



**Resources & Public Realm Scrutiny
Committee**
27 November 2017

**Report from Strategic Director Regeneration
and Environment**

For Information

**Report for Scrutiny on Call In Report on South Kilburn Regeneration
Programme – Carlton & Granville Centres Site – Development
Options**

Wards Affected:	
Key or Non-Key Decision:	N/A
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
No. of Appendices:	Appendix 1 – Phase 1 Project Board Attendance Appendix 2 – Phase 2 Key Stakeholders Attendance Appendix 3 – 13 November 2017 Cabinet Paper Appendix 4 – Carlton & Granville Masterplan Consultation Outcomes
Background Papers:	13 November 2017 Cabinet Paper
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1.0 Summary

- 1.1 This project was presented to Scrutiny committee in response to the Scrutiny call in, in regards to the decisions made by the Cabinet on 15 November 2016 in respect of the South Kilburn Regeneration Programme - Carlton and Granville Centres Site – Development Options Report from the Council’s Strategic Director of Regeneration and Environment.
- 1.2 At the previous Scrutiny Committee, members requested officers return and provide a detailed update and in particular to outline the extent of consultation. This report is presented to this Committee to fulfil that request. This briefing is being presented 12 months after the first report for scrutiny on this project

2.0 Recommendations

- 2.1 That the Members of Scrutiny Committee note the updated timetable and extent of consultation detailed within this report.

3.0 Consultation Overview

- 3.1 Consultation with the community and community representatives has been consistent throughout the project. There has been a series of regular meeting which continue on both phase 1 and phase 2 of this project.
- 3.2 Phase 1 project board discusses specifically the enterprise element of this project and the works to Granville to enable that works to take place. The dates and attendees for this meeting can be found in Appendix 1.
- 3.3 Phase 2 key stakeholders meeting discusses the wider scheme, this meeting is led by the Lead Member for Regeneration and Environment. The dates and attendees for this meeting can be found in Appendix 2. Phase 1 is a standing agenda item at this meeting to ensure the community representatives have an oversight of this project.
- 3.4 These stakeholders have also had significant involvement in finalising design briefs and involvement in procurement processes as well as defined consultation events.

4.0 Procurement Consultation

- 4.1 For both phase of the project the key stakeholders have been involved in drafting and finalising the design brief for appointment of design teams. There has also been involvement from these stakeholders (Granville Community Kitchen, Granville Plus Nursery, Barnardo's and South Kilburn Trust) in the evaluation of subsequent tender returns.
- 4.2 In particular for evaluation of the Phase 2 Design Team Tenders the community representatives agreed their evaluation would combine to one score in the tender evaluation process and there would be two members in attendance at the tender moderation meeting led by Procurement Officers. Prior to this a pre-meeting between the stakeholders was held once the tender returns had been evaluated to agree on the score that would be presented at the moderation meeting.

5.0 Public Consultation

- 5.1 Public Consultation Event held on 1 September 2016 for the Proposed Redevelopment of the Carlton and Granville Centres site. This event was widely leafleted to the local community. A feedback form was available at the event.
- 5.2 South Kilburn Masterplan Review 2nd Public Exhibition (13 September 2016) – included the Proposed Redevelopment of the Carlton and Granville Centres site. This event was widely leafleted to the local community. A feedback form was available at the event.
- 5.3 The public consultation for the Carlton and Granville Centres site ran from 1-27 September. Information was available on the Council website along with an online feedback form. These events were attended by approximately 90 people in total, a full summary of the events and feedback can be found in Appendix 4.

- 5.4 One to One meetings with Occupiers of the two Centres were held, the consultation response for occupiers was extended beyond the public consultation date to give them time to have a one to one meeting and respond:
- Brent Start – 6 September 2016
 - Granville Plus Nursery School – 8 September 2016 (meeting with Headteacher). 23 September 2016 (meeting with parents). 3 October 2016 (Governors meeting)
 - Barnardos Children Centre – 15 September 2016
 - Granville Community Kitchen and Otherwise Club – 21 September 2016
 - Concorde Café – 5 October 2016
- 5.5 Individual meetings have continued throughout the project to discuss the design generally or specific issues especially branding, internal alterations and storage.
- 5.6 On 12th April 2017 an invited event took place at South Kilburn Studios. All the existing users of the South Kilburn Studios were invited to a presentation and social evening to discuss proposals to move the Studios into Granville. Existing and future users of the space shared their requirements with the design team. Discussions focused on the importance of providing a variety of spaces from quiet individual workspaces to larger rooms for seminars, workshops and events. Flexibility was also important. This resulted in the open plan studios incorporating lightweight easily movable partitions. Concerns over security were also discussed and design solutions for addressed this developed over the following months.
- 5.7 A public event was held in the main hall at Granville to discuss the concept proposals on 24th May 2017. Flyers were delivered to all homes and organisations in South Kilburn. Attendance was high with over 70 people joining over the course of the afternoon. The event included consultation boards, a scale model, a 1:1 drawing and feedback sheets with a variety of opportunities for the public to get involved in the design. The principle request was for the continued provision of a large flexible community space that could be used for a variety of events and activities. An improved accessible entrance and increased access to the existing garden were also popular.
- 5.8 A second public event was held at Granville on the 14th June to discuss how the proposals had developed in response to earlier feedback. Again attendance was high at over 70 people. Changes to the design were shared which included relocating the kitchen to the upper ground entrance level, creating a larger more accessible offer. This in turn enabled the lower ground garden hall space to be increased in size to cater for larger activities and events. The response to these changes was strong with a large proportion of attendees rejecting the relocation of the kitchen - preferring that it be retained in its existing location with direct access to an adjacent community space. The designs were amended in response to the comments and returned the kitchen location back to existing.
- 5.9 Following the 2nd and final public consultation event, meetings were held with the Project Board and existing Granville users to establish a way forward. The planning submission proposals are born from these discussions.
- 5.10 Once the scheme was submitted to planning the planning consultation period was open between 30th June and 23rd August. This allowed residents to submit any formal comments or feedback to the planning department on the submitted designs. During this period no comments were received in relation to the submission.

6.0 Progress

- 6.1 Cabinet have been regularly updated on this project and decisions that have been presented and gained approval for authority to procure and award contracts.
- 6.2 Phase 1 develops the creation of the South Kilburn Enterprise Hub into the Granville Building. The scheme maintains community uses and retains the existing users as well as relocating the South Kilburn Trust and South Kilburn Studios into the building.
- 6.3 Legal agreements have been completed. These include the GLA funding agreement and building lease between Brent Property and SKT for the Granville. Statement of Intent to be agreed between Council (Estate Regeneration) and SKT
SKT to move to Granville Centre
- 6.4 Procurement of consultants and contractors has also been complete following contract standing orders procedures. These include Phase 1 architects, quantity surveyor, surveys, contractor (phase 1a and 1b) and phase 2 Design team.
- 6.5 To enable the project team and planning department to be fully informed about the history of the buildings prior to any Phase 2 design work commencing an external specialist consultant completed a Heritage report. The report was also considered in the Phase 1 designs and planning submission.
- 6.6 In the interest on completing this phase within funding deadlines the works were split into 2 phases referred to as Phase 1a and Phase 1b.
- 6.7 Phase 1a works have redefined the upper 2 floors of the building, making spaces useable for the South Kilburn Trust. This work is now completed and SKT are planning their move into the Granville by end November 2017.
- 6.8 Phase 1b works are the main works to the Granville. This work has been tendered and evaluated and at the time of drafting is recommended to cabinet for approval on 13 Nov 2017.
- 6.9 Assuming the recommendations are approved this work will start on site shortly after with completion on target for March 2018.
- 6.10 Phase 2 reviews the future of the entire sites of both the Carlton and Granville Centres and will start with development of options and further in depth consultation on this.
- 6.11 The appointment of an architectural led design team for phase 2 has been tendered and evaluated and at the time of drafting is recommended to cabinet for approval on 13 Nov 2017.
- 6.12 Assuming the recommendations are approved this work will start 14 November 2017.

7.0 Timeline

Below is an updated timeline for the project

Date	Phase 1	Phase 2
November 2017	Phase 1a works complete Phase 1b works start on site	Appointment of Design Team Design Consultation Key Stakeholders Project board
December 2017		Design Progressing Design Consultation Key Stakeholders Project board
January 2018		Design Progressing Design Consultation Key Stakeholders Project board
February 2018		Design Progressing Design Consultation Key Stakeholders Project board
March 2018	All works to be completed for GLA funding requirements	Design Progressing Design Consultation Key Stakeholders Project board
April 2018	Phase 1 Complete	Design Progressing Design Consultation Key Stakeholders Project board
May 2018		Design Progressing Design Consultation Key Stakeholders Project board
June 2018		Design Progressing Design Consultation Key Stakeholders Project board
July 2018		Design Progressing Design Consultation Key Stakeholders Project board
August 2018		Finalise Planning Application Produce update information Key Stakeholders Project board
September 2018		Planning application submitted Produce update information

8.0 Financial Implications

8.1 Please refer to November 2017 cabinet report for latest status

9.0 Legal Implications

9.1 Please refer to November 2017 cabinet report for latest status

10.0 Diversity Implications

10.1 Please refer to November 2017 cabinet report for latest status

11.0 Staffing/Accommodation Implications (if appropriate)

11.1 Please refer to November 2017 cabinet report for latest status

Report sign off:

AMAR DAVE

Strategic Director Regeneration and
Environment