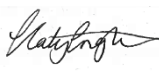


LONDON BOROUGH OF CAMDEN	WARDS: Regents Park										
REPORT TITLE Procurement strategy for green space improvements to Polygon Road Open Space											
REPORT OF Head of Leisure											
FOR SUBMISSION TO Director of Recreation	DATE 3/2/25										
SUMMARY OF REPORT <p>This report sets out the approach for the commissioning of a landscape contractor for the green space improvement project at Polygon Road Open Space.</p> <p>The construction works involve soft and hard landscaping, play equipment, street furniture and Sustainable Urban Drainage (SuDS) features. The estimated value of the contract is £950,000.</p> <p>The wider outputs of each improvement project will contribute to improving social, economic and environmental measures for the neighbourhoods and communities they are located within.</p> <p>There is pressure to start works on Polygon Road so planning conditions relating to the occupation of plots 5 & 6 can commence via Camden Living.</p> <p>The report is being submitted to the Director of Recreation in line with Contract Standing Orders which state that a Chief Officer must agree procurement strategies for contracts with a value £500,000 to £2million (CSO C4.2).</p> <p>Local Government Act 1972 – Access to Information</p> <p>No documents that require listing were used in the preparation of this report.</p> <table border="1"> <thead> <tr> <th>SERVICE CONTACT</th> <th>PROCUREMENT CONTACT</th> </tr> </thead> <tbody> <tr> <td>Name: James New</td> <td>Name: Sam Condliffe</td> </tr> <tr> <td>Address: 5 Pancras Sq, London, N1C 4AG</td> <td>Address: 5 Pancras Sq, London, N1C 4AG</td> </tr> <tr> <td>Tel: 0207 974 4245</td> <td>Tel:</td> </tr> <tr> <td>Email: james.new@camden.gov.uk</td> <td>Email: samuel.condliffe@camden.gov.uk</td> </tr> </tbody> </table>		SERVICE CONTACT	PROCUREMENT CONTACT	Name: James New	Name: Sam Condliffe	Address: 5 Pancras Sq, London, N1C 4AG	Address: 5 Pancras Sq, London, N1C 4AG	Tel: 0207 974 4245	Tel:	Email: james.new@camden.gov.uk	Email: samuel.condliffe@camden.gov.uk
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RECOMMENDATION That the Director of Recreation approves the procurement strategy, which includes a price/quality split of 70/30, and a contract term of 6 months for an estimated value of £950k.											

Signed: 

Name and Job Title: Katy Knight, Head of Leisure

Date: 03/02/2025

1 Purpose of the Report

- 1.1 The Council aims to provide and maintain good quality green spaces for Camden citizens. The outcomes sought from this procurement is to deliver green space improvements to Polygon Road Open Space in Somers Town.
- 1.2 These works have been approved as part of the overall green space investment programme which prioritises capital spend (capital funding, section 106 funding and Local Community Infrastructure Levy funding). The estimated contract value is £950,000.
- 1.3 The designs respond to local voices and demands. The designs seek to address We Make Camden challenges such as Loneliness, the climate emergency and safety by improving and providing safer and more welcoming public open spaces.
- 1.4 The Council seeks experienced and reputable contractors to deliver these works. Relying on an experienced and reputable contractor will provide confidence to the Council and local community that works will be delivered to a high standard. There is a reputational risk to the Council if the improvement projects are not delivered to a high standard and the development has been quite contentions among the local community.
- 1.5 The upgrade of play facilities at Polygon Road Open Space will reduce the maintenance liability on the operations team who have responsibility for these assets.
- 1.6 The Council does not have an in-house landscape construction team and therefore there has limited options in terms of contracting this type of work. The contract value and scope of works means that highly experienced landscape contractors are required to come on board to deliver these projects. Most councils across London operate in a similar way. The Council has a grounds maintenance contractor; however this contract is limited to maintenance work rather than construction of a wide range of hard and soft landscape delivery. As work is generally for a fixed period of time it would not be worthwhile exploring another type of contract for this type of work.

2 Proposal and Reasons

- 2.1 This report seeks approval of a commissioning strategy for a landscape contractor to implement green space improvements at Polygon Road Open Space. Works include soft and hard landscaping, including installation of play facilities. Total capital investment is £950k.

Funding source	Amount
Central Somers Town Community Investment Programme	£800k
Section 106 funds	£100k
Local Community Infrastructure Levy funds	£50k

- 2.2 The total estimated value of the contract is below the threshold for works contracts as set out in the Public Contracts Regulations 2015 (PCR) and therefore the project will be tendered using a below-threshold, invited tender process.
- 2.3 The improvements support the Council's ambition for inclusive, safe, clean and vibrant places throughout the borough.
- 2.4 The contract will link to several We Make Camden ambitions to make sure our Borough is safe, accessible and inclusive. Specifically, in the context of We Make Camden we will support the following aims:
"Healthy, Independent Lives" through local community engagement sessions, as part of our Social Value minimum requirements, encouraging residents to make full use of the outdoor improvements.
'Clean, Vibrant and Sustainable Place' ensuring the Contractor is using sustainable practices and considering their carbon footprint with the sub-contractors and equipment providers they work with.
- 2.5 Insourcing is not possible for a multitude of reasons. Firstly, we do not have a team in-house that can conduct landscaping (either hard or soft). There is not enough ongoing demand to justify the time and cost requirements of establishing an in-house landscaping team.

Procurement Approach Business Case

- 2.6 Because the value of the works is below the threshold for works contracts as set out in the PCR, and the Council is aware of limitations within the marketplace, the Council will be inviting reputable suppliers to partake in the competition.
- 2.7 There will be an optional stage to negotiate on price if the initial tender submissions are not awardable based on the initial commercial submissions, to ensure the contract is within budget. Experience on recent similar projects has demonstrated this approach to be beneficial.
- 2.8 Based on the above information, the Council will be following a below-threshold, single stage, invited tender, with the option to request amended tenders if the price submitted is over budget, with direct invitations to 5 contractors,, as the individual value of the contract is below the PCR threshold for works contracts. The award criteria will use a 70/30 split in favour of price. The justification for the weighting highly favourable to price, is that all Contractors invited to participate are reputable, providing the Council with assurance they can all deliver the Works to a high standard. However, by allocating 30% to the quality award criteria, the Council is ensuring that true value for money is adequately sought. Social Value will account for 10% of the evaluation.
- 2.9 Potential Tender award criteria, subject to further development and refinement, are set out below:

Tender award criteria – Polygon Road Open Space	Weighting (%)
Price	70
Quality	20
Social Value	10

2.10 Price will be scored using the tender award criteria and weighting.

2.11 The Social Value priorities for the purpose of this commissioning are as follows:

- **8 Hours** of careers advice and promotion attending a local careers event to provide careers advice.
- **1 site tour** offered via the Euston Construction Skills Centre.
- Grant to local Camden project or initiative (Somers Town Food Bank and/or Kitchen or Kent Hall Tenants and Residents Association) Polygon Road specific social value. **Value £1500**
- Attend an existing local Community Day or event and provide gardening/food growing advice, supply free give aways (e.g herb kits, food growing kits). This will help support Camden's food growing mission. **Min 1 event**
- Donation of plants/bulbs/tools which will help support a local voluntary and community sector (VSC) group **Value £1000**
- Organise a community planting event at Polygon Road Open Space. **Min 1 event**
- Provide a day's horticultural support to Phoenix Court Community Garden/Plot 10, Somers Town or other local VCS group (to be organised via James New, Green Space Project Officer) **Min 1 event**

3 Options

3.1 The following options were considered in relation to this project:

Option	Description	Selection
1	Outsource the project to a suitably qualified landscaping contractor	✓
2	Bring the service in-house with the creation of a department that can carry out landscaping work	
3	Do nothing and leave the requirement unsatisfied	

4 What the Key Impacts and Risks of the Intended Options Are and How They Will Be Addressed

4.1 The following table summarises any key impacts / risks and how they will be addressed.

Risk	Impact	Mitigation strategy
Main contractor goes into liquidation	Main contractor is unable to complete the works	Thorough financial check on the invited bidders

Main contractor's sub-contractor goes into liquidation	Aspects of the work are delayed	Thorough financial check on the invited bidders. Require bidders to name all sub-contractors within their tender submissions.
Lack of response from the market	Reduced competition in the tender process	Early engagement with contractors to ensure that those invited to tender intend to respond

Equality Impact Analysis (EIA)

4.2 The EIA demonstrated that there will be no negative equality impacts from this contract. The draft EIA is attached to this report as appendix 1

Modern Slavery

4.3 This market is at high risk of modern slavery, due to the fact that day-to-day work including low skilled labour. This presents a risk of exploitation. Landscaping contractors will carry out the work themselves and will have right-to-work requirements on employees – the formal process of achieving this mitigates modern slavery risks. The contractor will be required to confirm where all materials for the project will be sourced from.

The Living Wage

4.4 Camden is a London Living Wage (LLW) accredited Council, therefore, as part of its accreditation, Camden has committed to paying its staff and contractors the LLW and any commissioning therefore must make appropriate provision.

5 Timetable for Implementation and Next Steps

5.1 An indicative timeframe is set out below.

Key milestones	Indicative Date
Invitations to tender issued	Feb 2025
Deadline for submission of tenders	March 2025
Tender evaluation and clarification period	March 2025
Winning Bidders Social Value Delivery Plan logged	March 2025
Contract Award Report – Director of Recreation	April 2025
Alcatel (10 day standstill period)	April 2025
Contract signature / sealing	April 2025
Mobilisation	May 2025
Contract start date	May 2025

6 Consultation/Engagement

6.1 Improvement works at Polygon Road are part of the Central Somers Town greening and public realm master planning project. Community engagement as part of the master planning work has been ongoing

over the last 10 years. Plans for Polygon Road Open Space were developed a number of years ago based on community feedback. Due to the time which has passed since original plans were developed a design exhibition was organised in August 2024, which allowed residents and park users the opportunity to review the plans to make sure they still met local needs and priorities. Based on feedback received at the exhibition and online the plans are being updated.

[Have Your Say Today - Purchase Street Open Space - Commonplace](#)

7 Finance Comments of the Executive Director Corporate Services

- 7.1 The report is to approve the procurement strategy, which includes a price/quality split of 70/30, and a contract term of 6 months for an estimated value of £0.950m.
- 7.2 Polygon Road Open Space forms part of the central Somers Town masterplan work. The allocated budget is £0.800m, which is funded through Community Investment Programme . There is a further £0.100m Section 106 funding (Ref 2019/4201/P) and £0.050m from Community Infrastructure Levy funding.

8 Legal Comments of the Borough Solicitor

- 8.1 Procurement officers have reviewed the strategy in this report in accordance with the Council's Contract Standing Orders (CSOs) and the Public Contract Regulations (PCR) 2015.
- 8.2 The proposed procurement strategy will comply with CSOs and the general procurement principles in the PCR and may be approved by a Chief Officer.

9 Environmental Implications

- 9.1 The projects seek to improve local environmental factors. Implications across the project includes:
 - Additional planting to enhance the local biodiversity
 - Sustainable urban Drainage System (SuDS) to improve environmental resilience
 - Improved play provision looking to better connect children with nature
 - Contractors will be encouraged to adopt sustainable work practices, such as staff travelling to site using sustainment travel options, as well as encourages to recycle and reuse site materials where practical.

10 Appendices

- 10.1 Appendix 1 – Equalities Impact Assessment