

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Strategic Director of the Environment, in consultation with the Cabinet Member for Public Realm

Date: 12/01/2024

Subject: Bishops Park Riverside Railings Refurbishment project

Report author: Hugo Ross-Tatam, Parks Projects Officer

SUMMARY

This report requests approval to award a contract to Kabaku General Services Ltd for £388,850 to facilitate the repair and refurbishment of the 1km of riverside railings in Bishops Park. The works will be wholly funded using secured external funding through the lease agreement with Fulham Football Club. This project will contribute towards Council priorities and aspirations, including repairing damaged infrastructure and 'Taking pride in H&F'.

RECOMMENDATIONS

That the Strategic Director of the Environment, in consultation with the Cabinet Member for Public Realm:

1. Award a contract to Kabaku General Services Ltd to facilitate the repair and refurbishment of the riverside railings in Bishops Park, at a total contract cost of £388,850.
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Wards Affected: Palace and Hurlingham Ward

Our Values	Summary of how this report aligns to the H&F Values
Building shared prosperity	Refurbishing the riverside railings in Bishops Park are a priority of the Friends of Bishops Park and so completing this project would show the Council is committed to maintenance and parks improvement projects.
Creating a compassionate council	Refurbishing the railings will show the Council is committed to repairing and maintaining its historic infrastructure and not allowing it to fall into disrepair.
Doing things with local residents, not to them	Officers will continue to consult with Friends groups, residents, and stakeholders, in the refurbishment of the railings.
Being ruthlessly financially efficient	Contracts will be awarded to the most economically advantageous tender through an open tender on the Council's Capital E-sourcing Portal. ITT_17482
Taking pride in H&F	Refurbishment of the riverside railings will improve

	the aesthetics of Bishops Park and the recently re-surfaced pathway.
Rising to the challenge of the climate and ecological emergency	Refurbishing rather than replacing the railings at Bishops Park will reduce the amount of waste materials generated.

Financial Impact

The proposed contract award to Kabaku General Services Ltd for the repair and refurbishment of riverside railings has a total contract value of £388,850. The estimated cost of the total project, including project costs (such as surveys, architects, Port of London Authority and project oversight) is £460,000 and is included in the Environment Department’s capital programme. The total project cost, including the recommended contract award, will be fully funded from secured external funding from Fulham Football Club (held as the Bishop’s Park earmarked reserve).

Although Kabaku General Services Ltd exceeds the Council’s minimum required Credit Safe rating (as at 15 December 2023), the Credit Safe annual recommended contract limit is below the contract award value proposed in this report. To mitigate any associated risk, it is expected that payment will only be made upon completion of agreed milestones.

Kellie Gooch, Head of Environment Finance, 15 December 2023
Verified by Sukvinder Kalsi, Strategic Director of Finance, 11 January 2024

Legal Implications

The Council has the power to undertake these works as part of its duty to maintain parks under the Open Spaces Act 1906. The contract is for works and below the threshold for the Public Contracts Regulations 2015 to apply. There are therefore no statutory requirements governing the procurement.

This is a high value contract for the purposes of the Council’s Contract Standing Orders. The open procurement which has been undertaken is compliant with CSOs 18 and 19. This is a key decision under the Council’s constitution and will need to be included in the key decision list on the Council’s website.

John Sharland, Senior solicitor (Contracts and procurement), 20th November 2023

Background Papers Used in Preparing This Report

None

DETAILED ANALYSIS

Proposals

1. Hammersmith and Fulham council is committed to providing high quality outdoor space for its resident's and a key aspiration is to become the greenest borough in the country. This project also fits with the Councils values of 'Taking pride in Hammersmith and Fulham' and 'Doing things with residents, not to them', as this is very much a priority of the Friends of Bishops Park and a necessity to improve the aesthetics and safety of the riverside walk.
2. Refurbishing the 1km of riverside railings will benefit the park as it would accompany the recently renovated riverside walkway which has been resurfaced, using a more sustainable material. This area of Fulham has many businesses nearby and a high footfall of visitors during match days at the nearby Fulham FC ground. By refurbishing the railings, we will improve the look of the park and reassure visitors that ongoing maintenance of parks infrastructure is taking place and ensure that the railings are safe.
3. Twenty-two of the borough's parks have Green Flag status. Bishops Park obtained a Green Flag for the first time in 2013 and improving the park will contribute to safeguarding this award of excellence in future years.
4. Bishops Park also has Grade 2 Heritage listing, although the railings are not a listed structure but form a key element of the splendour of the park. This project, however, is part of the agreed Parks Capital Programme (project 20) and is fully funded from secured external funding.

Reasons for Decision and options

5. A procurement strategy was approved by the Strategic Director of the Environment in consultation with the Cabinet Member for Public Realm. An open tender opportunity was then carried out between the 15th September and 18th October on the Council's online procurement portal (ITT_17482).
6. During this process two bids were received however the submission by Bidder 2 failed to pass the Council's qualification criteria as they failed to provide details of previous experience as outlined in the Qualification envelope.
7. The Council were however able to successfully evaluate Kabaku General Services tender with the evaluation scores shown below.

Table 1: Tender evaluation scores:

Bidder	Commercial Score (weighted to 40%)	Technical Score (weighted to 60%)	Total Score (100%)
Kabaku General Services	40%	33%	73%
Bidder 2	N/A	N/A	N/A

8. Kabaku General Services Ltd scored well in their social value submission, issuing a proposal of 15.7%. They also provided satisfactory responses to the method statement, health and safety and environmental awareness sections of the response document, providing reassurance that they have the necessary experience to deliver this project.
9. The Parks Team therefore recommends Kabaku General Services Ltd as the preferred bidder to deliver this project.
10. The project delivery will be managed through onsite inspections along with the following key performance indicators.
 - a. Tenderer to produce a logistics and operations plan prior to the start of any works to be agree with the local authority
 - b. Tenderer to produce a works programme where an accurate assessment of the percentage of completed works will be assessed and monitored. This will provide valuation certificates against contract spend.
 - c. The Council and appointed architects will conduct regular inspections and reviews of completed works and to ensure all health and safety requirements are being adhered to.
11. The contract length is estimated to be 12-14 months, but this may be shortened once approved and conversations with the successful bidder begin.

Equality Implications

12. An Equalities Impact Assessment has been completed for this project and is shown in Appendix 1.

Risk Management Implications

13. There is a risk to public health during the delivery of the contract. An accompanying health and safety review should be undertaken to protect the public during the delivery.
14. There is a risk that the delivery may not be of an acceptable standard. It is therefore advised that a spot check review of the delivery is conducted.

Jules Binney, Risk and Assurance Manager, 17/11/2022

Climate and Ecological Emergency Implications

15. Refurbishing rather than replacing the railings at Bishops Park will reduce the amount of embodied carbon and waste materials generated, and Kabaku General Services will be asked to use recycled materials where possible for components that do need to be replaced.
16. Kabaku advise of a companywide programme to reduce excess packaging and to also re-use packaging where possible. Excess materials are also often sent to Material Recovery Facilities which will clarify during the construction phase.

17. The licence agreement with the Environment Agency required a bat suitability survey to be carried out. This has been completed and shown a negligible likelihood of roosting sites along the railings coping stones. However, sites have been identified in adjacent trees and the Environment Agency have issued recommendations on how to reduce the impact on potential roosts by managing any lighting used.

Approved by Hinesh Mehta. Assistant Director Climate Change, 28/11/2023

Procurement Implications

18. The results of the evaluation process have been verified against the e-tendering system.
19. The contract shall be created in the contract register and a signed copy of the contract uploaded to ensure compliance with statutory transparency requirements.

Jacqueline Rutherford Category Specialist 7/12/23

Local Economy and Social Value Implications

22. It is a requirement that all contracts let by the council with a value above £100,000 propose and commit to social value contributions that are additional to the core services required under the contract.
23. This supplier has committed to a proxy value of 15.6%.
24. It is recommended that the commissioner works closely with Legal Services to ensure appropriate social value clauses are included in the contract, so that the council can enforce its right to remedies if social value commitments are not delivered.

Oliur Rahman, Head of Employment and Skills, 14/12/23

Consultation

20. The Friends of Bishops Park have been closely involved in the formulation of the brief for the refurbishments. It is expected that Parks department officers will continue to work with the Friends throughout the delivery stage of this project.

LIST OF APPENDICES

Appendix 1: Equalities Impact Assessment

Appendix 2: Data Protection Impact Assessment