

	Officer Key Decision
	Report to the Director of Inclusive Regeneration and Climate Resilience
	Lead Cabinet Member for Regeneration and Planning – Cllr Matt Kelcher
Authority to Award Contract for the Demolition and Site Clearance of Queens Park Cullen Site, South Kilburn	

Wards Affected:	Kilburn, Queens Park
Key or Non-Key Decision:	Key Decision
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Part Exempt – Appendices 1 and 3 are exempt as they contain information relating to the financial or business affairs of particular persons, including the Council and tenderers, under Paragraph 3, Part 1, 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)"
No. of Appendices:	3 Appendix 1 – Names of Contractors (exempt) Appendix 2 – Evaluation Grid Appendix 2 - Commercial offer (exempt)
Background Papers:	None
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1. Executive Summary

- 1.1. This report concerns the appointment of a demolition contractor to demolish and clear the buildings and site at Queens Park Cullen, South Kilburn Estate to allow for progression of highways works and future development of the site. The procurement was undertaken via the CCS Construction Works and

Associated Services Framework RM6088 Lot 10. This report requests authority to award contracts as required by Contract Standing Order 88. This report summarizes the process undertaken in procuring a contract and, following the completion of the evaluation of the bids, recommends to whom the contract should be awarded.

2. Recommendation(s)

That the Director of Inclusive Neighbourhoods and Regeneration and Climate Resilience, in consultation with the Lead Member for Regeneration and Planning:

- 2.1. Approves the award of contract for demolition and site clearance at Queen Park Cullen, South Kilburn to DSM Demolition Ltd for up to 6 months in the sum of £528,036.00 (excluding VAT), with a 15% contingency of £79,205.40, giving a total approval value of **£607,241.40**.

3. Detail

Contribution to Borough Plan Priorities & Strategic Context

- 3.1. The Queens Park Cullen House (QPC) site is one of the sites identified for redevelopment within the South Kilburn Regeneration Programme. It represents a key asset within the wider masterplan, benefiting from a prominent gateway location, strong connectivity and proximity to local amenities and Queen's Park Underground Station. These attributes make it a strategically important site with significant potential to support the delivery of the Council's regeneration objectives.
- 3.2. The QPCH site comprises several parcels of land, including Cullen House, the Salisbury Road car park, the former Keniston Press site, and the Falcon Public House on Kilburn Lane. A comprehensive redevelopment scheme for these areas received full planning approval in 2012, followed by the decanting of residents and leaseholders.
- 3.3. The proposed highways project includes the demolition of Cullen House and the Falcon Pub, the removal of the existing gyratory and introduction of a new signalized junction, level pedestrian crossings, and reprovision of cycle lanes. The project will enable the redevelopment of the QPC site which will come forward under the Single Delivery Partner (SDP).
- 3.4. The Council has secured funding through the Housing Infrastructure Fund (HIF) to support delivery of the works. Under the amended funding agreement, the Council is required to complete the works by March 2027. However, in November 2025, officers submitted a request to the Greater London Authority (GLA) to extend the funding longstop date from March 2026 to March 2028 and the funding backstop date from March 2027 to March 2028.

- 3.5. In July 2026, the request was revised to propose that the remaining HIF funding be drawn down by 31 March 2027 to fund enabling works, site assembly, demolition, site clearance, and highway design development reflecting the Council's committed expenditure and progress achieved to date. The revised proposal takes account of the procedural and governance delays experienced in securing approval of the amended funding agreement and the resulting impact on the delivery programme.
- 3.6. The proposed approach provides sufficient time to complete the demolition and site clearance works, ensuring compliance with funding conditions and the achievement of best-value outcomes for stakeholders. The GLA has agreed in principle that the highway works element of the project can be delivered following the appointment of the South Kilburn Single Delivery Partner. This approach will reduce the risk of abortive works, improve design coordination, and support the comprehensive redevelopment of the site, thereby maximising its long-term regeneration benefits.
- 3.7. Demolition and site clearance to enable an improved highway layout and the comprehensive regeneration directly support the priorities set out in Brent Council's **Borough Plan 2023–2027**, particularly across its core themes of **Prosperity and Stability, A Cleaner, Greener Future, Thriving Communities, and A Healthier Brent**.
- 3.8. By unlocking the site and enabling comprehensive redevelopment, the proposals contribute to **Prosperity and Stability in Brent** through attracting investment, creating employment opportunities, and supporting the delivery of new homes and economic activity.
- 3.9. The reconfiguration of the highway network and opportunity for integrated design promote more sustainable and efficient transport choices, aligning with **A Cleaner, Greener Future** by helping to reduce congestion, improve air quality, and encourage walking and cycling.
- 3.10. The creation of a coherent, legible, and well-designed environment following site clearance supports **Thriving Communities** by improving safety, accessibility, and the overall quality of place, fostering stronger neighbourhood identity and social inclusion.
- 3.11. In addition, improved environmental conditions and safer, more walkable streets contribute to **A Healthier Brent**, supporting active lifestyles and enhanced wellbeing. Overall, the works enable coordinated regeneration that aligns closely with Brent's strategic objective to deliver inclusive, sustainable growth and improve quality of life for residents.

Background

- 3.12. The Council requires the provision of demolition and site clearance works at Queen Park Cullen, South Kilburn. Council officers have undertaken a

procurement exercise and identified a contractor providing the most economically advantageous offer in accordance with relevant evaluation criteria and therefore recommend award of a contract for Queens Park Cullen Demolition and Site Clearance (the “Contract”).

The Procurement Process

- 3.13. The Contract will be called off from the Crown Commercial Services Lot 10 (Demolition) of the Construction Works and Associated Services Framework RM6088 (the “Framework”), using the form of award and standard call off terms and conditions prescribed under the Framework with amendments.
- 3.14. A further competition exercise was carried out using the Framework in accordance with its rules.
- 3.15. In compliance with the Framework further competition guidance, the evaluation criteria is detailed in Appendix 2.

The Evaluation Process

- 3.16. Evaluation of bids was carried out by a panel of officers from Estate Regeneration, supported by external consultants who prepared the tender documentation.
- 3.17. All bids had to be submitted electronically no later than Monday 15 June at 12:00 noon. Bids were opened on Monday 15th June, and three valid bids were received. Each member of the evaluation panel carried out an initial evaluation of how well they considered each of the award criteria was addressed in the bids. Additionally, each member read the bids and provided scores and commentary against the quality criteria.
- 3.18. The panel met on Monday 29 June for a moderation meeting conducted by procurement personnel, where each score was moderated against the award criteria. Commercial submissions were also reviewed by the Council’s externally appointed Quantity Surveyor.
- 3.19. The names of the bidders are contained in Appendix 1. The scores received by the bidders are included in Appendix 2. It will be noted that Contractor A was the highest scoring bidder. Officers therefore recommend the award of the Contract to Contractor A, namely DSM Demolition Ltd.
- 3.20. The Contract will commence on 03 Aug 2026.

4. Stakeholder and ward member consultation and engagement

- 4.1. The Cabinet Member for Regeneration & Planning will be kept up to date with the progress of the project.

- 4.2. The Ward Councilor's will be kept up to date on the contract and demolition of the buildings milestones such as works starting on site and practical completion.

5. Financial Considerations

- 5.1. Part 3 of the Council's Constitution states that the Director of Inclusive Regeneration and Climate Resilience, has delegated authority to approve the award of contracts for works valued at less than £5 million. The estimated value of the Contract is £528,036.00 with a 15% contingency of £79,205.40, giving a total value of £607,241.40 (excluding VAT).
- 5.2. The cost of the contract will be funded from the existing Queens Park Gyratory Capital budget. This budget is funded from Housing Infrastructure Fund (HIF). Officers have agreed with the GLA and MHCLG that remaining HIF grant can be drawn down against the start on site of demolition works, provided that this is by 31st March 2027.

6. Legal Considerations

- 6.1. Officers recommend the use of the Framework to procure the Works. This Framework was procured prior to 24 February 2025 in accordance with the Public Contracts Regulations 2015 ("PCR 2015"). As a result, the PCR 2015 will govern a call off under the Framework.
- 6.2. The value of the Contract over its lifetime is below the PCR 2015 threshold for Works and the award of the Contract is therefore governed in part by the PCR 2015.
- 6.3. Officers recommend the use of a framework to procure the Contract. The PCR 2015 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 procurement process. Call offs under the framework agreement need to be carried out in accordance with the framework rules, to include using evaluation criteria specified in the framework agreement and utilising the terms and conditions set out in the framework agreement.
- 6.4. 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 Corporate Director or Director and provided that the Director of Law has advised that participation in the framework is legally permissible. The Director of Law has confirmed that participation in the Framework is legally permissible.
- 6.5. The award of the Contract is subject to the Council's own Standing Orders in respect of Medium Value Contracts. The Director has delegated power to

award Medium Value Contracts in accordance with paragraph 9.5 of Part 3 of the Constitution.

6.6. The decision to award the contract will be subject to call-in as provided for in the Council's Constitution. As the procurement of the Contract is from a framework, there is no requirement for the Council to observe a 10 day standstill period under the PCR 2015. Subject to no challenge preventing award, Officers will seek to implement the decision to award.

6.7. This is a Key Decision for the purposes of paragraph 27 of Part 2 of the Constitution. In accordance with paragraph 30 of Part 2, the decision may not be taken unless it has been included in the Forward Plan, with not less than 28 clear days' notice of the intended decision having been given.

7. Equity, Diversity & Inclusion (EDI) Considerations

7.1. Pursuant to s149 Equality Act 2010 (the "Public Sector Equality Duty"), the Council must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it,

7.2. The Public Sector Equality Duty covers the following nine protected characteristics: age, disability, marriage and civil partnership, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.3. Having due regard involves the need to enquire into whether and how a proposed decision disproportionately affects people with a protected characteristic and the need to consider taking steps to meet the needs of persons who share a protected characteristic that are different from the needs of persons who do not share it. This includes removing or minimising disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic.

7.4. There is no prescribed manner in which the council must exercise its public sector equality duty but having adequate evidence base for its decision is necessary.

7.5. The proposals in this report have been subject to screening and officers believe that there are no adverse equality implications.

8. Climate Change and Environmental Considerations

- 8.1. The Council declared a climate and ecological emergency in 2019 and set out to do all in its gift to become carbon neutral on a borough-wide basis by 2030. The Council has also embarked on a pioneering 'Green Neighbourhoods' programme as one of the key focal points of its 2022-24 Delivery Plan, of which South Kilburn was selected as a 'development-led' Green Neighbourhood, and carried over into the 2024-26 Delivery Plan.
- 8.2. The HIF funding will be used to secure proposed improvements including: site clearance and enabling and infrastructure works, stopping up of the new gyratory, new raised table pedestrian crossings, widened carriageway with existing cycleway re-provided on street, new signalled junctions with pedestrian crossing and tactile pavers. The proposals will improve the walking and cycling provisions around the junction, and improvements to the vehicular environment will also improve road safety. The proposals also improve connection to local transport infrastructure in the area.
- 8.3. The proposal is therefore deemed to be alignment with the council's broader and interlined environmental sustainability strategies such as the Long-Term Transport Strategy, Active Travel Implementation Plan and theme 2 of the council's Climate and Ecological Emergency Strategy – Sustainable Travel.
- 8.4. Officers should be mindful of the Council's existing climate emergency commitments, and any future course of action should seek to be as environmentally sustainable as possible and seek to minimise emissions or any detrimental environmental impact. Officers should consider and consult with contractors on best practice minimising environmental impacts within demolition processes. This is especially important given that South Kilburn is a designated green neighbourhood, as mentioned above.

9. Human Resources/Property Considerations (if appropriate)

- 9.1. There are no direct Human Resources implications arising from the award of the PCSA
- 9.2. Officers are working with the schools to decant students from Carlton Vale Infant School (CVI) to the Kilburn Park Junior School (KPJ) site for Sep 2026 and provide vacant possession of CVI by Jan 2027.

10. Communication Considerations

- 10.1. The South Kilburn Regeneration programme including the development of the physical proposals of the area has been and will continue to be the subject of extensive consultation and engagement with the community in and around South Kilburn estate.

Report sign off:

Gerry Ansell

Director of Inclusive Regeneration and Climate Resilience