

	Cabinet Report 12 October 2026
	Report from the Corporate Director, Neighbourhoods and Regeneration
	Lead Member - Cabinet for Regeneration & Planning (Councillor Matt Kelcher)
Authority to award contract for Single Delivery Partner, South Kilburn Regeneration	
Wards Affected:	Kilburn, Queen's Park
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Part Exempt - Appendix 1 (Scores of the bidders) is not for publication as it contains the following category of exempt information as specified in Paragraph 3, Schedule 12A of the Local Government Act 1972, namely: "Information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)".
List of Appendices:	Two Appendix 1(Exempt): Scores of the bidders Appendix 2 Legal Considerations
Background Papers:	None
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1. Executive Summary

- 1.1. Since the early 2000s, the council in line with the vision and objectives developed with the community, has led the regeneration of South Kilburn in partnership with individual house builders and registered social housing providers. Thus far the programme has delivered (including under construction) a total of 1,954 homes including 1,239 (63%) social rent homes. In line with the South Kilburn Promise 933 South Kilburn tenants have moved into modern, comfortable, spacious, well insulated and award-winning homes that meets their housing needs. 225 tenants are currently remaining to be rehoused, 120 of which are being rehoused at NWCC, Peel, C&G and in new and existing council homes across the borough.

- 1.2. Significant investment has been made in delivering amenities and social infrastructure including a medical centre, pharmacy, affordable workspace studios. A purpose-built community facility including an enterprise hub, nursery, family wellbeing centre, community halls, community kitchen and café is being built at Granville and Carlton Centres. Sustained investment in public realm including tree planting, landscaped courtyards, pocket parks and play areas has been made across the redeveloped sites in the neighbourhood. These amenities and infrastructure are having a profound impact on community life and has been transforming the South Kilburn neighbourhood.
- 1.3. In a small number of developments however residents have experienced build quality issues. Elsewhere multiplicity of landlords arising from the current site by site development model has resulted in the inconsistent and variable standards of management and maintenance of their homes and the public realm. This inconsistent approach has also restricted the full placemaking potential and social value impact of a comprehensive regeneration programme. The community is also experiencing noise, dust, traffic disruption and increased anti-social behaviour, the inevitable consequences of large-scale, long-term regeneration and construction programmes. This experience has been exacerbated due to programme delays arising from viability challenges and tough economic conditions.
- 1.4. Cabinet in October 2024 approved the commencement of the procurement of a Single Delivery Partner on the basis that delivery through partnership with a single partner, rather than delivery on a site-by-site basis, will promote a long-term approach to regeneration and facilitate a co-ordinated, holistic and altogether much better managed, maintained, vibrant and thriving neighbourhood. It will facilitate delivery of a place with a distinct identity and character and delivery of comprehensive social and economic benefits for and in collaboration with the community. A long-term partnership will also ensure affordability and viability of the programme and deliver the remainder of the South Kilburn programme at pace.
- 1.5. Officers have now concluded the procurement exercise and evaluated the final tenders submitted by the three short-listed bidders and identified Ballymore Limited as the preferred bidder, who scored the highest overall across the 16 evaluation criteria which were shaped by the community's experiences and priorities and noted by Cabinet in October 2024.
- 1.6. These priorities are
 - Delivering high-quality affordable housing.
 - Co-ordinated approach to management and maintenance of the neighbourhood.
 - Delivering at pace and managing a neighbourhood in transition.

- Delivering social and public infrastructure and creating a place with a distinct identity and character.
- Delivering social and economic regeneration.
- Community collaboration and participation.
- Affordable and deliverable programme.

1.7. These priorities formed the basis of the four key areas of vision, each with their defined objectives for the remainder of the South Kilburn Regeneration Programme.

Vision and Objective of the South Kilburn Regeneration programme	
<i>Empowered Community</i> • Develop a social value strategy rooted in a responsive, iterative understanding of local needs and priorities - designing initiatives, tracking progress, and measuring impact to ensure meaningful outcomes and long-term neighbourhood transformation. • Build community capacity and grow community wealth to create the conditions for active participation, and ensure an empowered community is embedded as the lasting legacy.	<i>Resilient Partnership</i> • Establish a resilient and equal delivery partnership with Brent, underpinned by aligned values, shared vision, and joint commitment to realising South Kilburn's full potential. • Ensure meaningful community partnership and collaboration in the delivery of regeneration, supporting South Kilburn as a neighbourhood in transition.
<i>Brilliant Place</i> • Deliver a thriving, distinctive neighbourhood that reflects South Kilburn's diversity and creativity - continuing established standards for high-quality, robustly built mixed-tenure homes including affordable homes, alongside public spaces and a mix of uses that support civic life, enterprise, culture and wellbeing. • Create a coherent and connected urban environment that reinforces local identity, encourages social interaction, and ensures all residents feel safe, proud, and rooted in a neighbourhood they have helped to shape.	<i>Value Creation</i> • Maximise value creation opportunities to support a financially viable, commercially successful and deliverable regeneration programme. • Generate long-term economic, social and environmental returns through investment in placemaking, unified estate management and long-term stewardship.

- 1.8. The procurement was designed to ensure that the community's priorities, including good design, high build quality, effective long-term management and maintenance, and high-quality placemaking and public realm, will be realised at pace, while minimising the impact of construction on existing residents, delay and uncertainty. The final tender responses of Ballymore Limited convincingly demonstrate that they will deliver the Council's vision and ambition and the community's priorities for South Kilburn through an effective long-term partnership.
- 1.9. The final tender responses of Ballymore Limited, their approach and commitments to aspects such as placemaking, social value, estate management will be secured through a robust suite of contractual and legal agreements, which will be monitored and managed through the governance processes established with the council and the community.
- 1.10. This report recommends Cabinet to approve the award of contract for a Single Delivery Partner to Ballymore Limited subject to satisfactory finalisation of contract terms and conclusion of the preferred bidder stage of the procurement exercise.
- 1.11. During the preferred bidder stage, officers will regularly report progress and invite input from senior officers and members through regeneration and capital programme board meetings, member briefings and programme specific sessions as required.

2. Recommendation(s)

That Cabinet:

- 2.1. Notes the procurement process undertaken to appoint a preferred bidder for the procurement of a Single Delivery partner.
- 2.2. Approves awarding the contract to Ballymore Limited subject to satisfactory finalisation of contract terms and conclusion of the preferred bidder stage of the procurement exercise.
- 2.3. Delegates authority to the Corporate Director, Neighbourhoods and Regeneration in consultation with the Leader of the Council and Cabinet Member for Regeneration Planning and Growth to finalise all the relevant aspects of legal and commercial agreements and enter into the contract with Bidder A as required by Contract Standing Order 88 following satisfactory completion of the preferred bidder stage.

3. Detail

3.1. Cabinet Member Foreword

- 3.1.1. As the Cabinet Member for Regeneration Planning and Growth, I am pleased to endorse the recommendations of this report leading to the appointment of

Ballymore Limited as the Single Delivery Partner to deliver the remainder of the South Kilburn Regeneration Programme.

- 3.1.2. The South Kilburn estate regeneration programme is one of the most important projects we are currently working on, delivering modern and sustainable homes and improving the physical and social infrastructure for the community.
- 3.1.3. Over the last twelve years serving as a Councillor, I have seen first-hand the huge value that regeneration can generate when it is done well, it can create opportunities and improve life chances for local people. The appointment of the Single Delivery Partner marks the beginning of the next phase of regeneration, putting individuals, families and existing communities at the heart of the change. I am determined that we deliver for residents, not just quality homes, but a genuine transformation of South Kilburn, a neighbourhood that people are proud to call home. I am looking forward to working with the community and the delivery partner in shaping and delivering this vision for South Kilburn.
- 3.1.4. The programme is a key component in supporting Brent's strategic priorities, as outlined in the Borough and Local Plans. It directly addresses local housing needs and contributes to sustainable growth, economic stability, and community well-being.
- 3.1.5. Several key strategic policies are relevant to the programme and are essential to Brent Council's approach to regeneration, housing, sustainability, and community development. By appointing a Single Delivery Partner, Brent Council ensures a streamlined approach to meeting its strategic goals. This mitigates project delays and inconsistent delivery, ensuring the regeneration achieves its full potential for the South Kilburn community.
 - i. **Prosperity and Stability in Brent (Borough Plan priority):** The Borough Plan focuses on reducing poverty and improving access to services and employment opportunities in Brent. The South Kilburn Regeneration Programme will deliver affordable homes, commercial uses, community facilities, and workspaces to foster economic growth in the area. Procuring a Single Delivery Partner will streamline project delivery, ensuring consistent quality and pace across all regeneration phases and preventing delays and delivering economic benefits to the community.
 - ii. **A Cleaner, Greener Future (Borough Plan priority):** The programme supports the move towards carbon neutrality through a district energy network, sustainable development resilient to the impacts of extreme weather, energy-efficient homes and improved green infrastructure. The Single Delivery Partner will ensure coordinated and sustainable building practices to reduce energy use and improve waste management.
 - iii. **Thriving Communities (Borough Plan priority):** The programme aims to provide the community with improved housing, community facilities, and public spaces in line with the Borough Plan's vision.

- iv. **A Healthier Brent (Borough Plan priority):** The Borough Plan aims to address health inequalities and promote wellbeing in the community by providing new medical facilities and open spaces that encourage physical activity. Single Delivery Partner will ensure a unified approach to delivering well designed and well-equipped open spaces to promote health and well-being.
- v. **Good Growth and Inclusive Development (Local Plan Priority):** Brent's Local Plan 2019-2041 emphasises sustainable growth and inclusive development, focusing on delivering affordable housing and balanced communities. The South Kilburn regeneration aligns with these goals by creating a mix of market and affordable homes including social rent housing. A Single Delivery Partner will facilitate better management and timely delivery of affordable housing. This mitigates risks associated with having multiple developers and differing estate management strategies.
- vi. **Housing and Infrastructure (Local Plan Priority):** Increasing affordable and quality housing supply is central to the Local Plan. The regeneration's affordable housing targets, including social rent homes, directly support this priority. Working with a Single Delivery Partner allows the council to maintain a clear focus on maximising housing provision, address viability constraints, streamline construction timelines, across all regeneration phases. This reduces the risks of fragmented delivery and ensures efficient infrastructure integration, such as roads and utilities. The Single Delivery Partner model will provide a significant number of new homes across tenures, contributing to meeting Brent's housing need.
- vii. **Brent Climate and Ecological Emergency Strategy (2021):** In 2019 Brent declared a Climate and Ecological Emergency and pledged to take all reasonable steps to achieve carbon neutrality in the borough by 2030. Practices such as holistically sustainable building practices and creating improved green infrastructure and a well-connected public realm are integral to the South Kilburn regeneration project. A Single Delivery Partner will ensure that environmental sustainability goals are consistently applied. This approach will prevent the varied sustainability standards seen in earlier phases, ensuring all new developments meet the Council's stringent carbon reduction targets and wider environmental ambitions.
- viii. **Brent Health and Wellbeing Strategy (2022-2027):** This strategy aims to reduce health inequalities and improve the wellbeing of Brent's residents by providing access to health services, creating healthy living environments, and promoting active lifestyles. A Single Delivery Partner will ensure the delivery of comprehensive range of facilities, such as gyms and open spaces, thus effectively supporting the Borough's health priorities than a multi-partner approach.
- ix. **Brent Housing Strategy (2019-2024):** Brent's Housing Strategy focuses on delivering more affordable homes, improving housing quality, and ensuring sustainable development. It emphasises mixed-tenure

developments, reducing homelessness, and improving residents' quality of life. The Single Delivery Partner model will streamline the construction process, ensuring consistent housing quality and delivery timelines across the regeneration project, helping Brent meet its housing targets.

- x. **Brent Inclusive Growth Strategy (2021-2025):** A single delivery partner will enhance the regeneration's social value impact by ensuring that employment, training opportunities, and apprenticeships are delivered uniformly across all phases. This will provide more reliable opportunities for residents to benefit from the project, which aligns with Brent's strategy to ensure that growth benefits all residents by creating jobs, improving infrastructure, and fostering inclusive development.
- xi. **Brent Corporate Procurement Strategy (2020-2024):** Appointing a Single Delivery Partner has enabled a more focused and strategic procurement process. This approach will ensure Single Delivery Partner and their supply chain comply with Brent's social value and sustainability commitments and guarantees the consistent application of ethical standards across the project.
- xii. **Brent Social Value and Ethical Procurement Policy:** A Single Delivery Partner will ensure that social value is embedded throughout the regeneration, with a unified approach to local hiring, skills development, and environmental stewardship. This streamlined approach eliminates the complexities of managing multiple developers with differing levels of commitment to these important goals.

4. Background

4.1. Procurement process for appointing a Single Delivery Partner

4.1.1. In October 2024, Cabinet approved the procurement of a Single Delivery Partner with whom the council can align its vision and enter into a long-term partnership, as the most appropriate route to delivering the remainder of the South Kilburn Programme, rather than continuing delivery on a site-by-site basis. The Cabinet delegated authority to officers in consultation with members to evaluate these tenders based on pre-tender considerations.

4.1.2. The tender process was conducted using the competitive flexible procedure with two principal stages prior to the Call for Final Tenders:

- *Initial Tender Stage (June 2025-October 2025)* – An Invitation to Submit Initial tender was published on the London Tenders Portal on 30 June 2025. Interested parties were required to respond to tender questions setting out their approach to the four areas of vision and programme objectives supported by case studies and demonstration of their ability and experience alongside their financial capacity and economic standing. Five bidders were longlisted from the eight interested parties who responded. Three from the five longlisted bidders were shortlisted through an interview process.

- *Detailed Tender Stage (October 2025 – April 2026)* – An Invitation to Submit detailed tenders was issued to the three shortlisted bidders on 24 October 2025. This stage included several dialogue meetings between the three shortlisted bidders and council officers, their consultant advisors and members of the Resident panel to develop and discuss their emerging proposals.

4.1.3. Following conclusion of these meetings, Call for Final tenders was issued to the bidders on 27th March 2026.

4.1.4. The final tender responses were submitted by all three shortlisted bidders on the 27th of April 2026. These responses were assessed and evaluated by a panel of evaluators in accordance with the Invitation to Submit Final Tenders and the Call for Final Tenders. The panels included council officers, consultants and members of the South Kilburn Resident panel. The scores of the three bidders were finalised following moderation sessions between panellists for each criterion. The process of evaluation and moderation ran from May 2026 - September 2026. Refer to appendix 1 for scores of the three bidders.

4.1.5. The preferred bidder scored the highest overall score across the 16 criteria.

Evaluation Criteria overview		
Programme Vision	Criteria	Weighting
Brilliant Places (30.0%)	01 – Placemaking Approach	12.5%
	02 - Design, Build Quality & Climate Action	5.0%
	03 - Immediate Impact & Meanwhile Use Strategy	2.5%
	04 - Programme Wide Residential Approach	5.0%
	05 - Estate Management & Stewardship	5.0%
Empowered Communities (10.0%)	06 - 10 Year Overarching South Kilburn Social Value Strategy	5.0%
	07 - First 24 Months - South Kilburn Social Value Action Plan	5.0%
Resilient Partnerships (30.0%)	08 - Team, Partnership Commitments & Governance	5.0%
	09 - Programme Wide Delivery Approach	10.0%
	10 - Hereford & Exeter Delivery Approach	5.0%
	11 - Contractual Arrangements	10.0%
Value Creation (30.0%)	12 - Optimising Land Value	15.0%
	13 - Private Sale Profit Margin	5.0%
	14 - Funding	2.5%
	15 - H&E Land Offer	5.0%
	16 - Overage	2.5%
100%		100%

4.2. Achieving the Vision and Objectives of South Kilburn Regeneration Programme

4.2.1. The overarching vision for South Kilburn is to complete its transformation

into a thriving, resilient and inclusive urban neighbourhood rooted in the strength of its existing community. The preferred bidder's response to criteria relating to Brilliant Places is based on an understanding of the Programme's vision and objectives including the community's ambition for regeneration. The response includes the following:

- their approach to placemaking supported by specific commitments, standards and delivery mechanisms to practically deliver a coherent, integrated sustainable and high-quality South Kilburn neighbourhood with a distinct identity.
- their street activation strategy including culture, leisure, retail, community and workspace uses supported by commitments to affordability, creating opportunities, supporting enterprise and community-capacity building.
- their proposals for a network of streets and open spaces which is well managed, climate-resilient, supporting biodiversity, active travel, play and inclusive community life.
- their commitment to adoption of design standards and design approach that positively affects health, well-being, comfort and convenience of living in South Kilburn.
- their processes and protocols for designing, commissioning, monitoring and evaluating robust and durable build quality and building performance and their commitment to the highest level of aftercare and resident satisfaction.
- their approach and commitment to environmental sustainability, climate resilience and adaptation.
- their strategy for meanwhile uses which effectively manages a neighbourhood in transition and delivers visible, tangible social and economic benefits for residents from the outset including how this will contribute to the long-term placemaking of South Kilburn.
- their approach to providing a full range of residential tenures - private and affordable to create a mixed, inclusive and resilient community; including their approach to delivering 50% affordable housing across the masterplan.
- their approach to long-term, unified estate management and stewardship for South Kilburn, in coordination with the earlier phases including their proposals for resident and tenant/occupier involvement in future management, including governance structures, participation models and routes for community voice in decision-making.

4.2.2. The appointment of a Single Delivery Partner to deliver redevelopment of the remaining sites at South Kilburn including delivery of over 1,600 homes across a 10-15 year period presents a significant opportunity to deliver long-term

transformational impact for local people in the community through a comprehensive programme of social value initiatives. The preferred bidder's proposals for delivery of social value in response to criteria relating to Empowered Communities is based on their understanding of South Kilburn community's needs, aspiration and ambition for the regeneration. The response includes the following:

- their 10 year social value strategy alongside a social value action plan for the first two years addressing identified areas of need of the South Kilburn community including Young people, Cost of living crisis, Community capacity building, Community voice and Climate emergency.
- their suggested list of activities, initiatives and events, commitment to resources and demonstration of their skills and expertise alongside their approach to working with the network of South Kilburn VCSE, the council and other institutional and statutory service providers in a complementary manner to address each area of need.
- their suggested mechanisms to measure demonstrable impact through KPIs, quantitative proxies and qualitative assessment to provide a rigorous, professional, transparent and evidence-based reporting framework to measure, monitor and report delivery impact.
- their suggested governance structure to oversee the delivery of social value and how they will ensure a "review, refine and revise" approach to understanding local needs, designing initiatives, monitoring progress and measuring impact.

4.2.3. Critical to successful delivery of the remainder of South Kilburn regeneration is a lasting and fruitful partnership between the council and the Single Delivery Partner; with clarity of purpose, priorities and alignment of objectives at the outset. The preferred bidder's response to criteria relating Resilient Partnerships sets out:

- their approach to working with the Council, including resourcing levels, relevant skills and expertise of the project team and key consultants.
- their suggested Partnership Charter to establishing a long-term and successful partnership, covering areas of behaviour, governance, roles and responsibility, partner performance and continuous improvement.
- their overarching delivery approach including phasing and construction programme; distribution and delivery of affordable housing including rehousing of the existing tenants of South Kilburn.
- their approach to safeguarding design and build quality alongside cost management and delivering value for money.
- their detailed planning and construction programme for Hereford and Exeter as the first site to come forward for development.

4.2.4. Optimising the land value of the SDP Sites, to secure the best achievable value for the Council from its investment in the regeneration of South Kilburn alongside supporting a financially viable, commercially successful and deliverable regeneration programme is an important success factor. The preferred bidder's response sets out their approach to value creation including

- the Threshold Land Value for each of the SDP sites payable to the council, the basis upon which this figure has been arrived at and their approach to how the value has been optimised.
- their approach to risk management to protect the land value and their financial delivery attributes.
- their funding strategy and funding commitments for the delivery of the programme.
- their overage proposals, i.e. the basis upon which any additional profit realised will be shared with the council.
- confirmed land value for Hereford and Exeter.

4.2.5. The responses of the preferred bidder as set out above including their approach and commitments will be secured through a robust suite of contractual and legal agreements, which will be monitored and managed through the governance processes established with the Council and the community.

4.2.6. Salient points of the legal agreement and commercial structure are as follows:

- A Partnering Agreement ('PA') governing the overarching partnership - where the SDP is responsible for leading on design, delivery and funding of the redevelopment of the sites including delivery of programme wide meanwhile use and social value strategy, and the Council is responsible for managing the decant of existing tenants and securing vacant possession of the sites.
- Site Development Agreement(s) ('SDA') governing the development of each site. Drawdown of each site is subject to Site-Specific gateway at Partnering Agreement level such as the land value test and council approved delivery strategy, followed by satisfying pre-conditions such as detailed planning consent at the Site Development Agreement level.
- Hereford & Exeter to come forward first among the seven SDP sites. Council and SDP to enter into the Partnering Agreement and H&E SDA simultaneously.
- Construction and sales risk to be transferred to the Single Delivery Partner following Site Development Agreement going unconditional at which point the final land value of the site due to the Council to be agreed.

- Default and termination provisions alongside KPIs provide meaningful contractual leverage affording protection to the Council, against matters such as poor performance, failure to meet key milestones such as Start on Site and Practical completion, failure to comply with material terms of the contract, instances of insolvency and activities bringing disrepute to the council etc.

4.2.7. The preferred bidder's responses in relation to contractual arrangements maintains the balance of risk and ensures the Council maintains control of the delivery of the key priorities including delivery of high-quality affordable housing, build quality, pace of delivery etc.

4.3. Preferred bidder stage

4.3.1. Following approval of this report the Council will enter into the preferred bidder ("PB") stage prior to finalising the contract, to clarify and confirm tender commitments and some limited post tender negotiation of final contracts.

5. Stakeholder and ward member consultation and engagement

5.1. Engagement and consultation have been undertaken with the Leader, Portfolio Holder on a regular basis through briefings. An all-member briefing including the ward councillors, has been held. Individual enquiries raised by ward councillors have been addressed. South Kilburn resident panel members have been involved in the dialogue sessions and the evaluation of the bids.

6. Financial Considerations

6.1. The procurement documents required the bidders to set a threshold land value (TLV) covering all 7 SDP sites. This is the minimum total land value that the bidder has committed to across the SDP programme. The TLV does not represent the total value that Brent will receive because this will be calculated on an open book basis at the point of drawdown of each site. The exception is Hereford and Exeter, the first of the SDP sites, as the procurement required a fixed price. Brent is also set to secure Section 106 obligations and contributions and receive Community Infrastructure Levy (CIL) from the developments.

6.2. The land receipts relate to the long lease of a land asset so will be treated as capital receipts. These receipts will be used to cover costs incurred so far on the SDP sites and future costs including leaseholder buybacks.

7. Legal Considerations

7.1. The legal documentation to be entered into with the Single Delivery Partner ("SDP"). The legal documentation provides that the SDP takes construction risk, the risk for the sale of the private homes and planning risk. The Partnering Agreement sets out various gateways that the SDP must satisfy before being in a position to enter into a site-specific development agreement. Approval is sought to enter into:

7.1.1. The Partnering Agreement; and

7.1.2. The Site Development Agreement relating to Hereford and Exeter;

In October 2024, Cabinet approved invitation of tenders in respect of the procurement of a Single Delivery Partner to deliver the remainder of the South Kilburn Regeneration programme. Cabinet also delegated authority to negotiate all the relevant aspects of all legal and commercial agreements leading to the appointment of the preferred Single Delivery Partner to the Corporate Director Neighbourhood and Regeneration in consultation with the Leader and Cabinet Member Regeneration Planning and Growth. Based on the information set out in this report, the procurement will now progress to the preferred bidder stage, which requires the finalisation of the legal and commercial agreements in accordance with the delegation granted by Cabinet to the Corporate Director Neighbourhood and Regeneration, in consultation with the Leader and Cabinet Member for Regeneration Planning and Growth. In accordance with the requirements of the Procurement Act 2023 and the Council's Contract Procedure Rules the Council will, following the obligatory call-in period, issue assessment summaries to all bidders as part of which all unsuccessful tenderers will be notified of the outcome and provided with a summary of the Council's evaluation of their bid. A contract award notice will thereafter be published in accordance with the Council's obligations under the Procurement Act 2023, which will trigger an eight working days mandatory standstill period before the Council can enter into the contracts with the successful bidder.

- 7.2. Officers are seeking the approval of Cabinet to enter into both the Partnering Agreement and the Site Development Agreement relating to Hereford and Exeter (together with any necessary ancillary documents) with the preferred bidder and to delegate authority to do so to the Corporate Director Neighbourhood and Regeneration in consultation with the Leader and Cabinet Member for Regeneration Planning and Growth.
- 7.3. All of the legal considerations which were identified in the report to the Cabinet of October 2024 have been and for the most part continue to be applicable. For convenience an updated set of these considerations are set out in Appendix 2.

8. Equity, Diversity & Inclusion (EDI) Considerations

- 8.1. The Public Sector Equality Duty set out in Section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act, and to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not share that protected characteristic. The protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 8.2. The appointment of a Single Delivery Partner will promote a long-term view and a 'partnership' arrangement based on a 'portfolio of sites' which will facilitate a co-ordinated, holistic and altogether much better management and maintenance of the neighbourhood, delivery of a place with a distinct identity and character and delivery of comprehensive set of social and economic benefits for and in collaboration with the community. Overall, it will have a significant positive impact on the opportunity afforded to those who share a protected characteristic. The Equality Impact Assessment of the South Kilburn Regeneration programme will be updated to reflect the proposals of the preferred bidder prior to awarding contract to the Single Delivery Partner.

9. Climate Change and Environmental Considerations

- 9.1. Brent Council's commitment to addressing the climate and ecological emergency is central to the South Kilburn regeneration project. South Kilburn is a designated Green Neighbourhood, and therefore the procurement of a Single Delivery Partner is a strategic move that will embed carbon reduction, climate resilience, and holistic environmental best practices throughout the remaining phases of the programme. The SDP will play a crucial role in co-ordinating and implementing these measures, integrating them into the project from the outset.
- 9.2. The SDP must comply with a comprehensive set of environmental policies, from the Local Plan, the London Plan and the Climate and Ecological Emergency Strategy.

10. Human Resources/Property Considerations (if appropriate)

- 10.1. The Partnership with the SDP will be managed by the existing Estate Regeneration team.

11. Communication Considerations

- 11.1. Ongoing communications with residents on the progress of the programme will continue.

Related document(s) for reference:

[Cabinet Report – Authority to Tender for a Single Delivery Partner \(14 October 2024\)](#)

[Officer Key Decision - Pre-tender considerations for the procurement of a Single Delivery Partner \(SDP\) to deliver the remainder of the South Kilburn Regeneration Programme \(19 June 2025\)](#)

Report sign off:

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