

## London Borough of Hammersmith and Fulham Record of Cabinet Member Decision

**The call-in has expired and the decision can be implemented.**

- ❖ Draft Decision List published on: 15 February 2024
- ❖ Confirmed Decision List published on: 18 February 2024

1. **TITLE: Appointment of Design Team for the Four Sites**
2. **DECISION MADE BY:** Cabinet Member for the Economy
3. **DECISION:**

The Cabinet Member for the Economy is recommended to:

1. To note that Appendix 1 is not for publication on the basis that it contains information relating to the financial or business affairs of any person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).
2. To approve the appointment of PRP Architects LLP to provide professional 'Design Team' services consisting of:
  - \* Lead Architect
  - \* Lead Designer (to coordinate design)
  - \* Planning Consultant
  - \* Landscape Architect
  - \* Structural and Civil Engineers
  - \* M&E Consultant
  - \* Sustainability & Energy Consultant
  - \* Plus some proprietary survey work (geotechnical assessment, prelim ecological appraisal, arboricultural impact assessment and others)

To redevelop each of the four independent sites through Gateways 2 – Planning and 3 – Procurement (RIBA Stages 1 – 4) of the Council's Development Gateway process. The Headline Programme up to Planning is shown below.

Milestone	Date
<b>LBHF Development Stage 2: (Planning)</b>	
RIBA Work Stages 1	Jan 24
RIBA Work Stages 2	Feb – Aug 24
RIBA Work Stages 3	Sep 24 – Dec 24
Planning Submission	Jan 25
RIBA Stage 3+ Supplementary Design	Jan 25 – Mar 25
RIBA Stage 4 Procurement	Mar 25-Nov 25

3. To note individual budget allocations including 10% contingency (at a total of £1,922,008) from the existing budget envelope as set out below:
  - i) Barclay Close for a value of £351,983.50
  - ii) Becklow Gardens for a value of £477,582.88
  - iii) land behind the Grange for a value of £417,859.75 and
  - iv) land adjacent to Jepson House for a value of £674,581.88
4. To note that this sets the build standard to aspirational on all four projects combined, with all four projects independent of each other.

**4. REASON FOR DECISION:**

The Decision to award this contract will enable the council to deliver on the Four sites housing developments in the borough, a crucial step in delivering targets on the provision of affordable homes.

**5. ALTERNATIVE OPTIONS CONSIDERED:**

**Option 1: Do nothing (not recommended)**

The “do nothing” option would either mean (a) not proceeding with this decision or (b) not proceeding with the redevelopment projects or (c) not appointing a control team but proceeding with developments.

Not proceeding with this decision but proceeding with the redevelopment would result in further delay to procurement of the Design Team which are specialist services not available to the council internally. This option would significantly delay commencement on site and ultimately the timely delivery of much needed affordable housing.

Not proceeding with this project would mean the Council not complying with its GLA funding and delivery commitments. This would also not be in line with the Council’s commitment to delivering the redevelopment of the site and would result in no re-provision of much needed genuinely affordable housing in the Borough.

**Option 2: Proceed with Appointment (recommended)**

Proceed with the appointment of PRP Architects LLP as the Design Team for the four sites.

**6. CONFLICTS OF INTEREST DECLARED AND DISPENSATIONS GRANTED:**

None

<b>Date of Decision</b>
12 January 2024