

ANNEXE 3

South Kilburn Regeneration Programme: Procurement of Developer Framework

Scoring methodology and proforma: Content and guidance

40% of the scoring will be considered in terms of cost. The further 60% of the scoring will be of qualitative criteria outlined in the following pages.

Please use the scoring methodology on page 2 to consider and score the respective bids in relation to the criteria listed on pages 3 to 9. Apply scores of 0-4 to the criteria depending on how you believe the proposal meets the criteria. If you consider that a particular bid performs between scores apply a half point score (for example if a bid deserves a score between 2 and 3 for a particular section, you can apply a score of 2.5).

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Score	Assessment
0	Totally unacceptable. Response supplied in method statement totally fails to grasp/reflect core issues and requirements.
1	Poor. Response supplied in method statement reflects a very limited understanding of core issues and requirements.
2	Acceptable. Response supplied in method statement reflects an adequate understanding of core issues and requirements.
3	Good. Response supplied in method statement reflects a good understanding of core issues and requirements.
4	Very good. Response supplied in method statement reflects a very good understanding of core issues and requirements.

1. Vision for South Kilburn	Score 0-4
<ul style="list-style-type: none"> Shared vision for South Kilburn. 	
<ul style="list-style-type: none"> Demonstration of how the vision will promote the socio-economic regeneration of the estate in a manner which sustains the work undertaken to date by the NDC and South Kilburn Partnership and the future role for the South Kilburn Partnership Board and the South Kilburn Neighbourhood Trust. 	
<ul style="list-style-type: none"> Commitment to employment and training initiatives and supply chain opportunities for local people and business respectively, generating training opportunities for the long term unemployed and supply chain opportunities for new small and medium enterprises. 	
<ul style="list-style-type: none"> Provision of proposals for managing an estate with both an ethnically and culturally diverse population. These should include the ability to identify the requirement for culturally sensitive housing requirements. 	
<ul style="list-style-type: none"> Ability to identify the key housing and community development service needs of the BME groups on the estate. 	

2. Design quality	Score 0-4
<ul style="list-style-type: none"> • Commitment to high quality residential design. 	
<ul style="list-style-type: none"> • Demonstration how the inherited stage C design can be implemented to create quality new homes where people feel safe and are proud to call their home. Appraisal of strengths and weaknesses of the design. 	
<ul style="list-style-type: none"> • Proposals for providing tenants with a range of choices of bathroom and kitchen fittings, floor coverings and colourways to engender a sense of “ownership” of their new home. 	
<ul style="list-style-type: none"> • Opportunities for further involvement of tenants in the design of their new home. 	

3. Delivery of Housing Development	Score 0-4
<ul style="list-style-type: none"> Referring to examples of how you have previously delivered large scale housing developments, how you would propose delivering large scale residential developments in specifically in South Kilburn, identifying specific key issues. 	
<ul style="list-style-type: none"> Proposals relating to delivering mixed tenure residential development including intermediate housing in South Kilburn. 	
<ul style="list-style-type: none"> Ability to secure additional resources, other than HCA grant funding. 	
<ul style="list-style-type: none"> On the basis that HCA funding is not or will not be available, how to you propose providing funding in order to develop the schemes at South Kilburn. 	
<ul style="list-style-type: none"> Proposals to detail the selection of development partners (if any). and other supply chain members. 	
<ul style="list-style-type: none"> Proposals should include a strategy in respect of security, construction management, health and safety and management of crime and vandalism during the development works. 	

4. Housing management	Score 0-4
<ul style="list-style-type: none"> • Demonstration of how a common and integrated approach will be adopted for the management and maintenance of the rented and leasehold homes. 	
<ul style="list-style-type: none"> • Outline of approach to housing management, rent setting, rent collection and service charge arrangements. 	
<ul style="list-style-type: none"> • Demonstration that service standards will be in the upper quartile range of the KLOE/ equivalent framework. 	
<ul style="list-style-type: none"> • Outline of approach towards the management of void properties, anti social behaviour, security, safety, and tenant support. 	

5. Public realm and Neighbourhood management	Score 0-4
<ul style="list-style-type: none">Proposals relating to place making including mixed use development.	
<ul style="list-style-type: none">Illustration of how the design of the public realm of spaces between existing and proposed dwellings can enhance the use, visual amenity and safety of the area.	
<ul style="list-style-type: none">Demonstration of ability to contribute toward developing an effective model of neighbourhood management arrangements for estate management services within a multi landlord estate, including Anti Social behavior.	

6. Resident liaison	Score 0-4
<ul style="list-style-type: none"> • Provide your strategy for a high degree of involvement by residents in relation to the project .Demonstrate how you intend to work with the residents, the Tenants Steering Group, the South Kilburn Partnership, South Kilburn Neighbourhood Trust and Brent Council to achieve this. 	
<ul style="list-style-type: none"> • Demonstration that, when acting as the Council's agent in respect of decants, you will minimise disruption to residents. Show how you will take account of individual resident's needs during the decant process. 	
<ul style="list-style-type: none"> • Demonstration of commitment to assisting the Council in identifying any off site permanent decanting opportunities from within your own stock or otherwise. 	
<ul style="list-style-type: none"> • Examples of strategies for relocating leaseholders (refer to previous experience and lessons learnt if required) which will be relevant in South Kilburn. 	

7. Environmental sustainability/sustainable communities	Score 0-4
<ul style="list-style-type: none">• Commitment to and proposals for developing to a minimum level of Sustainable Homes Code Level 4.	
<ul style="list-style-type: none">• Commitment to and proposals for the provision of localised or district energy solutions.	
<ul style="list-style-type: none">• Assistance to residents to increase awareness of opportunities to reduce their carbon footprint in their homes.	

8. Sales and marketing	Score 0-4
<ul style="list-style-type: none"> Provision of proposals to ensure that dwellings are not sold to property investors through a process that can identify such individuals / organisations. 	
<ul style="list-style-type: none"> Provision of proposals for marketing the dwellings to different categories of purchaser such as the open market .These should include proposed marketing campaigns, advertising, branding, marketing materials, proposed location and composition of marketing facilities, and a proposed phasing strategy for market sales. 	
<ul style="list-style-type: none"> Demonstration of intention to deliver alternative forms of intermediate / private rented tenure to respond to the slowdown of market sales. 	