



Cabinet
15 November 2016

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

For Action

Wards affected:
Kilburn

**South Kilburn Regeneration Programme – Carlton &
Granville Centres Site – Development Options**

1 Summary

- 1.1 This report provides an update to the 25 July 2016 Cabinet report – Carlton and Granville Centres, Granville Road, NW6 5RA – redevelopment and investment proposals.
- 1.2 This report provides Members with feedback from the public consultation which has been carried out in respect of the Carlton and Granville Centres site.
- 1.3 This report provides Members with feedback from the engagement events conducted by officers with the current occupiers of the Carlton & Granville Centres
- 1.4 This report seeks approve to progress with Phase 1 of the redevelopment and approval to commence the procurement of a Design Team to progress Phase 2.

2 Recommendations

That Cabinet:

- 2.1 Agree to the Phase 1 of the Carlton and Granville Centres site redevelopment being the refurbishment and reconfiguration of the Granville Centre to allow for an interim Enterprise Hub to be established.
- 2.2 Delegate authority to Head of Estates Regeneration in consultation with the Lead Member for Regeneration, Growth, Employment and Skills to enter into all agreements with the Greater London Authority in respect for the funding for the refurbishment of the Granville Centre.
- 2.3 Delegate authority to the Chief Executive in consultation with the Lead Member for Regeneration, Growth, Employment and Skills to enter into legal agreements, including any lease with the South Kilburn Trust (SKT) and also with the GLA to secure their funding contribution; in return for project delivery of the interim Enterprise Hub by March 2018.

- 2.4 Delegate authority to the Chief Executive in consultation with the Lead Member for Regeneration, Growth, Employment and Skills to oversee scheme development through further viability testing, local consultation, and planning consent;
- 2.5 Approve the procurement of an architecturally led multidisciplinary design team to develop a detailed planning application for redevelopment of Carlton and Granville Centres site as Phase 2 of the work by either:
- i) calling off the Greater London Authority (GLA) and Transport for London (TfL) Architecture, Design and Urbanism Panel (ADUP) or such other appropriate OJEU compliant framework; and evaluating those tenders in accordance with the relevant Framework; or alternatively
 - ii) carrying out an OJEU compliant procurement process and inviting tenders on the basis of the pre-tender considerations set out in paragraph 3.30 of this report and evaluating the tenders on the basis of the evaluation criteria set out in that paragraph
 - iii) The cost of the design team and associated consultants is anticipated to be in the region of £1m. £350,000 has already been assigned to this project so the balance will be up to £650,000 to be funded “up-front” by the Council.
- 2.6 Note that irrespective of which procurement option detailed in 2.5 above is selected, Officers will report back to Cabinet to seek Member approval to award the proposed contract, once a preferred design team has been identified.

3 Detail

Background

- 3.1 A report went to Cabinet on 25 July 2016 in respect of the Carlton and Granville Centres site and an option for the redevelopment of the Carlton and Granville Centres site was approved by Cabinet. The approval included that the site be included within the wider Masterplan Review and for there to be local consultation, amongst other recommendations.
- 3.2 The full decisions were:
- (i) that approval be given to Option 2 for redeveloping the Carlton & Granville Centres, Granville Road, London, NW6 5RA (the subject site) to deliver 95 new homes, an Enterprise Hub and 3274sqm of additional community use space;
 - (ii) that a further update be provided to formally approve final scheme plans and the required capital investment to bring forward the phased redevelopment of the Carlton and Granville Centres and ensure continuity of occupation for the Enterprise Hub within the site;
 - (iii) that the site be included within the scope of the South Kilburn Masterplan review to ensure wider place making considerations are incorporated;
 - (iv) that the Strategic Director for Resources in consultation with the Strategic Director for Regeneration and Environment, Chief Legal Officer and Chief Finance Officer enter into a legal agreement with the South Kilburn Trust and the GLA to secure their funding contributions in return for project delivery of the Enterprise Hub by March 2018, and setting out Council commitment to underwrite the shortfall in project funds;
 - (v) that authority be delegated to the Strategic Director for Resources in consultation with the Strategic Director for Regeneration and Environment, Chief

Legal Officer and Chief Finance Officer to oversee scheme development through further viability testing, local consultation, and planning consent;

(vi) that authority be delegated to the Strategic Director for Resources in consultation with the Strategic Director for Regeneration and Environment, Chief Legal Officer and Chief Finance Officer in respect to any works and/or professional services contracts for scheme development to agree pre-tender considerations, invite tenders and thereafter award the contract.

3.3 The project was also moved from the Property Team to the Estates Regeneration Team in order to fulfil the requirements for it to be included within the wider South Kilburn Masterplan Review.

South Kilburn Masterplan Review 2016

3.4 The Masterplan aims to change South Kilburn into a sustainable and mixed community, through a series of phased and sequential developments. The Masterplan aims to deliver 2400 new high quality homes, around half of which will be made available to existing South Kilburn secure tenants, while the balance will be high quality homes for private sale, to maintain the viability of the regeneration programme in the long term.

3.5 The Council has appointed an urban design-led team to undertake a comprehensive strategic review of the current Masterplan in collaboration with the community. This is involving reviewing the current phasing proposals, timelines, public realm, and much more to ensure that the revised Masterplan will address current community needs, programme requirements, new planning policies and the latest standards set by institutions such as the GLA (Greater London Authority). The proposals will need to be viable and deliverable. The review is currently on-going with the Final Public Exhibition due at the end of 2016.

3.6 The Council will also be revising the South Kilburn Supplementary Planning Document 2005 which is a planning policy document and sets the design and policy requirements for South Kilburn. The Masterplan Review will also impact the revisions to SPG17, another Planning Policy Document. Consultation on the South Kilburn Supplementary Planning Document 2005 is due to start following the conclusion of the Masterplan Review 2016. This will have a formal consultation process and will report to Cabinet in mid-2017.

3.7 The Carlton and Granville Centres site has historically not been included within the regeneration proposals for the Masterplan. However the opportunity to secure external funding for an Enterprise Hub together with the current low level usage of these centres has brought forward an opportunity to consider the longer term future for this site. This initially culminated in the July report to Cabinet but which, given the time constraints of responding to the GLA time frame for LRF funding, did not provide an opportunity to consider the site in the context of the masterplan. Therefore whilst the conclusions from the wider public consultation will be presented at the end of the year this report specifically addresses the issues of the Carlton & Granville Centres site opportunities.

3.8 Consequently there has been a site specific public consultation which has run in parallel to the wider master plan consultation process. The first public exhibition (19 July 2016) included the possibility of including the Carlton and Granville Centres site, this was prior to the 25 July 2016 Cabinet paper. Following the Cabinet paper the site was included as a site within the Masterplan Review. It was decided that a public consultation event should be held specifically on the Carlton and Granville Centres site to provide the community with an opportunity to be consulted on the proposal which went to Cabinet ahead of the next public exhibition on the 13 September 2016. The latest date which was feasible to allow for some initial feedback to be fed into the event on the 13 September was the 1 September 2016.

Consultation

3.9 A series of consultation events were carried out:

Public Consultation

- Public Consultation Event held on 1 September 2016 for the Proposed Redevelopment of the Carlton and Granville Centres site. This event was widely leafleted to the local community. A feedback form was available at the event.
- South Kilburn Masterplan Review 2nd Public Exhibition – included the Proposed Redevelopment of the Carlton and Granville Centres site. This event was widely leafleted to the local community. A feedback form was available at the event.
- The public consultation for the Carlton and Granville Centres site ran from 1-27 September. Information was available on the Council website along with an online feedback form.

One to One meetings with Occupiers of the two Centres were held, the consultation response for occupiers was extended beyond the public consultation date to give them time to have a one to one meeting and respond:

- Brent Start – 6 September 2016
- Granville Plus Nursery School – 8 September 2016 (meeting with Headteacher). 23 September 2016 (meeting with parents). 3 October 2016 (Governors meeting)
- Barnardos Children Centre – 15 September 2016
- Granville Kitchen and Otherwise Club – 21 September 2016
- Concorde Café – 5 October 2016

3.10 Consultation material for the event is attached as part of appendix 1. The option which was agreed by Cabinet on 25 July 2016 was shown alongside how this could be taken into the Masterplan adhering to the principles of the earlier Cabinet report.

3.11 The results of the public consultation are in appendix 1 and appendices 2-6 include notes on the Councils engagement with the occupiers of the two centres.

Carlton and Granville Centres site Feedback

3.12 Overall there has been a negative reaction to the proposals for the two Centres, with respondents not believing the proposals are good enough. There was more concern reported in the consultation response than support for the proposal.

Information from a maximum of 76 respondents showed (numbers in brackets below show the number of specific response to that item):

Top support

1. More housing and community facilities and for the community (9)
2. Employment opportunities created by the Enterprise Hub with a permanent location for SK Studios (5)
3. Creation of a comprehensive community hub (5) through the Enterprise Hub combined with other uses such as an arts centre, live/work housing, education facilities, a cafe, small shops and flexible community spaces

Top concerns

1. Mix of uses not clear neither seen as ideal (31)

2. Demolition of a heritage building and community asset such as the Nursery School (30)
3. Biased consultation and unclear communication (24)

Top suggestions

1. Including all current uses in the project especially the Nursery School (21)
2. Including affordable facilities and housing typologies (19)
3. Refurbishing the building instead of redeveloping it (19)

- 3.13 Key feedback from the consultation and through officer meetings has been that the community has been upset that there has been a lack of consultation prior to the 25 July 2016 report and that they were not presented with options for the site. It should be noted that the 25 July 2016 Cabinet paper was focused on meeting timescales in order to adhere to a tight timescale for the Greater London Authority (GLA) funding (described below). There has been upset that the occupiers were not engaged and that the services which are being delivered were not understood by the Council. There was a large response that would not wish to see the buildings being demolished and for the current facilities to stay within the buildings. The current occupiers, whilst also wishing the building not to be demolished, would be amenable to development as long as they stayed on the site.
- 3.14 The outcome of what housing types was preferred, was that there was a clear desire for rented property either social or private, with other forms of affordable, co-living and live-work housing also popular.
- 3.15 The outcome for mix of community space and enterprise hub was for Nursery School, Childcare, Community Kitchen, Community Hall/Large Flexible space (to rent) and Community Area/Space.

South Kilburn Masterplan Review Second Public Exhibition

- 3.16 The Wider South Kilburn Masterplan Review exhibition had as the top concern - Carlton & Granville Centres demolished and not hosting a nursery and its third highest suggestion - Retain Carlton & Granville Centres and the nursery(7)
- 3.17 Comments for the Carlton and Granville Centres site redevelopment (28 comments or dots):
- **Support (7)** : Relocate SK Trust and Studios, community commercial space, more facilities
 - **Concerns (13)**: Nursery School future, historic building, educational garden removed
 - **Suggestions (7)**: Affordable spaces for local businesses & creatives, keep facades, facilities for the ones with special needs, include Global Skills Centre

Enterprise Hub

- 3.18 Since the 25 July 2016 there has been ongoing dialogue with the Greater London Authority (GLA) in respect of the funding for the Enterprise Hub, who initially were to provide £1.8m towards an Enterprise Hub, however, this came with a tight timescale of delivery of March 2018.
- 3.19 Officers reviewed the timescale to determine what could be delivered with the GLA's March 2018 timescale. It was evident that a new build could not be achieved, and as a result officers, working with the South Kilburn Trust (whom, it is proposed will manage and operate the Enterprise Hub subject to terms being agreed by Brent's Property Services), looked at delivering a Phase 1 option of refurbishing the Granville Centre in the immediate

term to provide for a location for the Enterprise Hub which would meet the GLA timetable. With a Phase 2 option which looks at the wider redevelopment of the Carlton and Granville Centres being developed in due course.

- 3.20 The GLA is supportive of this and has approved for the Council to have £749,058 funding for the Enterprise Hub project phase 1. This figure is greater than the initial proposal which was for £350k for phase 1. In respect of the Phase Two comprehensive scheme the GLA remains supportive but any further funding bid would have to be made through a future funding programme around enterprise and workspace.
- 3.21 The delivery of Phase 1 will allow for the Nursery School and Barnardos Children Centre to stay on site in their current locations. The Granville Kitchen and Otherwise Club would have to make arrangements with the South Kilburn Trust for the space they use and will use within the proposed Enterprise Hub, but to date this is expected to be achievable. The Concorde Café is discussed below.

Phase 2

- 3.22 The Council is seeking to review options for Phase 2 in light of the consultation provided within this report. The Council would seek to engage with a Design Team to take forward a review of the options for the site and to 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.
- 3.23 The Council would seek that a Nursery School would remain on site, though the location within the site may change as part of a redevelopment. One important aspect to note in regard to the Nursery School is the importance placed on the external area which, in an urban area such as South Kilburn where a number of the children can be expected to live in flats with no external play area, provides a safe environment for them to explore; it is also an integral part of the educational aspect of the Nursery School Therefore the re-provision of suitable external space, if this area is to be utilised in any redevelopment, will be highlighted in the specification provided to the appointed team.
- 3.24 The Council would anticipate that the Granville Kitchen and the Otherwise Club would integrate within the Enterprise Hub space. The Council would envisage that a Children's Centre would continue to be operated within the South Kilburn area, but that this may not necessarily be from the Carlton and Granville Centres Site, though the intention at this time is that it would stay on this site until more detailed options are examined.
- 3.25 Brent Start is due to leave the Carlton Centre in 2017 as they are developing their own property strategy which will see them reduce their permanent physical presence whilst maintaining their offer to residents and a more detailed separate report will be brought to Members in due course to outline this strategy. However for the purposes of this report it is believed reasonable to presume that a future Brent Start function operating within this site is not envisaged beyond mid-2017. As the Concorde Café does appear to be linked with Brent Start, when Brent Start vacates the Carlton Centre, officers would need to consider if the café can continue to operate and it may not be suitable to accommodate this on site. In the longer term the Council would need to consider if a café function is appropriate in this building, especially as a new café is proposed as part of the "Peel" site. Therefore officers will need to enter into discussions with Concorde Café regarding the future of their operation post vacation by Brent Start.

- 3.26 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
 - Consult with English Heritage

Design Team Procurement

- 3.27 The procurement of a design team to develop a detailed planning application for the comprehensive redevelopment of the Carlton and Granville Centres site will be undertaken by either:
- i) calling off the GLA and TfL ADUP or such other appropriate OJEU compliant framework; or alternatively,
 - ii) inviting tenders using a Restricted procedure under the Public Contracts Regulations 2015 (“PCR 2015”) on the basis of the pre-tender considerations set out in paragraph 3.30 below commencing by placing a notice in the Official Journal of the European Union (OJEU).
- 3.28 The decision on which of these options will be pursued will be taken by the Strategic Director of Regeneration and Environment.
- 3.29 Should calling off the GLA and TfL ADUP be the preferred procurement route, officers will conduct a mini-competition under Lot 2 (Architecture) and report back to Cabinet to seek Member approval to award the proposed contract, once a preferred design team has been identified. A similar process will be adopted should the council select an alternative framework.
- 3.30 Should using a Restricted procedure under the PCR 2015 be the preferred procurement route, in accordance with Contract Standing Orders 88 and 89, pre-tender considerations have been set out below for the approval of the Cabinet.

Ref.	Requirement	Response
(i)	The nature of the service/ works.	To procure an architecturally led multidisciplinary design team to prepare a detailed planning application for the comprehensive redevelopment of the Carlton and Granville Centres site
(ii)	The estimated value.	The value of this contract will be determined through the competitive tender process but it is anticipated the value will be approximately £850k.
(iii)	The contract term.	The contract period will be approximately twelve months.
(iv)	The tender procedure to be adopted including whether any part of the procedure will be conducted otherwise than by electronic means and whether there will be an e-auction.	PCR 2015 compliant restricted procedure procurement route, in which parts of the procedure may be conducted by electronic means but there will not be an e-auction.

Ref.	Requirement	Response
v)	The procurement timetable.	The procurement would be undertaken during start 2017. Indicative milestones/timescales are: <ul style="list-style-type: none"> • Contract Notice placed • Expressions of interest/Pre Qualification Questionnaire (PQQ) period – 30 days • Evaluation of PQQ responses in accordance with the Council's approved criteria – 10 days • Invitation to tender period – 35 days • Panel evaluation, interviews and panel decision – 10 days • Seek Cabinet approval to award contract • Standstill period – 10 calendar days
(vi)	The evaluation criteria and process.	Shortlists are to be drawn up in accordance with the Council's Contract Procurement and Management Guidelines namely the PQQ and thereby meeting the Council's financial standing requirements, technical capacity and technical expertise. <p>Officers will evaluate the tenders from the shortlisted bidders on the basis of "most economically advantageous tender criteria" (MEAT) on the basis of percentage quality and percentage price, with a weighting of 30% applied to price and 70% applied to quality criteria.</p> <p>The quality criteria will consider how submissions perform in respect of:</p> <ul style="list-style-type: none"> - Design Approach and Vision (30%) - Expertise and Resource Allocation (25%) and - Consultation and Stakeholder Management (15%)
(vii)	Any business risks associated with entering the contract.	The Council will ensure the form of appointment and collateral warranty with the preferred design team is drafted to minimise all business risks.
(viii)	The Council's Best Value duties.	The procurement process will seek to ensure best value is achieved.
(ix)	Consideration of Public Services (Social Value) Act 2012.	See Paragraph 8 below.
(x)	Any staffing implications, including TUPE and pensions.	No staffing implications relating to TUPE or pensions.
(xi)	The relevant	See Paragraphs 4 and 5 below. This proposed

Ref.	Requirement	Response
	financial, legal and other considerations.	procurement process would be in line with the Council Standing Orders and the Public Contract Regulations 2015.

3.31 The Cabinet is asked to give its approval to these proposals as set out in the recommendations and in accordance with Standing Order 89.

4 Financial Implications

4.1 The Council is seeking approval to enter into the financial agreement with the GLA to deliver phase 1. The Council would not be seeking to put any of its own costs into the Phase 1 works with the exception of officer time and design work (£25k approximately) carried out to date.

4.2 This report is seeking a budget of £1million to engage a full design team and associated consultants including a quantity surveyor to progress phase 2. A budget of £350k has previously been approved, as such this would be an additional £650k. Irrespective of the procurement process to be undertaken, it is anticipated that the value of the proposed contract will be in excess of £500k and thus classed as a High Value Contract under the Council's Standing Orders and Financial Regulations. Therefore, approval will be sought from Members to award the proposed contract, once a preferred design team has been identified. This budget should form part of the eventual capital scheme and as such does not represent a Capital project in and of itself.

4.3 There is no current rental agreement and the lack of a tenant in the Granville Centre poses a financial risk to the Council and direct financial pressure on Property Services. There is no budget in Property to pay for regular maintenance or health and safety in the Granville Centre, as these are expected to be funded by external income. The scale of that pressure has not currently been calculated, but it is worth noting that Property Services operates either on a full cost recovery basis, or on a profit margin basis for commercial dealings.

4.4 There is also the potential for foregone rent due to the fit-out of the Granville Centre. This has not been calculated to date because of a lack of an agreed rent between the Council and its main tenant.

5 Legal Implications

Carlton and Granville Centre Site – Design Team Procurement: use of GLA and TfL ADUP or such other appropriate PCR 2015 compliant framework

5.1 The Council's Contract Standing Orders state that no formal tendering procedures apply where contracts are called off under a framework agreement established pursuant to PCR 2015 by another contracting authority and where call off under the framework agreement is recommended by the relevant Chief Officer (to include confirmation that there is sufficient budgetary provision for the proposed call-off). However, this is subject to the Chief Legal Officer advising that participation in the framework agreement is legally permissible and approval to participate in the framework being obtained from the Chief Legal Officer. Should calling off the GLA and TfL ADUP or such other appropriate OJEU PCR 2015 compliant framework be the preferred procurement route, approval will be sought and given from the Chief Legal Officer prior to doing so.

Carlton and Granville Centres Site – Design Team Procurement: use of a Restricted Procedure under the PCR 2015

- 5.2 The value of this proposed procurement over its lifetime will be higher than the EU threshold for Services and the procurement of the contract is therefore governed in full by the PCR 2015. The estimated value of the procurement is in excess of £500k and therefore it will be classed as a High Value Contract under Contract Standing Orders and accordingly the Cabinet must approve the pre-tender considerations set out in paragraph 3.30 above (Standing Order 89) and the inviting of tenders (Standing Order 88).
- 5.3 Once the procurement process has been undertaken (whether the Council is using a framework or a Restricted Procedure under the PCR 2015, officers will report back to the Cabinet in accordance with Contract Standing Orders, explaining the process undertaken in tendering the contracts and recommending award.
- 5.4 Should the use of the Restricted procedure under the PCR 2015 be the preferred procurement route, the Council must observe the requirements of the mandatory minimum ten calendar days standstill period imposed by the PCR 2015 before the contract can be awarded. The requirements include notifying all tenderers in writing of the Council's decision to award and providing the prescribed information which includes the reasons for the decision and the characteristics and relative advantages of the winning bid. The standstill period provides unsuccessful tenderers with an opportunity to challenge the Council's award decision if such challenge is justifiable. However if no challenge or successful challenge is brought during the period, at the end of the standstill period the Council can issue a letter of acceptance to the successful tenderer and the contract may commence.
- 5.5 Section 122 Local Government Act 1972 (LGA 1972) allows the Council to appropriate land from one purpose to another which would also allow the Council to override any third party rights currently enjoyed by other parties on the site subject to payment of compensation.
- 5.6 Prior to applying Section 122 LGA 1972 the Council must have concluded that the Property is no longer required for its existing purpose and provide evidence to show how it has arrived at this decision.

6 Diversity Implications

6.1 This report seeks Cabinet approval of Phase 1 of the Carlton and Granville Centres site redevelopment which involves the refurbishment and reconfiguration of the Granville Centre to allow for an interim Enterprise Hub to be established. In the meantime, the Council will review the options for Phase 2 in light of the consultation provided within this report and will conduct in-depth engagement with the local community and affected stakeholders who are currently occupying the site, namely the Nursery School, Barnardo's operated Children's Centre, Granville Kitchen and Otherwise Club, Brent Start and the Concorde Cafe.

6.2 The Cabinet is also asked to approve Officers' intention to progress the procurement of an architecturally led multidisciplinary design team to develop a detailed planning application for redevelopment of Carlton and Granville Centres site as Phase 2 of the work. The work of the design team will also include proactive consultation and engagement with affected stakeholders, service users and residents with protected characteristics such as:

- 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/families
- SEND children and service users with disabilities
- Residents, elderly and economically disadvantaged groups who use the Granville Kitchen and Otherwise Club.

6.3 A full equality analysis, informed by the consultation findings and the potential/likely equality implications arising from the proposal, will support future Cabinet reports related to the redevelopment of the Carlton and Granville Centres site.

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. Brent Start are Council employees, however, their decision to move from the Carlton Centre has been taken independent of these proposals and as such they are not considered here. In addition there are occupiers of the centre, whilst they are not Council employees will be affected by these proposals.
- 7.2 In Phase 1 there will be accommodation implications for the Granville Kitchen and Otherwise Club as they will need to discuss their requirements with the South Kilburn Trust, as such their accommodation space/access may change. The Concorde Café may not be able to continue to operate when Brent Start moves from the building.
- 7.3 The Phase 2 implication for both staffing and accommodation are currently unknown.

Property Implications

- 7.4 The available space in the Granville Centre is about 915 sqm and has not been marketed due to ongoing resistance, although there would be a market for this space. A modest reasonable rent of £49,245 per annum £53.82 per sq m (£5psf) for a short term lease had been negotiated with SKT, this equates to about £5/sqft representing very good value for money for SKT. Due to the likely level of rent for this space the final terms and conditions of this lease between Brent Council and SKT can be dealt with by way of Delegated Authority by the Head of Property Services. The lease envisages that Brent will need to retain responsibility for a number of common elements including the building envelope. A complicated arrangement would have to be set up in the lease to enable cost recovery by the Council. This is likely to be management intensive and is less than satisfactory particularly given the age of the building.
- 7.5 The Granville building is somewhat complicated, it has Barnardos and Granville Plus both in part of the building and heating, electrical wiring and water are all interlinked. In addition the Otherwise Club have continued to hire space on a part-time basis within the complex. The building if marketed and offered for a period of at least 5 years would attract offers most likely from school and religious groups. There is an urgent need to secure an occupant as health and safety, empty holding costs have not been budgeted for. There is an outstanding requirement for the building including the adjacent Carlton Centre to have a nominated Fire Controller. The London Fire Brigade are aware of this situation. If this is not resolved shortly the Otherwise Club will have to cease operations.

- 7.6 The Carlton Centre will also require the securing of an occupant as no budget exists to hold this building vacant. Here the vacant holding costs will also be substantial. Any occupant is also likely to prove problematic if they are required to vacate the building at lease end. This property was built as a school and could prove attractive to school use. Again this building provides management challenges although most of the services are separate from the Granville Complex apart from fire detection. The Carlton Centre will be marketed in the next few months.
- 7.7 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 service contract that is the primary agreement between Brent and Barnardos that may give commitments to re-provide provision should their use in Granville terminate.
- 7.8 The Otherwise Club have an informal hire arrangement on a part time basis and they would pay us £600 per month, we haven't however billed them since 1 April 2016, when the youth service moved out.

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 planning application for the comprehensive redevelopment of Carlton and Granville Centres site to deliver a high quality development.
- 8.3 Where possible the contract will require that the Design Team:
1. provide opportunities for local people or prioritise local people for the employment opportunities that may arise during this contract (e.g. apprenticeships, work placements for disabled people or BAME groups, etc.);
 2. pay the London Living Wage as part of the Council's commitment to reduce socio-economic disadvantage;
- 8.4 Consultation will form part of the Design Teams' work and will form a scored element of the procurement process, including identifying how the Design Team will target engagement of disabled people, young people, older residents and BAME groups on the development of an inclusive and accessible design; easy read communications materials; translation and interpreting services, etc.

9 Background Papers

25 July Cabinet Report: Carlton and Granville Centres, Granville Road, NW6 5RA – redevelopment and investment proposals
Maintained nursery schools: hubs for quality in the early years (Early Education: The British Association for Early Childhood Education)
Maintained nursery schools: the state of play report (March 2015, Early Education: The British Association for Early Childhood Education)
<https://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/ELS/101492>

<https://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/CARE/EY310088>

10 Contact Officers

Richard Barrett
Estate Regeneration Manager
Tel: 020 8937 1330
Email: Richard.barrett@brent.gov.uk

AMAR DAVE
Strategic Director Regeneration and Environment