

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to Interim Director of the Economy in consultation with the Cabinet Member for Finance and Commercial Services

Date: 23/07/2021

Subject: Complete restoration, repair and refurbishment at Ravenscourt Park Tea House and Depot

Report author: Anthony Baafi, Project Manager for Capital Projects, Facilities Management

SUMMARY

This report seeks approval of the award of contract for the complete restoration, repair and refurbishment at Ravenscourt Park Tea House.

The roof of the main building, and the public toilets are in very poor condition and have come to the end of their useful and economic life. As a result, it is envisaged to repair, wherever viable, or to replace (if repair is not cost-effective) roof timbers, floor joists, roof covering, rainwater goods, windows and doors and structural members.

RECOMMENDATIONS

1. To note that Appendices 1 and 2 are not for publication on the basis that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).
2. To award a contract to Lengard Limited as principle contractor for an estimated total value of £637,422.25 including contingency, to undertake the complete restoration, repair and refurbishment at Ravenscourt Park Tea House. Project is expected to start on September 1st and completed by February 2022.
3. To award a contract to Burrell Foley Fischer LLP (BFF) as the principal project monitoring consultant for an estimated cost of £34,632.50. Project is expected to start on September 1st and completed by February 2022.

Wards Affected: None

Our Values	Summary of how this report aligns to the H&F Values
Building shared prosperity	The roof system is at the end of its life. Whilst unoccupied the building has suffered from repeated

	<p>vandalism, where essential leadwork (flashings and soakers etc.) was stolen, exposing the building to the elements. These and many more issues have placed the Grade II building at risk. Replacing the roofing system will not only prevent the deterioration of a valuable resource for the community but revive a considerable source of income for the Council, who intends to market it for café use with a new 10-year lease, once repairs had been completed.</p>
Creating a compassionate council	<p>The importance of providing a valuable resource to all users and staff is to be ensured.</p>
Doing things with local residents, not to them	<p>There is an ongoing consultation with the residents, friends of the park and HCGA to ensure all repair and replacement work is carried out without causing undue noise and disruption.</p>
Being ruthlessly financially efficient	<p>Carrying out the works will ensure the re-opening and re-use of the building, whilst proactively minimising all potential costs that might arise if the facility remains out of use and unoccupied.</p>
Taking pride in H&F	<p>Carrying out the works, will demonstrate the council's continued investment in a much valued and loved property and rescue a Heritage building, currently at risk.</p>
Rising to the challenge of the climate and ecological emergency	<p>We are exploring several options to increase the energy efficiency of the building and align with H&F's net zero carbon target.</p>

Financial Impact

The table below sets out a breakdown of the project costs involved. These costs will be funded from the approved Capital Planned Maintenance Programme (CPMP) budget within the financial year 2021-22.

Scope of works	Costs (£)
Preliminaries	192,759.31
External repairs	170,029.16
Internal repairs	73,466.75
Provisional sums & dayworks	118,025.00
<i>Contingency (15%)</i>	<i>83,142.03</i>
Total estimated cost of works	637,422.25
Consultancy	34,632.50
GRAND TOTAL	672,054.75

Lengard Limited have a credit rating of 62/100 at the 16th June, indicating it to be of low financial risk and within the council recommended contract limits. A detailed breakdown of the cost of works are contained within the exempt appendix 1

Burrell Foley Fischer LLP have a credit rating of 61/100 as at 22nd June, indicating it to be of low financial risk and within the council recommended contract limits.

Legal Implications

The Council has power to provide and maintain the tea house as owner of the park under the Open Spaces Act 1906.

This is a contract for works. Since the value of the works is below the current threshold of £4,733, 492 this does not constitute a public works contract for the purposes of the Public Contracts Regulations 2015. It is not therefore subject to the requirements for advertising and competition set out in those regulations. However, the principles of non-discrimination, transparency and proportionality apply to the procurement.

Under Contract Standing Orders this is a high value contract. Under CSO 9.1 the Council is required either to sue a suitable framework agreement or either a single-stage (open) tender procedure or two-stage (with pre-qualification stage) tender procedure as set out in the Procurement Strategy. The procedure set out in the approved Procurement Strategy has been followed.

As the contract value is above £100,000 the contractor will be required to deliver social value measures to the value of 10% of the contract value.

Legal implications provided by: John Sharland, Senior solicitor (Contracts and procurement) john.sharland@lbhf.gov.uk

Contact Officers

Name: Anthony Baafi
Position: Project Manager
Telephone: 07967 966024

Email: Anthony.baafi@lbhf.gov.uk

Name: Andre Mark

Position: Finance business partner

Telephone: 020 8753 6729

Email: andre.mark@lbhf.gov.uk

Verified by: Emily Hill, Director of Finance

Name: John Sharland

Position: Senior solicitor

Email: john.sharland@lbhf.gov.uk

DETAILED ANALYSIS

Proposals and Analysis of Options

Option 1 – Do nothing, Continue with business as usual

Option 1 is outrightly unacceptable as the roof of the main building and the Public Toilets are in very poor condition and have come to the end of their useful and economic life; thus, a plan for full replacement should be programmed without delay. Additionally, whilst unoccupied the building has suffered from repeated vandalism, where essential leadwork (flashings and soakers etc.) was stolen, exposing the building to the elements. Clear evidence of extensive internal leaks is apparent and suspected to have led to damage of enclosed/embedded structural timbers.

Option 2 - Repair and replace missing and defective slating/flushing and the like with total overlay of existing flat roof coverings, plus replacement of defective rainwater goods (Works Budget - £170k).

Option 2 is a short-term intervention to bring the building to a minimum wind and weatherproof position to enable a commercial catering lease to be granted to a new service provider. However, noted by the building surveyor, patch repair work of this nature is very difficult to quantify and are unlikely to come with a form of workmanship warranty to meet the Council's stated commercial lease objective; and would only provide a 3–5year grace period for the use to programme a roof replacement project.

Option 3 – Make do and mend short-term roof repair applying the system called “turnerisation” (Works Budget - £200k).

Although option 3 could come with a form of workmanship warranty to meet the Council's stated commercial lease objective, the main disadvantage is that once applied, slates cannot be salvaged. Additionally, Listed Building Consent or planning permission would not be granted for the proposed 'turnerisation' of the roof due to the harmful impact on the special architectural and historic interest of the listed building and on the character and appearance of the Conservation Area.

Option 4 - Total Roof Replacement of all roofs inclusive of glazed lanterns to comply with current Planning and Building Regulation requirements using only Planning approved materials (Works Budget – £740k).

Although the most expensive out of all the options, it will ensure a warranted roof replacement inclusive of glazed lanterns to comply with current Planning and Building Regulation requirements. It would provide the leak free guarantee for the period of the proposed 10-year lease, preventing the tenant from making a claim against the council for loss of income and disruption to the service and users.

Option 4 is recommended. This report has been prepared on this basis. The FM Project team tendered and appointed Burrell Foley Fischer as the Council's multi-disciplinary consultant architect for the design and development of the project scope, drawings and planning application.

Following a procurement tender process on Capital e-Sourcing, 67 contractors had initially expressed an interest in the scheme, which then resulted in 8 submitting tender returns.

A detailed breakdown of the evaluation and scoring are contained within the exempt appendix 2.

Reasons for Decision

The existing roof covering has deteriorated over time and is in a poor condition and leaking. These works need to be undertaken to re-open not only a valuable resource for the community, but a considerable source of income for the local council.

The replacement will provide the leak free guarantee for the period of the proposed 15-year lease; ensuring marketability of the building for café use with a new lease, once repairs had been completed; preventing the tenant from making a claim against the council for loss of income and disruption to the service and users.

Option 4 will ensure the preservation of Historic England Grade II listed Building, which is potentially a building at risk.

Lengard Ltd are being awarded following a procurement process (ITT__14342) on capital E-sourcing. We undertook an open procedure, advertising on capital E-sourcing and contracts finder and then carried out an opportunity listing on the e-tendering system webpage. 63 suppliers demonstrated interest, however 8 bidders submitted for the tender. Details of the evaluations results can be found in the exempt appendix 1.

As the existing conservation accredited architect/consultant, Burrell Forley Fischer will administer the terms of the construction contract whilst the project is on site through to completion; and inspect the works on site to completion, issuing Architect's Instructions, Interim Certificates etc. through to Final Certificate. Burrell Forley Fischer was awarded the conservation accredited architect contract following a procurement process (prj__17553) on capital E-sourcing. We undertook an open procedure, advertising on capital E-sourcing and contracts finder and then carried

out an opportunity listing on the e-tendering system webpage. Details of the evaluations results can be found in the exempt appendix 2.

Risk Management Implications

The recommendations set out in the report are intended to both protect and preserve a Grade II listed building and to bring it back into full use for the benefit of residents. This is in line with the council's priorities. The preferred option is in line with the objective of being ruthlessly financially efficient, with a full competitive tender process having been completed with an appropriate emphasis on cost and quality, given the nature of the building.

Implications completed by David Hughes, Director of Audit, Fraud, Risk and Insurance, 07817 507 695

Climate and Ecological Emergency Implications

Ravenscourt Park Teahouse is a grade II listed building and is subject to planning restrictions when upgrading the building.

External measures such as insulation, upgrading the windows and solar panels are not possible however, to increase the energy efficiency of the building it is proposed that 100mm of insulation will be installed in the new roof. This is currently under review by planning officers.

Electric boilers as a replacement of the gas boilers for the idverde office are also being proposed. Energy modelling is currently being undertaken, but this is likely to reduce the carbon impact of the building as electricity will eventually have less of a carbon impact than gas as the grid decarbonises.

Implications verified by: Rob Kyle (Project Manager, 07585063045)

Procurement implications

The results of the evaluation process have been verified against the Final Supplier Ranking in the e-tendering system on 15th June 2021.

Implications completed by Dominic D'Souza, Commercial Manager, Tel: 07769 197655

Local Economy and Social Value

Lengard Ltd committed to 10.13% of the total contract value (£50,676.84) towards local economy and social value. This is in line with H&F's Social Value Strategy requirement.

The contractor committed to employ 1 resident full time for the duration of the contract. They will allocate a contribution of £31,500 for the development of an eco-habitat in the Borough. Additionally, Lengard will aim to save over 47,000 miles of high polluting vehicles, by working with their supply chain and staff to ensure that public transport is used where possible.

Social Value Portal evaluated the social value response, and the qualitative submission was scored at 80/100, which indicate a good quality response, providing confidence the contractor will be able to deliver on their social value commitments. Lengard Ltd will be required to set targets on Social Value Portal for effective monitoring and will be responsible to pay the relevant fee, as per the Instruction to Tender document published at the tender stage. Contract managers will need to work with the Council's Social Value Officer to develop a delivery plan.

It is recommended the Commissioner will work closely with legal to ensure appropriate social value clauses are included in the contract, so that the Council can enforce its right to compensation if social value commitments are not delivered.

Implications by: Ilaria Agueci, Social Value Officer, tel. 0777 667 2878

Consultation

Consultations held with Glasshouse stakeholders and friends of the park to discuss potential impact of the works at The Tea House on Hammersmith Community Gardens Association's (HCGA) project to replace one of their glasshouses. Final consultation to be held with the stakeholders to review proposals for the public toilet and access to the glass house during works.

Consultations held with Fait-Maison to discuss relocation requirements for the coffee unit. Plans agreed with Parks and will start early July.