi) notes that reports on the Adults Transformation Programme will be tabled for the Health and Wellbeing Board and Health and Adults Social Care Scrutiny Panel

Reasons for Decisions and Options Considered

Adults' Social Care has a strong track record of delivering change and sustaining performance on outcomes, in spite of a challenging financial climate and changing statutory framework over the years. This has been evidenced through successful implementation of major change programmes, such as Personalisation and the more

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

recent Care Act 2014 and an ambitious programme of integrated working with the NHS. We remain committed to understanding the service user experience, through our partnership boards, user groups and challenge through more formal scrutiny to support this. Our performance on the national Adult Social Care indicators shows sustained and improved performance for example we have delivered

- A significant improvement in the numbers receiving Self-Directed Support compared since 2010
- Sustained and excellent performance on Reablement
- Sustained performance for numbers supported to maintain independent living and receiving secondary mental health services
- General trend to maintain timely assessments for the majority of service users
- A continued focus on employment for adults with learning disabilities
- Improved performance year on year on 9 out of 12 7 nationally set self reported survey indicators for Adults and Carers in the last 3 surveys.

Our commitment to carers is evidenced through our Carers Strategy achievements, and extended offer to Carers implemented following the Care Act. We have successfully reconfigured day opportunities to promote independence, choice and a stronger community offer. Although these have involved difficult decisions, the principle of person centred support, consultation and engagement has helped deliver outcomes in new and more flexible ways. The Solace Centre for example, a community based out of hours resource for people with mental health problems, originally proposed for closure reopened in June 2017 in a new refurbished venue as a result of successful partnership working with users, commissioners and providers, and the council funded capital investment.

However, it is widely recognised that continued austerity measures from central government, rising demand and cost pressures mean the social care system is not adequately funded and presents a significant challenge. In addition, the social care system is particularly exposed to the uncertainty caused by the ongoing funding reform reviews by central government, and the wider economic environment post Brexit, and inflationary pressures associated with the National Living Wage.

Although, for a number of years, Adults Services have been able to deliver savings in response to austerity, we have been managing a significant underlying pressures within our placement budgets. As outlined in the June Cabinet report, while the Council overall reported a balanced budget, the 16/17 outturn of £84.773m for the Adults department contained underlying pressures of just over £22.838m. Over the years we have secured commercially effective deals on provider contracts, used underspends and non recurrent additional income to meet these pressures, but this is no longer an available or sustainable option. The Care Act 2014 brought new responsibilities for local authorities, and a move away from a previous 'dependency culture', with new eligibility for services, support for carers, new areas of work around information, advice, prevention, support for the care market and safeguarding.

These changes and the financial pressures have been reported to Cabinet at various points over the last year. In 2016/17 a number of factors exacerbated the budget pressures in adult social care in Ealing. The service is responding to marked increases in particular demand led areas, such as support for people coming out of hospital, and the numbers requiring a Deprivation of Liberty assessment.

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

There are also significant inflationary pressures across these services. Ealing has some of the most commercially competitive placement contracts in West London. The Council has legal duties to play an active role in shaping the local market for care and support, assuring the interplay between quality, sustainability and price. The introduction of the National Living Wage has resulted in increased costs across the sector, which invariably need to be addressed through the contractual supply chain to support sustainability and stability of supply. Although welcome, this is currently unfunded by central Government. Ealing council has an aspiration to move beyond this by paying the London Living Wage, which is currently the case for all Council employees. Stability of the social care market and the need to support improved discharge pathways, is a national condition of the additional funding agreed for Councils as part of the Improved Better Care Fund Settlement, and the Government's rationale for the introduction of council tax precept.

These are not local issues. The 2016 Association of Directors of Adult Social Service (ADASS) budget survey identifies the following key messages:

- funding doesn't match increased needs for, and costs of, care for older and disabled people;
- more people's lives are affected by reductions in social care funding;
- Directors are increasingly unclear where the funding needed will come from;
- the continuity of the care market is under threat;
- investment in prevention is being further squeezed;
- reduction in funding for social care has wider impact across the system e.g. in health.

The joint report of the Kings Fund and the Nuffield Trust Social care for older people, Home truths, published on 15th September 2016, states: 'The picture that emerges is of social care providers under pressure, struggling to retain staff, maintain quality and stay in business; local authorities making unenviable choices about where to make reductions; a complex set of causes of delays in discharging older people from hospital; and the voluntary sector keeping services going even when funding was curtailed'.

The LGA report "Adult social care funding: 2016 state of the nation" published on 2nd November 2016 makes a strong case for raising the profile of adult social care and its funding. It provides evidence about adult social care funding and through a series of essays from a range of people including elected members, and representatives from health, social care, carers, user led and provider organisations outlines the concerns about the state of adult social care funding and its implications on the ground. One of the conclusions of the report is: 'While adult social care desperately needs more funding to relieve urgent and ongoing pressures, it is apparent that a pre-condition for being successful with such calls in the longer-term will depend in part on raising awareness amongst the public of what social care is, why it matters and why it must be valued.'

The Government has responded in two ways: allowing Local Authorities to precept for Social Care purposes up to 6% over a 3 year period and by allocating temporary new funding via the Adults Social Care Grant as a transition to the improved Better Care Funding coming on stream. This, along with investment from council reserves has added an additional net £11.480m to the Adults Services budget in 17/18, giving a total revenue budget of £73.439m. However, these do not alone create sufficient financial capacity to address all the demographic and market pressures being experienced. Predictive modelling estimates a similar level of forecast increase in placement pressure in the current year, and the years ahead unless we radically transform the way we work.

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

Ealing, like every council in the country, is experiencing significant demographic pressures across Adult Services. More people are living longer and it means we have an ageing population that also includes more people with complex care needs, who require support for longer. The strategic direction for the future must focus on transforming the way we work to support “Better Lives” for a growing population of people in need of support, in a challenging financial context.

The transformation programme “Better Lives”, will focus on efficiency, partnership, culture and importantly the way we support residents to receive the right level and type of support, at the right time to maximise people’s independence in order to reduce or delay the need for ongoing and/or formal support.

The service will continue to build on the core tenets of Personalisation, the principles and new duties welcomed in the Care Act, and further equip staff to truly embed these principles into a strengths focused practice to support the vision of “Helping Ealing residents live better lives”. The social care offer, and the expectations held by residents, partners, providers and practitioners will be one that:

- Promotes primary prevention to maintain wellbeing in their community for longer
- Exploits the opportunities available in the wider community/universal offer
- Makes early intervention and prevention the default offer
- Maximises opportunities to work across the Council and with partners to target existing resources to prevent, reduce or delay demands for formal care and promote wellbeing
- Promotes support to informal carers, social capital, strength and asset based approaches to create more empowering support and care arrangements
- Focuses on delivering clear service user outcomes informed by individual choice, control and promoting as much independence as possible over agreed periods of time.
- Keeps in touch with users to regularly assess how they, their networks, formal and informal arrangements, are supporting them to achieve and sustain their goals, outcomes and expectations for their quality of life
- Provides value for money, supports a diverse, sustainable and accessible market for informal and formal care and support

With over 7,000 residents already in the care and support system, and demand increasing by the month in some areas of the pathway, (there were approximately 950 new referrals for home care services in 2016/17) the rate of achieving sustainable change on an individual and system wide level, evidenced only through a change in the profile of spend and activity will take time. These changes will, however, have a cumulative impact over a period. The transformation programme will develop plans aimed at responding to the current and future pressures on the Adult Social Care budget for the 4 year period 2018/19 to 2021/22, through a stronger focus on outcomes and our own reallocation of available resources.

The premise is a wider cultural change programme looking at the social care offer, expectations of it, the way we work with partners, residents and providers and the very principles of social work practice. The “Better Lives” programme will focus on improving outcomes for our more vulnerable residents and equipping practitioners with the skills, tools, support and time they need to work effectively. The service will fine tune and in areas completely redesign our pathways to target use of limited resources at the right time, thereby reducing the amount we currently spend on long term care and support. This is how we will reduce the rate of spend and profile of spend the medium to long

term. These benefits require a shift in expectations, skills sets and practice, and a more creative way of supporting those who need it.

The scale of the challenge is significant, given the forecast pressures to 2020, local and national economic and market pressures, increasingly complex needs and the current financial position. The service has already mobilised a number of activities aimed at reducing in year pressures, and improving our customer pathways. New approaches are being tested, such as the “Discharge to Assess” model and new case management protocols within our hospital teams, new accommodation based support schemes, and training and support for social work staff to improve their assessment skills based on motivational interviewing and the “Making Every Contact Count” techniques.

In addition, with support from iMPower consulting provided from January 2017, we have critically assessed in detail how we work now and the current pressures in the system. This is helping us to make a more informed and evidenced based assessment of what more needs to change over the medium term, how, and how quickly we might reap the wider benefits. The extent of the challenges being faced must not be underestimated. We are also able to benchmark and learn from other authorities making similar transformational changes in response to similar conditions. The appendix sets out in more detail the initial findings and opportunities for Adults Services in Ealing.

The next section of this report sets out some of our findings, priority areas, opportunities, and presents an early (and caveated) indication scale of the current demand that we might address in different ways in the future. The detailed proposals that develop into the “Better Lives” Transformation Programme will be reported back to Cabinet, for information, key decision, and will inform the corporate budget setting timetable for the 2018/19 to 2021/22 period.

12. Review of Council Property Assets and Approach to Commercialisation of the Property Assets through Development to Increase Income and Improve Delivery of Services
Resolved

That Cabinet:

- i) notes the proposals to assess all Council property assets to consider ways to generate income and/or save money.
- ii) agrees the approach, principles and criteria for assessing Council properties as set out in paras 3.6 and 3.7 of the report.
- iii) authorises the Executive Director of Regeneration and Housing to arrange for feasibility work to be carried out to test development and income generating opportunities from Council property.

Reasons for Decisions and Options Considered

The Council needs to continue to find ways of creating savings and generating income to ensure a sustainable financial future as well as the continuation of Council services in the most efficient and effective way. The Council’s property portfolio presents an opportunity to generate additional income for the Council.

The approach to the commercialisation of the Council’s property and asset base set out in this report is being carried out in the context of the Council’s Future Ealing programme. The Future Ealing programme is underpinned by a number of workstreams, one of which relates to Commerciality and Assets, which aims to enable savings of approximately £5m (minimum) over the next four years. Outcomes from the work outlined in this report will

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

feed directly into the Commerciality and Assets programme within Future Ealing. It will inform the broader set of proposals and options for commercialising the Council's approach presented to Members later in the year.

13. Determination of Statutory Proposals for St Ann's School

Resolved

That Cabinet:

- i) approves the proposals for the enlargement of the premises of St Ann's School to increase the capacity of the school to 105 students aged 11 to 19. The increase would be phased over seven years starting with extra places in Year 7 in 2018 and ending in 2024 when the school would typically have up to 14 students in each year group, year 7 to year 13/14. This is conditional on the grant of planning permission under Part 3 of the Town and Country Planning Act 1990 by 31st of October 2018;
- ii) authorises the allocation of £1.600m for the St Ann's School expansion from the existing approved Capital Programme for Special Education Needs Primary Permanent;
- iii) authorises the Executive Director for Children, Adults and Public Health to invite and evaluate tenders for the enabling and main works contracts required for the expansion of St Ann's School;
- iv) authorises the Executive Director for Children, Adults and Public Health to seek all necessary Planning and Statutory Approvals for the schemes described in this report.

Reasons for Decisions and Options Considered

The decisions are required to enable the Council to progress to the next stage of the process for expanding special school provision to meet its statutory duty to secure sufficient school places. The Council has a statutory responsibility to promote high educational standards, ensure fair access to educational opportunity and promote the fulfilment of every child's educational potential. The Council must also promote diversity and increase choice.

The Legal Framework within which Cabinet must consider the proposals is set out in section 3 of the report.

The relevant background report seeking approval to publish the statutory notice went to Cabinet on 17 May 2016 with an update on 18 October 2016. The reports were Children's Services Capital Works Approvals May 2016 and Update on the School Expansion Programme and Site Acquisitions October 2016 and can be accessed via the following link: <http://ealing.cmis.uk.com/ealing/Committees.aspx>.

Under the Council's Constitution, Cabinet approval is required to proceed with schemes over £1.000m in value, Portfolio Holder approval is required in order to proceed with schemes between £0.500m and £1.000m, and the schemes up to £0.500m per annum fall within Director delegated powers.

Should the project not proceed then the additional places would need to be provided through an alternative route.

14. Dockless Cycle Hire

Resolved

That Cabinet:

- i) agrees to the implementation of a dockless cycle hire scheme on a pilot basis for a maximum of 1 year.
- ii) delegates authority to the Executive Director for Environment and Customer Services, make the necessary arrangements (including entering into a Memorandum of Understanding with any operator) to introduce the scheme and at the end of the pilot either end the scheme, extend the pilot or approve the scheme on a permanent

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

basis across the Borough depending upon the outcome of the pilot following consultation with the Director of Legal & Democratic Services.

- iii) requests that officers contact ward councilors regarding the location of the scheme.

Reasons for Decisions and Options Considered

The Council has been approached by the UK arm of Mobike, a Chinese company who wish to implement a cycle hire scheme within the Borough. The system has previously been successfully implemented in 41 cities in China and Singapore. Mobike are now looking to break into the European and specifically the UK market.

The scheme would involve free standing bicycles available for hire which, unlike the Santander scheme in central London, do not require a large dock for the bicycles. The bicycles themselves feature an individual locking device which is unlocked through an app on the user's mobile phone (Android and IOS). At the end of the journey the bicycle can be locked and simply left anywhere in a public location ready for its next use.

TfL has stated that they have no plans to extend the Santander scheme to Ealing. Although Mobike has made the proposal to the Council there is nothing to prevent other dockless systems from operating in the Borough.

15. Highway Maintenance Services and Minor Civil Engineering Works Term Contracts Resolved

That Cabinet:

- i) approves the contract award for Highways Maintenance Services to Murrill Construction Ltd for £2.500m for an initial period of 5 years with an option to extend for a further 24 months with a maximum number of two extensions, to be funded from the existing Highways Maintenance revenue budget of £2.500m per annum.
- ii) approves the contract award for Minor Civil Engineering Works to Murrill Construction Ltd for £4.000m per annum for an initial period of five years with an option to extend for a further 24 months with a maximum number of two extensions. The contract will be funded from the approved capital programme budgets, £0.300m from the Transport for London Major Schemes (grant) and £3.700m from mainstream borrowing.
- iii) delegates authority to the Assistant Director of Highways Services, to grant consent to other London Boroughs to access and use these contracts via an access agreement in relation to each of the contracts.

Reasons for Decisions and Options Considered

The borough has a statutory obligation to maintain the roads, footways and associated infrastructure within LB Ealing for which it is the highway authority. The current contracts will expire in 2017 and the borough needs to have provisions in place for the delivery of works and services when these contracts expire.

At its meeting on 15th December 2015, Cabinet authorised the Assistant Director of Highways Services to invite and evaluate tenders for a new Highway Maintenance and Minor Civil Engineering Works contract, to commence on the expiry of the current contracts on the 31st August 2017. Work has been ongoing, via competitive tender to appoint new service providers.

The term of the new contract will be 5 years, renewable for a further two individual 24 months extensions. The annual estimated contract value is £2.5m for Highway Maintenance Services and £4m for Minor Civil Engineering Works.

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

Use of contracts by other Local Authorities

In the development of the Highway Maintenance and Minor Civil Engineering contracts, we have worked with a number of different local authorities in the development of these contracts. Other authorities have expressed an interest in utilising the contracts for the delivery of their respective highways services. Therefore in the spirit of collaboration/partnership working, access agreements were set up for other local authorities to access and use the contracts via an access agreement. A total of 10 local authorities with Greater London signed up and were named in the Contract notice.

Within the Form of Tender, the contractors were given an opportunity to indicate the amount by which, if any, tender price would be adjusted if the contractor is awarded both the Highway Maintenance and Minor Civil Engineering Works Contract (discount offered). The Financial Summary is based on these adjusted rates. Of all the contractors that submitted the tenders, one contractor did not apply for both contracts and therefore did not offer the discount. This has been indicated in the financial summary.

The procurement strategy was dictated by the need to adhere to European rules and adopted the open procedure, which involved a qualification stage and then the final tender stage.

The council's procurement and legal teams have advised and been involved in the process and contributed to the strategy and the evaluation of the tenders.

A summary of the tender submissions for both quality and financial assessments carried out are attached in Appendix 1 of the report for both Highway Maintenance Service Contract and Minor Civil Engineering Works Contracts.

16. Rectory Park Artificial Grass Pitch

Resolved

That Cabinet:

- i) authorises the award of a construction contract to Tiger Turf UK Ltd for the value of £1.153m for the construction of 2 full sized artificial grass pitches at Rectory Park sports facility.
- ii) approves an addition of £4.915m to the Capital Programme for the Rectory Park Sports Facility development.
- iii) re-confirms the authority previously given to grant a 125 year lease to the Middlesex Football Association (MFA) in 2015 on the basis of the revised boundary outlined in red in Appendix 2 of the report.

Reasons for Decisions and Options Considered

The project went to Cabinet on 14 March 2017 to seek approval to award the construction contract to Life Build Solutions Ltd for the construction of a sports pavilion at Rectory Park sports facility. Life Build Solutions Ltd has since commenced works on site in developing the pavilion which will be used as an ancillary facility to the Artificial Grass Pitches.

The project went to Cabinet on 15 September 2015 to seek approval to submit funding applications and enter into funding agreements to make the project viable. Under the terms and conditions of the Football Foundation grant, which is funding the artificial grass pitch (AGP) construction, the Council were required to appoint Robinson Low Francis (RLF) as the project quantity surveyors for the AGP construction. RLF were appointed

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

with a contract value of £0.032m to complete the project feasibility study, develop site specific information, outline the design and planning, complete the tender process and monitor the construction phase of the project. Following planning approval RLF invited the five contractors on the framework to submit bids, in order to secure framework funding one of the five contractors must be selected. The contractors that were invited are as follows:

- Support in Sport UK Ltd
- FieldTurf Tarkett
- TigerTurf UK Ltd
- Lano Sports NV
- Limonta Smith JV Ltd

Tenders were received from all contractors who were invited to tender. The tender documents were analysed by the Council's cost consultant, RLF. The details of each of the tenders and analysis of their tender returns are set out in tender analysis report which has been appended (Confidential Appendix 1). Tenders were scored out of a possible 100%; 60% for the quality of the tender submission and 40% for the tender price, with the quality determined by a panel of assessors. The lowest priced tender was awarded the maximum score of 40%, other submissions' scores will be calculated against the lowest tender. The calculation used was the lowest price divided by that company's price times 40%.

TigerTurf achieved the highest tender score of all the contractors who were invited to tender and submitted tender returns. TigerTurf had the highest quality score along with SIS; however they submitted a cheaper tender price giving them the best overall score, as detailed in table 1 in the report

Accessing the high quality sports and leisure facilities is a key factor in improving the quality of life for residents and the local communities. The creation of the proposed facility mix in line with the ability to further enhance the site will ensure that Rectory Park is a well maintained, safe and community accessible site that can be used for a variety of different activities for the foreseeable future. It will allow for a wider community development programme to be delivered; using the facilities that will also include a full size floodlit 3G AGP.

The MFA is a governing body for football in Middlesex. Their objective is to govern the game of football on behalf of the Football Association, which they have successfully achieved for 130 years. FA governs and supports the activities of 500 clubs (2,000 teams equating to 300 adult clubs/400 adult teams, 200 youth clubs/1,600 youth teams) providing football development support in line with the Football Associations National Game Strategy.

In March 2015 officers completed a selection process, as part of the Council's asset transfer model which identified the MFA as the preferred partner/tenant for Rectory Park project.

In partnership with the MFA the Council have been able to secure all necessary funding to make the project viable, please refer to table 2 and 3 of the report for project costs and funding.

Cabinet approved the grant of a 125 year lease with the MFA in 2015. As the project has progressed the MFA has played an integral part in the design of the site. Since the 2015

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.

Cabinet report the site layout has changed which subsequently has had an impact in the area of Rectory Park to be leased to the MFA. Approval of the revised boundary is therefore sought.

17. Date of Next meeting

Resolved

That Cabinet notes that the next meeting of Cabinet will be held on 12 September 2017 at 7pm

Councillor Julian Bell, Chair

Date

The meeting concluded at 8:10pm having completed its business.

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.