



**Cabinet**  
13 November 2017

**Report from the Strategic Director of  
Regeneration & Environment**

For Action

Wards affected:  
Kilburn

**Authority to Award the Design Team for South Kilburn  
Regeneration Programme – Carlton & Granville Centres  
Site – Development Options**

**Not for Publication:**

Appendix 1 of this report is not for publication as it contains the following category of exempt information as specified in Paragraph 3, Schedule 12A of the Local Government Act 1972, namely: "Information relating to the financial or business affairs of any particular person (including the authority holding that information)"

**1 Purpose of the Report**

- 1.1 This report provides an update to the 15 November 2016 Cabinet report – South Kilburn Regeneration Programme – Carlton & Granville Centres Site – Development Options.
- 1.2 This report seeks approval to progress with appointment of a Design Team for Phase 2 of Carlton and Granville Centres Development as required by Contract Standing Order 88.

**2 Recommendations**

**That Cabinet:**

- 2.1 Approve the award of an architecturally led multidisciplinary design team for redevelopment of Carlton and Granville Centres site as Phase 2 of the works.
- 2.2 Delegate authority to Strategic Director of Regeneration & Environment in consultation with the Cabinet Member for Regeneration and Employment to oversee design development through further viability testing, local consultation and ultimately agree the scheme that is submitted for planning approval.
- 2.3 Delegate authority to Strategic Director of Regeneration & Environment to proceed with RIBA Stage 4 and surveys and assessments as outlined in Appendix 2.

### **3 Detail**

#### **Background**

- 3.1 A report went to Cabinet on 15 November 2016 in respect of the Carlton and Granville Centres site and the procurement of a design team was approved by Cabinet. The approval included;
- i) That the procurement would be progressed by calling off the Greater London Authority (GLA) and Transport for London (TfL) Architecture, Design and Urbanism Panel (ADUP); and evaluating those tenders in accordance with that Framework;
  - ii) The cost of the design team and associated consultants anticipated to be in the region of £1m;
  - iii) Officers will report back to Cabinet to seek Member approval to award the proposed contract, once a preferred design team has been identified.
- 3.2 This report, attached as background information set out in detail the various phases of this project and numerous implications for progressing. The phases are summarised below;

#### **Phase 1**

- 3.3 The delivery of Phase 1 will refurbish part of the existing building to provide an Enterprise Hub and community space allowing The Granville Kitchen and Otherwise Club to make arrangements with the South Kilburn Trust for the space they require. The Nursery School and Barnardo's Children Centre stay on site in their current locations, this phase having little impact on these services.

#### **Phase 2**

- 3.4 The Council with the appointed Design Team will take forward a review of the options for the site and conduct in-depth engagement with the local community. The Council would envisage that the site would still deliver an Enterprise Hub, Education/Community Space and Housing, with the priorities being: to secure a permanent enterprise hub, to secure the future of the Nursery School, to secure the future of the Barnardo's operated Children's Centre (within the South Kilburn area although not necessarily on this site) and to secure the future of The Granville Kitchen and Otherwise Club as being incorporated into the Enterprise Hub space.
- 3.5 Taking the site forward with a Design Team, the Council would seek to ensure that:
- There is robust consultation,
  - Would review the viability of a complete demolition versus retaining all/parts of the building.
- 3.6 The current programme for this phase schedules the planning application is submitted towards the end of 2018 with a proposed start on site approximately 2 years from now.

#### **Progress to Date**

- 3.7 Phase 1 works have commenced on the upper floors of Granville and tenders are being evaluated for works to the lower ground floors.
- 3.8 The GLA Grant Agreement has been completed for phase 1 of this project.
- 3.9 Throughout the design stages there have been various consultation events conducted with good attendance from the community.

3.10 The building lease for SK Trust is now completed.

3.11 Officers engaged an historic buildings specialist who provided a report which was provided to the design team and planning officers.

**Design Team Procurement – Phase 2**

3.12 The procurement of a design team to develop a detailed planning application for the comprehensive redevelopment of the Carlton and Granville Centres site was procured by calling off the GLA and TfL ADUP framework.

3.13 Officers conducted a mini-competition under Lot 2 (Architecture) and Lot 3 (Site Masterplanning and Development Feasibility) across 23 suppliers initially seeking expressions of interest.

3.14 An expression of interest (EOI) was issued to the suppliers on the framework. The EOI evaluation criteria and weighting was as follows:

Design Intent The Architect should set out their understanding of the site and vision for the Carlton and Granville Centres site based on the information provided. Precedents of previous similar schemes may be included, but no design work should be undertaken	50%
Previous experience of projects – The Architect should provide details of three of its most recent and relevant completed projects. For each project include: images/photos, status, names and roles of key staff, budget, client name, and an explanation of how the project is relevant, with any key lessons learned.	30%
Expertise required – The Architect should provide a statement outlining initial thoughts on the type of expertise required to deliver this project, in accordance with the details laid out in the attached supporting documentation.	20%

3.15 The evaluation panel of Council Officers and Key Stakeholders evaluated the Expression of Interest bids and 3 suppliers were shortlisted and then invited to tender.

3.16 Each of the tender submissions were evaluated by an evaluation panel of Council Officers and Key Stakeholders (SK Trust, Organisations occupying Granville Centre and GLA representatives).

3.17 The award report is within Appendix 2 which shows the analysis of the evaluation.

3.18 The Recommendation is to award to the highest scoring bidder as detailed in Appendix 2.

3.19 If through the design additional surveys and assessments are required as by the design team, the project board will provide a report to the Strategic Director of Regeneration & Environment for approval. Similarly once RIBA stage 3 is completed and the bidder has met all expectations and the project board are satisfied to proceed to the next stage, the final decision to extend the work will be approved by the Strategic Director of Regeneration & Environment in accordance with the contract.

## **4 Financial Implications**

- 4.1 The previous cabinet paper approved £1m to engage a full design team and associated consultants including a quantity surveyor to progress phase 2.
- 4.2 All costs of this appointment will be funded from within this budget.

## **5 Legal Implications**

- 5.1 The estimated value of the proposed call off Contract is higher than the EU threshold for Services and the award of the contract is therefore governed by the Public Procurement Regulations 2015 (the "Procurement Regulations"). The award is subject to the Council's own Standing Orders in respect of High Value contracts and Financial Regulations.
- 5.2 The Procurement Regulations allow the use of framework agreements and prescribe rules and controls for their procurement. Contracts may then be called off under such framework agreements without the need for them to be separately advertised and procured through a full EU process.
- 5.3 The Council's Contract Standing Orders state that no formal tendering procedures apply where contracts are called off under a framework agreement established by another contracting authority, where call off under the framework agreement is approved by the relevant Chief Officer and provided that the Chief Legal Officer has advised that participation in the framework is legally permissible. Legal Services have reviewed the GLA ADUP framework used and is able to confirm that participation in the framework is legally permissible.
- 5.4 As this is a mini competition under the GLA ADUP framework, the standstill period of 10 days is not required.

## **6 Diversity Implications**

- 6.1 The design team will be required to proactively consult and engage with affected stakeholders, service users and residents with protected characteristics such as:
  - Black, Asian and minority ethnic (BAME) groups
  - the diverse group of children, the majority of whom are from BAME backgrounds and with English as a second language attending the Nursery School and Barnardo's operated Children's Centre and their parents/guardians/families
  - SEND children and service users with disabilities, as well as their carers
  - Older residents and their carers
  - Economically disadvantaged groups who use the Granville Kitchen and Otherwise Club.

The recommended bidder is a London Living Wage employer and has a robust Social Value offer and action plan, which includes but is not limited to: ring-fencing employment, training, student and work placement opportunities to local residents; working with Brent job centres to offer job opportunities/apprenticeships to local people; delivering lectures and talks in schools to inspire more children and young people to pursue career in Architecture.

- 6.2 A full equality analysis, informed by the consultation findings and the potential/likely equality implications arising from the proposal, will support the business case related to the redevelopment of the Carlton and Granville Centres and the considered options.

## **7 Staffing/Accommodation Implications**

- 7.1 There are Council staffing and accommodation implications. The Granville Plus Nursery Staff are all Council employees. Some staff at the Barnardos Children's Centre transferred pursuant to the Transfer of Undertaking (Protection of Employment) Regulations 2006 (TUPE) from Brent Council to Barnardos. In addition there are occupiers of the centre, whilst they are not Council employees will be affected by these proposals.
- 7.2 The Phase 2 implication for both staffing and accommodation are currently unknown, this will be fully explored as part of the EIA.

## **8 Property Implications**

- 8.1 South Kilburn Trust – The lease with SK Trust should be able to continue without any direct impact. However, Property Services will be involved in any property related issues to ensure that any property related matters are appropriately managed.
- 8.2 In respect of other users, Barnardos have a crèche within the main Granville Centre held on a lease, albeit terminable on 1 years notice. There is a separate service contract between Brent and Barnardos that includes commitments to re-provide provision should their use in Granville terminate.
- 8.3 As part of any refurbishment project the Council would need to seek to assist Concord Cafe, the only third party occupiers of Carlton Centre, to locate to alternative premises.

## **8 Public Services (Social Value) Act 2012**

- 8.1 The Council is under duty pursuant to the Public Services (Social Value) Act 2012 ('**the Social Value Act**') to consider how the services being procured might improve the economic, social and environmental well-being of its area; how, in conducting the procurement process, the Council might act with a view to securing that improvement; and whether the Council should undertake consultation. This duty applies to the procurement of the architecturally led multidisciplinary design team for the proposed redevelopment of Carlton and Granville Centres site
- 8.2 The services being procured aim to improve the economic, social and environmental well-being of residents of South Kilburn through the preparation of a detailed planning application for the comprehensive redevelopment of Carlton and Granville Centres site to deliver a high quality development.
- 8.3 Social Value criteria were incorporated into the procurement process and bidders required to indicate what social value they would be able to offer.

## **9 Background Papers**

25 July 2017 Cabinet Report  
15 November 2016 Cabinet Report

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