

London Borough of Hammersmith and Fulham Record of Cabinet Member Decision

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

- ❖ Draft Decision List published on: 8 april 2024
- ❖ Confirmed Decision List published on: 11 April 2024

1. **TITLE: Appointment of Design Team for the Four Sites at: Barclay Close, Becklow Gardens, Land Behind the Grange, Land Adjacent to Jepson House**
2. **DECISION MADE BY:** Cabinet Member for the Economy
3. **DECISION:**

The Cabinet Member for the Economy is recommended to:

1. Approve that Appendix 1 and 2 are not for publication on the basis that they contain information relating to the financial or business affairs of any person (including the authority holding that information) as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. 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)

The newly required Building Safety Act (BSA) Principle Designer (PD) role will be commissioned under a separate procurement exercise and be appointed to sit within the 'client tram', independent from other 'designers'.

The Design Team are 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
LBHF Development Stage 2: (Planning)	
RIBA Work Stages 1	Mar 24
RIBA Work Stages 2	Mar – 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
Planning Consent	May 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:

Option 2 has been recommended as the preferred approach. The Council's priorities are still aligned in delivering new affordable Council housing in the borough and the procurement process has produced a good result in compliance with Council's Contract Standing Orders.

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)

Option 2: Proceed with Appointment (recommended)

6. CONFLICTS OF INTEREST DECLARED AND DISPENSATIONS GRANTED:

None

Date of Decision
21 March 2024