

2324-0019 Highbury Fields Café Improvements

Islington Council invites interest from contractors for the construction of a new café and demolition of existing structures in Highbury Fields and construction of associated amenities.

Current status / Background

Highbury Fields, N5 is the borough's largest greenspace, attracting an average of 2,000 visitors each day to the play area alone. It is also home to various sports facilities including four netball courts and 11 tennis courts.

This scheme seeks to improve the north-east corner of the Fields by demolishing the existing café kiosk, bandstand building, derelict former park-keeper's bungalow and removing various ancillary buildings. The cumulative footprint will be used to create a new high-quality building that provides a café, public toilets and park-keeper facilities.

Planning permission was granted in July 2023. The planning reference for the project is P2023/1388/FUL and can be viewed at Islington's planning portal via [View or comment on a planning application | Islington Council](#)

The requirement

Islington Council is seeking a principal contractor for the construction of a new café in Highbury Fields and associated amenities such as public toilets and a Changing Places toilet, the demolition of the existing café, demolition of existing bandstand and demolition of the derelict park keeper's bungalow with reinstatement, under a traditional JCT contract with contractor design portions. The contractor design portions are potentially mechanical, electrical and plumbing (MEP) and screw piles foundation.

The bandstand building is within a fenced area that is used by Islington's Bright Start services which is a children's playground area for ages up to five years old. Consequently, the demolition of the bandstand building will need to be carefully discussed with Islington and the design team to avoid disturbance during the peak summer months and peak use by the community. As a result, it would be preferred if the building was demolished within the winter months.

It will be necessary for the appointed contractor to aid the design team in complying with existing planning conditions and to provide the necessary information to enable compliance with further Planning and Building Control conditions as set by the planning approval, to ensure there are no delays in the construction programme. Short-term negative impacts, such as disruption to residents and park users, will be mitigated via a Construction Management Plan and Construction Logistics Plan, provided by the tenderer, and signed off prior to work starting on site as per the planning condition.

Tenderers' approach to Social Value will be assessed as part of the contract via a specific Social Value question within the method statement questions, weighted at 20%.

Please note that the Bill of Quantities provided in the tender pack is in draft and not to be completed at SQ stage and a finalised version will be issued at second stage of tender.

Lots

The contract will not be split into lots and one principal contractor is being sought for the entirety of the project and contract.

TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

Contract Period

The contract period will be for eight months from an estimated start date of October 2024 with option to extend up to a further two months. Also included will be a 12-month defect and liability period.

Contract Value

The estimated total value of this contract is £1,100,000 over the maximum 10-month term of the contract. However, the Council is confident the bids received will be lower than the estimated value.

Award criteria

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is quality 60% and cost 40 %. Tender submissions will be subject to minimum quality thresholds of 35% or above. Further details will be provided in the invitation to tender.

Cost 40 %
Quality 60 %

Quality 60%, made up of:

Proposed approach to social value	20%
Proposed measures and procedures/processes to ensure the contract is delivered within budget and on time	20%
Proposed methodology for implementing quality management procedures	10%
Proposed approach to health and safety	10%

Total 100%

Tenderers should be aware that we reserve the right to hold site visits and/or presentations and/or interviews during the tender process. Site visits and/or presentations and/or interviews will be for verification/clarification purposes of the written submission.

We reserve the right to interview leading bidders.

Procurement Process

This contract is over the threshold at which we are required to publish public procurement notices for new procurements to the UK e-notification service, Find a Tender (FTS).

The contract will be procured using the Restricted Procedure. The Restricted Procedure means the procurement process will be conducted in two stages.

The first stage will involve selecting a minimum of the five highest-scoring organisations through a selection questionnaire (SQ). All submissions will be subject to minimum requirements as stated in the SQ.

The second stage will be an evaluation of tenders submitted by bidders who are selected at the SQ stage.

How to express an interest

If you wish to apply for this contract please follow the steps below:

Register your company free of charge via the [London Tenders Portal](#).

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in 2324-0019 Highbury Fields Café Improvements

Shortly after you have expressed interest, you will receive a second email containing a link to access the SQ documents.

Deadlines

Submission of SQ by: 19 April 2024
Late submissions will not be accepted.

Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see www.islington.gov.uk.
- Please **do not** include any publicity material with your submissions.
- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.
- The Council encourages all types of organisation who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
- Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
- Please include the Contract Number of this tender process when communicating with the Council in any way.
- All questions relating to this contract should be raised via the question and answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
- Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.
- As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website [Islington Council: Council contracts](#). The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited

to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.