

# Bridge Park - Procurement Strategy

**Department**

Regeneration and Growth

**Person Responsible**

Jill Rennie

**Created**

27th August, 2015

**Last Review**

27th August, 2015

**Status**

Complete

**Next Review**

8th August, 2016

## Screening Data

1. What are the objectives and expected outcomes of your proposal? Why is it needed? Make sure you highlight any proposed changes.

The overall proposal:

Brings Forward New Housing - To bring forward the development of circa. 500 new homes. This was to include new tenures such as private rented housing

Quality & architecture & design - To deliver exemplar quality architecture and urban design and landscape design to transform the Bridge Park neighbourhood to improve resident's life chances and maximise value to the benefit of the regeneration programme.

Brings forward significant improvement to the joint sites - Brings forward significant improvement across the Council, Car Breakers and Unisys sites, through creating a new Leisure Centre and bringing back into use the Unisys site

State of the art sports facilities to the local community - To relocate the existing Sports Centre to a modern fit for purpose facility supporting the Council regeneration agenda.

Future of Bridge Park - To make a clear decision about the future use of the Councils Bridge Park site

Deliver a Sports Centre at no cost to the Council - Paid for out of CIL and land value

Delivers continuous sport provision - Delivers a centre at the beginning of the development programme before the existing centre closes

The Cabinet agreed in July 2015 that authority be delegated to the Strategic Director of Regeneration and Growth in consultation with the Chief Finance Officer and Chief Operating Officer to finalise negotiations and enter into Heads of Terms with General Mediterranean Holding SA as Guarantor and Harborough Invest Inc as Property Owner in substantially the form set out in Appendix 3 of the report from the Strategic Director, Regeneration and Growth; and to enter into negotiations, finalise and enter into a land sale agreement with General Mediterranean Holding SA and Harborough Invest Inc. This Cabinet paper does not seek any changes in regards to the Heads of Terms and the Land Sale Agreement, as such the equality analysis on this has not be revisited and should be read in conjunction with this analysis.

The Executive in February 2014 agreed to the preferred Leisure Centre option, this was option 3 which included a swimming pool which the current centre does not have. This Cabinet paper does not seek any changes in regards to the Leisure Centre option at this time, as such the equality analysis on the Leisure Centre option has not been revisited and should be read in conjunction with this analysis.

This equality analysis is only concerned with the procurement strategy for architectural design and Cost Consultant/Employers Agent.

Officers require a Full Design Team in order to prepare a planning application for the new Leisure Centre.

The Executive paper of 17th February 2014 outlined that the preferred option was to procure a professional team via

single appointments, providing flexibility for the Council to select and manage its own professional team. The professional team is anticipated to comprise, Architect, Project Manager, Structural Engineer, Civil Engineer and Mechanical and Electrical Engineer.

It was anticipated that the cost of appointing the Architect and each member of the professional team would be below the OJEU limit.

It was also noted that the proposed spend on consultants would be "at risk" until the Heads of Terms were agreed with GMH and subject to negotiation around the detail of the land contract agreement.

A procurement process for the Architect was run at the end of 2013/start of 2014. Whilst submissions were made, the Council decided not to proceed at this stage as the negotiations with GMH were on-going and without the funding in place it was not prudent to proceed.

Officers are now seeking to procure a Multidisciplinary Architecturally-Led Design Team that will include Mechanical Engineering, Structural and other design- led disciplines required to deliver the new Leisure Centre. A separate Cost Consult/Employers Agent will be employed to provide independent cost and management expertise. This decision has been reached based on experience where endeavouring to manage individual appointments has proven complicated and management intensive. A single Design Team appointment will give one single point of responsibility, reducing the internal management resource required and reducing risk.

Officers are reviewing the mix within the Leisure Centre and have held soft market testing to help inform the process.

## 2. Who is affected by the proposal? Consider residents, staff and external stakeholders.

Ultimately the community will benefit from the new Leisure Centre.

The procurement of the Professional Appointments will enable Brent to develop its design proposals in respect of a new sports centre at Bridge Park, the architect and sub-consultants will work on the design, the cost consultant/employers agent will work on specification and costings, delivering the anticipated contractual commitments Brent has entered into with GMH.

### 3.1 Could the proposal impact on people in different ways because of their equality characteristics?

- No

If you answered 'Yes' please indicate which equality characteristic(s) are impacted

### 3.2 Could the proposal have a disproportionate impact on some equality groups?

- No

If you answered 'Yes', please indicate which equality characteristic(s) are disproportionately impacted

### 3.3 Would the proposal change or remove services used by vulnerable groups of people?

- No

### 3.4 Does the proposal relate to an area with known inequalities?

- Yes

Stonebridge Ward ranks as the lowest ward in terms of median household income

### 3.5 Is the proposal likely to be sensitive or important for some people because of their equality characteristics?

- No

If you answered 'Yes', please indicate which equality characteristic(s) are impacted

3.6 Does the proposal relate to one of Brent's equality objectives?

- Yes

4. To ensure that local public services are responsive to different needs and treat users with dignity and respect

The procurement of the Design Team will deliver the design of the new Leisure Centre.

## Recommend this EA for Full Analysis?

Yes

## Comments

No further information is required.  
The proposal is only related to procurement.

## Rate this EA

N/A

## Impact Assessment Data

5. What effects could your policy have on different equality groups and on cohesion and good relations?

5.1 Age (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

5.2 Disability (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

5.3 Gender identity and expression (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

5.4 Marriage and civil partnership (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

5.5 Pregnancy and maternity (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

5.6 Race (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

#### 5.7 Religion or belief (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

#### 5.8 Sex (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

#### 5.9 Sexual orientation (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

#### 5.10 Other (please specify) (select all that apply)

- Neutral

The procurements will be run through the OJEU procurement route or through a Framework.

#### 6. Please provide a brief summary of any research or engagement initiatives that have been carried out to formulate your proposal.

What did you find out from consultation or data analysis?

Were the participants in any engagement initiatives representative of the people who will be affected by your proposal?

How did your findings and the wider evidence base inform the proposal?

This EA relates only to procurement, as such the appropriate Council procurement procedures are being used.

#### 7. Could any of the impacts you have identified be unlawful under the Equality Act 2010?

- No

This EA relates only to procurement, as such the appropriate Council procurement procedures are being used.

#### 8. What actions will you take to enhance any potential positive impacts that you have identified?

This proposal only relates to the procurement strategy. There are no identified negative impacts. Using a Framework or OJEU route are established procurement processes. Equality considerations are included as part of the scoring criteria.

#### 9. What actions will you take to remove or reduce any potential negative impacts that you have identified?

This proposal only relates to the procurement strategy. There are no identified negative impacts. Using a Framework or OJEU route are established procurement processes.

#### 10. Please explain the justification for any remaining negative impacts.

There are no negative impacts

## Comments

This Cabinet paper is only concerned with the procurement strategy. The procurement of the Design Team and Cost Consultant/Employers Agent will be either through a Framework or through the OJEU procurement

process, which are inline with Council procedures. The scoring criteria will ask that the consultants demonstrate their commitment and approach to equalities in respect of Brent's proposed new sports centre.

## Organisation Sign-off Data

11. What did this equality analysis conclude?

- The proposal was accepted without changes

12. Please write a brief summary of your equality analysis which should be included in the 'diversity implications' section of any reports.

The equality analysis is in respect of the proposed procurement of professional services, both the architect/design team and employers agent/qs. The appointments themselves should not impact the 9 equality characteristics however the work they produce will have impacts. As part of the selection process we will ask applicants of the approach to equality asking that they detail past experiences/interventions ask that they detail very early high level thoughts in respect of the proposed new Bridge Park leisure centre.

13. I confirm that this equality analysis represents a fair and reasonable view of the implications of this proposal on equality and that appropriate actions have been identified to address the findings.

Enter your name

Sarah Chaudhry

Enter your designation

Head of Strategic Property

Enter your department

Regeneration & Growth

Enter today's date

16-09-2015

### Next Review Date

2016-08-08

## Outstanding Actions

No outstanding actions