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|                             | <b>Cabinet</b><br>15 January 2018  |
|  | <b>Report from the Strategic Director<br/> of Regeneration &amp; Environment</b> |
| <b>Wembley Housing Zone Update and Appointment of<br/> Architecturally Led Multidisciplinary Design Team</b> |  |

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| <b>Wards Affected:</b>  | Wembley Central   |
| <b>Key or Non-Key Decision:</b>   | Key   |
| <b>Open or Part/Fully Exempt:</b><br><small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small> | <b>Part Exempt</b> - Appendix 3 of this report is not for publication as it contains the following category of exempt information in paragraph 3 Schedule 12(A) of the Local Government Act 1972 namely:<br><i>"information relating to the financial or business affairs of any particular person (including the Authority) holding the information"</i> |
| <b>No. of Appendices:</b>   | 3   |
| <b>Background Papers:</b>   | None  |
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## 1.0 Purpose of the Report

- 1.1 This report provides an update on the Wembley Housing Zone programme, following on from the June 2017 Cabinet report.
- 1.2 The proposed Joint Venture with developer HUB as discussed in the June 2017 Cabinet report is not proceeding at this time, therefore Council Officers are now focussing on a smaller programme, including the former Copland school site and Ujima House and land to the rear. HUB will progress proposals for the sites within their interest. Officers do not envisage any reduction in the Wembley Housing Zone outputs from those envisaged under the joint venture proposal.

- 1.3 Officers have commenced work to contract an architecturally led, multidisciplinary design team to undertake designs for sites along Wembley High Road, including the former Copland school site and Ujima House and land to the rear, which is discussed in further detail in this report.
- 1.4 The report seeks approval for delegated authority to Strategic Director Regeneration & Environment in consultation with Lead Member for Regeneration, Growth, Employment and Skills to approve the preferred bidder from the Architecture, Design and Urbanism Panel (ADUP) framework.

## **2.0 Recommendations**

Cabinet is asked to:

- 2.1 Approve the revised method of delivery of the Wembley Housing Zone programme such that the Council lead on design and planning for development on its own land interests as set out in paragraph 3.3;
- 2.2 Note the intention to procure a multidisciplinary design delivery team using the pre-tender considerations detailed in Appendix 1;
- 2.3 Delegate authority to Strategic Director Regeneration & Environment, in consultation with Lead Member for Regeneration, Growth, Employment and Skills, to award a contract for a multidisciplinary design delivery team from the Architecture, Design and Urbanism Panel (ADUP) framework using the evaluation criteria detailed in Appendix 2, for the reasons detailed in paragraph 3.11;
- 2.4 Delegate authority to Strategic Director Regeneration & Environment in consultation with Lead Member for Regeneration, Growth, Employment and Skills to oversee design development, viability testing, consultation and ultimately agree the scheme that is submitted for planning approval;
- 2.5 Approve the release of up to £1m funding (already allocated for Wembley Housing Zones Masterplanning and Planning applications under a Joint Venture) to finance Council-led Masterplanning, Planning applications and supporting services and surveys of sites as discussed in this report.

## **3.0 Detail**

### **Wembley Housing Zone Programme update**

- 3.1 The Council completed on the acquisition of the freehold of Ujima House and long leasehold of the car park to the rear on 27<sup>th</sup> July 2017. The Council will be seeking to acquire the freehold of the land to the rear of Ujima House to allow

for greater residential outputs, subject to further due diligence and financial analysis. A further update will be brought to Cabinet as discussions progress.

- 3.2 The terms of the Borough Intervention Agreement (BIA), the funding agreement with the GLA, are largely agreed. Delegated authority will be sought to enter the BIA from the Strategic Director Resources in conjunction with the Lead Member for Housing, as per the approvals given by Cabinet in July 2016.
- 3.3 The report to Cabinet in June 2017 discussed a proposed Joint Venture with developer HUB, which Cabinet approved in principle as the preferred delivery option. After further discussions between Council Officers and HUB representatives, it has been decided to not proceed with a Joint Venture at this time, primarily for commercial considerations. The Council and HUB will now progress their own design and planning of their respective land interests, although a Joint Venture could be explored when planning applications have been determined and there is greater certainty as to the development that could be delivered.

**Architecture, Design and Urbanism Panel (ADUP) framework**

- 3.4 As indicated in paragraph 3.3, Officers propose to progress the design and planning of the Council's land interest. Officers have commenced work to contract an architecturally led, multidisciplinary design team to undertake the designs for the former Copland site, Ujima House and car park and the land to the rear, culminating in the submission of a planning application for these sites. The design team will also be asked to examine various options for the Wembley Triangle area to determine the feasibility of redeveloping this section of the High Road, and better connecting the town centre to Wembley Park. Details of the pre-tender considerations are attached as Appendix 1.
- 3.5 Officers in the Regeneration team are working closely with Transport colleagues regarding the proposed improvements to key junctions and improved public realm along the High Road, particularly the potential redesign of the Wembley Triangle junction. The proposed design team appointment would be required to work with the consultants appointed by Transport colleagues to ensure a coherent approach to the design, planning, development and public realm improvements along the High Road.
- 3.6 An invite to submit an Expression of Interest (EOI) was issued to Lot 2 – Architecture, Lot 3 – Site Masterplanning and Development Feasibility and Lot 7 – Design Advice and Design Management of the Architecture, Design and Urbanism Panel (ADUP) framework on 19th October 2017. The evaluation criteria were as follows:

| Criteria   | Weighting   |
|--|-------------|
| <b>Vision and design approach</b><br>The architect should set out their understanding of the sites, both as stand-alone sites and in the wider context, and vision for the area. Sketches may be included to illustrate the proposed design approach, including an analysis of the site and design principles, but no design work should be undertaken | 50%         |
| <b>Experience</b><br>Details of three of your most recent and relevant projects should be included, at least two of which must be completed projects. Information provided should include a summary of the project, its relevance to this project, client name, images and photographs, budget and lessons learned                                     | 30%         |
| <b>Expertise required</b><br>A statement outlining initial thoughts on the expertise required to deliver this project should be provided, in accordance with the supporting documentation provided   | 20%         |
| <b>Total</b>   | <b>100%</b> |

- 3.8 A panel of Council Officers evaluated the 11 EOI submissions and 5 were shortlisted to progress to the Invitation to Tender (ITT) stage. The ITT was issued on 4<sup>th</sup> December 2017.
- 3.9 The Recommendation is to appoint the highest scoring bidder in line with the evaluation criteria of the ITT and scoring matrix within Appendix 2.
- 3.10 The appointment and contract for the design team would be on a RIBA stage by stage basis to manage the risks associated with the delivery of the particular sites within the Wembley Housing Zone.
- 3.11 Delegated authority is sought to award the contract due to the existing ADUP framework expiring on 28<sup>th</sup> February 2018, and the procurement requirement that the highest scoring bidder must be in contract with the Council prior to the framework expiring. Responses from the ITT stage are due by 19<sup>th</sup> January 2018, therefore there is insufficient time to bring another paper to Cabinet for approval to award prior to the ADUP framework expiry date.

- 3.12 The contract is anticipated to be signed on 26<sup>th</sup> February 2018. The appointed team will develop the concept proposals for the sites in the first 10 weeks and consultation on the proposals is expected circa 12 weeks after contract signing.

### **Delivery route**

- 3.13 Analysis of the optimum delivery route will be ongoing throughout the design and planning process, and a further report brought to Cabinet post planning resolution to approve the preferred way forward for the development phase. Delivery routes to be explored include:
- Disposal of the sites with a development agreement, with the benefit of planning permission
  - Joint Venture with developer partner
  - LB Brent self-development

### **Cost Estimate**

- 3.14 Cabinet in June 2017 approved £1.615m funding to continue the Council's work in Wembley and Alperton Housing Zones into 2018 and 2019. This report noted that, should a Joint Venture (JV) not be formed, up to £1m of this funding could be offset against the cost of a separate development of Council-owned sites.
- 3.15 As the Council now intends to lead Masterplanning and progress planning on its own sites within the town centre, Officers recommend that the £1m of funding set aside for Masterplanning and Planning applications of the Wembley Housing Zone sites under a JV is now directed to Council-led Masterplanning, Planning applications and supporting activities for sites within the Wembley Housing Zone. This would be budgeted and contracted as discussed in this report and in Appendix 3. The remaining £0.615m will be used to continue the Council's work in both Wembley and Alperton Housing Zones.
- 3.16 It is anticipated that the cost of this procurement can reasonably be met from within what remains unspent of the original allocation (£1.615m). The balance of the unspent approved funding will be utilised to fund further development stages of this scheme and to continue the Council's work in both Wembley and Alperton Housing Zones.

## **4.0 Financial Implications**

- 4.1 The cost of the procurement, an estimate of which is included in the confidential Appendix 3, can reasonably be met by what remains of the original funding allocation for Wembley Housing Zones JV.

## **5.0 Legal Implications**

- 5.1 Cabinet in June 2017 approved a preferred delivery option of forming a Joint Venture Vehicle with the developer or vehicle managed by the developer. For

the reason detailed in paragraph 3.3, the proposal is now for each party to progress their own design and planning of their respective interests and Cabinet approval is required for this revised approach. The revised approach requires the council to procure its own design team to progress the design and planning.

- 5.2 As detailed in paragraph 3.6, the decision has been made to use the ADUP framework to procure the contract for the design team. The ADUP framework has been established by the Greater London Authority and Transport for London and procured pursuant to the Public Contracts Regulations 2015. In accordance with Contract Standing Order 86 (e), Chief Legal Officer approval has been obtained to confirm that use of the frameworks is legally permissible and a mini-competition is being operated in accordance with framework rules.
- 5.3 The estimated value of the contract for the design team may be in excess of £500k. As such the award of the contract is subject to the Council's own Standing Orders in respect of High Value contracts and Financial Regulations. As the ADUP framework is being used to procure, no formal approval to operate a mini-competition under the framework is required but Cabinet approval is required for the award of any contract. For the reasons detailed in paragraph 3.10, Cabinet approval is sought for delegated authority to award the contract.

## **6.0 Equality Implications**

- 6.1 The public sector equality duty requires public bodies to pay due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010;
  - Advance equality of opportunity between people who share a protected characteristic and those who do not;
  - Foster good relations between people who share a protected characteristic and those who do not.
- 6.2 The Equality Act 2010 and the Public Sector Equality Duty (outlined above) cover the following nine protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation.
- 6.3 As with all other schemes that are part of the Council's wider regeneration programme, full consideration must be given to individuals and groups with protected characteristics, particularly people with disabilities and / or other types of vulnerabilities due to age (both older adults and young people), childcare and/or caring responsibilities and infrastructure, socio-economic status (lone parents and large families). Due regard must also be paid to black, Asian and minority ethnic and religious groups (e.g. community ties and wider community infrastructure, needs of large families, etc.).

6.4 There is a need to ensure that the Council's Equality Analysis in relation to the Wembley Housing Zone regeneration programme and impacts on residents (including leaseholders) with protected characteristics is kept up to date, and that reports to members provide sufficient information to demonstrate adequate consideration of the impacts on all protected groups.

6.5 There are no direct equalities implications identified at this stage.

## **7.0 Consultation with Ward Members and Stakeholders**

7.1 The Lead Member for Regeneration, Growth, Employment and Skills and the Ward Councillors have been advised of the revised method of delivery in the Wembley Housing Zone programme.

7.2 Should Cabinet approve the revised way forward, the Lead Member, Ward Councillors and other stakeholders will be involved in the consultation process as designs for the sites along the High Road are being worked up.

## **8.0 Human Resources/Property Implications (if appropriate)**

8.1 Analysis of the optimum delivery route will be ongoing throughout the design and planning process, and a further paper will be brought to Cabinet at this time to approve the agreed way forward with the development phase.

### **Report sign off:**

**AMAR DAVE**

Strategic Director of Regeneration &  
Environment