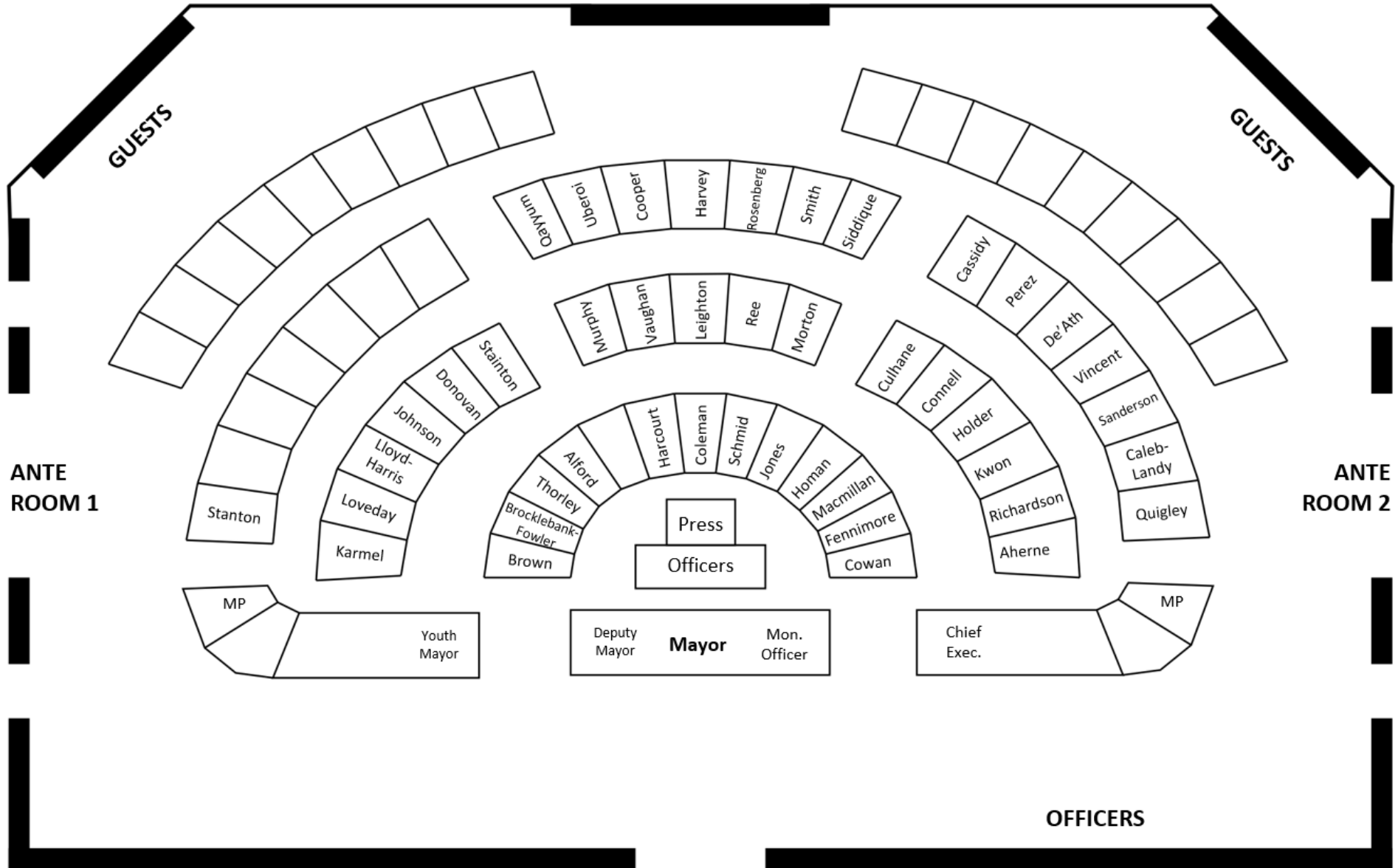


COUNCIL AGENDA

COUNCIL MEETING

Wednesday 17 July 2019

COUNCIL CHAMBER SEATING 2019/20





The Mayor – Councillor Daryl Brown
Deputy Mayor – Councillor Mercy Umeh

ADDISON

Adam Connell (L)
Rachel Leighton (L)
Sue Fennimore (L)

ASKEW

Lisa Homan (L)
Rowan Ree (L)
Rory Vaughan (L)

AVONMORE &
BROOK GREEN

David Morton (L)
Rebecca Harvey (L)
Fiona Smith (L)

COLLEGE PARK &
OLD OAK

Alexandra Sanderson (L)
Wesley Harcourt (L)

FULHAM BROADWAY

Ben Coleman (L)
Alan De'Ath (L)
Sharon Holder (L)

FULHAM REACH

Iain Cassidy (L)
Christabel Cooper (L)
Guy Vincent (L)

HAMMERSMITH
BROADWAY

Stephen Cowan (L)
PJ Murphy (L)
Patricia Quigley (L)

MUNSTER

Adronie Alford (C)
Alex Karmel (C)
Dominic Stanton (C)

NORTH END

Daryl Brown (L)
Larry Culhane (L)
Zarar Qayyum (L)

PALACE RIVERSIDE

Amanda Lloyd-Harris (C)
Donald Johnson (C)

PARSONS GREEN AND
WALHAM

Matt Thorley (C)
Mark Loveday (C)
Frances Stainton (C)

RAVENSCOURT PARK

Jonathan Caleb-Landy (L)
Bora Kwon (L)
Asif Siddique (L)

SANDS END

Lucy Richardson (L)
Ann Rosenberg (L)
Matt Uberoi (L)

SHEPHERDS BUSH
GREEN

Andrew Jones (L)
Natalia Perez (L)
Mercy Umeh (L)

TOWN

Andrew Brown (C)
Belinda Donovan (C)
Victoria Brocklebank-
Fowler (C)

WORMHOLT AND
WHITE CITY

Colin Aherne (L)
Sue Macmillan (L)
Max Schmid (L)

SUMMONS

Councillors of the London Borough of
Hammersmith & Fulham
are requested to attend the
Meeting of the Council on
Wednesday 17 July 2019
at Hammersmith Town Hall, W6

The Council will meet at 7.00pm

09 July 2019
Town Hall
Hammersmith W6

Kim Smith
Chief Executive

Full Council Agenda

17 July 2019

<u>Item</u>		<u>Pages</u>
1. MINUTES		8 - 15
	To approve the minutes of the Annual Council Meeting held on 15 May 2019.	
2. APOLOGIES FOR ABSENCE		
3. MAYOR'S / CHIEF EXECUTIVE'S ANNOUNCEMENTS		
4. DECLARATIONS OF INTERESTS		
	<p>If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.</p> <p>At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken.</p> <p>Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.</p> <p>Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Audit, Pensions and Standards Committee.</p>	
5. PUBLIC QUESTIONS (20 MINUTES)		16 - 17
	<p>The Executive to respond to the following questions submitted by members of the public:</p> <ul style="list-style-type: none">• Question 1 – Food Waste Collections for Flats• Question 2 – Capitalising on Awareness of Climate Change• Question 3 – The Closure of Hammersmith Bridge	

6. ITEMS FOR DISCUSSION / COMMITTEE REPORTS

6.1 APPOINTMENT OF THE MONITORING OFFICER 18 - 20

This report seeks the permanent appointment of the Council's Monitoring Officer.

6.2 REVIEW OF THE CONSTITUTION 21 - 27

This report asks Council to approve committee membership changes and appointment of new lead members.

6.3 WHITE CITY ESTATE – NEW COUNCIL HOMES AND COMMUNITY FACILITIES 28 - 42

This report sets out the rationale for consulting with residents to explore the options for the central area of White City Estate, to:

- Create additional affordable housing
- Provide modern community facilities
- Enhance the open space and play provision
- Support thriving neighbourhoods

Exempt appendices

This report has two appendices which contain information exempt within the meaning of Schedule 12A to the Local Government Act 1972 and is not for publication. The appendices have therefore been circulated to Councillors only.

Any discussions on the contents of an exempt appendix will require Council to pass the proposed resolution identified at the end of the agenda to exclude members of the public and the press from the proceedings for that discussion.

7. SPECIAL MOTIONS

To consider and determine any Special Motions:

7.1 SPECIAL MOTION 1 - HAMMERSMITH BRIDGE 43

7.2 SPECIAL MOTION 2 - CLIMATE EMERGENCY 44

7.3 SPECIAL MOTION 3 - REMAINING IN THE EUROPEAN UNION 45

7.4 SPECIAL MOTION 4 - NEIGHBOURHOOD IMPROVEMENTS IN SHEPHERD'S BUSH AND HOLLAND PARK 46

7.5 SPECIAL MOTION 5 - HAMMERSMITH BRIDGE 47

8. LOCAL GOVERNMENT ACT 1972 - ACCESS TO INFORMATION

Proposed resolution

Under Section 100A (4) of the Local Government Act 1972, that the public and press be excluded from the meeting during the consideration of the following items of business, on the grounds that they contain the likely disclosure of exempt information, as defined in paragraph 3 of Schedule 12A of the said Act, and that the public interest in maintaining the exemption currently outweighs the public interest in disclosing the information.

COUNCIL MINUTES

COUNCIL MEETING

WEDNESDAY 15 MAY 2019



PRESENT

The Mayor - Daryl Brown

Deputy Mayor - Mercy Umeh

Councillors:

Mercy Umeh
Colin Aherne
Daryl Brown
Iain Cassidy
Ben Coleman
Adam Connell
Stephen Cowan
Larry Culhane
Alan De'Ath
Sue Fennimore
Wesley Harcourt
Sharon Holder
Lisa Homan
Andrew Jones

David Morton
Natalia Perez
Max Schmid
Rory Vaughan
Adronie Alford
Andrew Brown
Donald Johnson
Alex Karmel
Mark Loveday
Frances Stainton
Jonathan Caleb-Landy
Christabel Cooper
Rebecca Harvey
Bora Kwon

Rachel Leighton
Amanda Lloyd-Harris
Zarar Qayyum
Patricia Quigley
Lucy Richardson
Ann Rosenberg
Alexandra Sanderson
Asif Siddique
Fiona Smith
Dominic Stanton
Matt Uberoi
Matt Thorley
Victoria Brocklebank-Fowler

1. ELECTION OF THE MAYOR

7.03pm – Councillor Daryl Brown, as the outgoing Mayor, took the Chair at the start of the meeting.

Councillor Colin Aherne proposed, seconded by Councillor Jonathan Caleb-Landy, that Councillor Daryl Brown be re-elected as Mayor of the London Borough of Hammersmith and Fulham for the 2019/20 Municipal Year.

There being no further nominations, the proposal was formally put to the vote:

FOR	UNANIMOUS
AGAINST	0
NOT VOTING	0

The recommendation was declared **CARRIED**.

7.15pm – RESOLVED:

That Councillor Daryl Brown was duly elected Mayor of the London Borough of Hammersmith and Fulham for the 2019/20 Municipal Year, following which she made the statutory Declaration of Acceptance of Office and signed the statutory undertaking to observe the Code of Conduct for Councillors.

The Mayor then made a brief speech thanking Deputy Mayor Councillor Mercy Umeh and Mr Maxwell Umeh her Consort, her husband and Consort, Mr Benito Brown, her Mayoresses Miss Cristina Brown, Miss Karan Brown, Mrs Diana Belshaw, and Mrs Sally Taylor for supporting her during the mayoral year. She also thanked the Leader of the Council and fellow Councillors for supporting her during the various charity events she organised to raise funds for H&F Foodbank and Baron's Court Project.

She announced that she was nominating Upper Room for Ex-Offenders as one of her charities for the year.

The Mayor then announced she had appointed Councillor Mercy Umeh as Deputy Mayor for the 2019/20 Municipal Year. She informed the Council that Mr Maxwell Umeh had been appointed as Deputy Mayor's Consort for the 2019/20 Municipal Year.

The Mayor announced that she was appointing her husband, Mr Benito Brown and Alderman & Freeman of the Borough Michael Cartwright as her Consorts for the Mayoral year.

She also appointed Miss Cristina Brown, Miss Karan Brown, Mrs Diana Belshaw, and Mrs Sally Taylor as Mayoresses for the 2019/20 Municipal Year.

The Mayor thanked and reappointed Reverend Lesley Belinda of St. Andrews Church as her Chaplain.

2. PRESENTATION BY THE YOUTH MAYOR AND YOUTH CABINET

7.15pm – The Mayor congratulated Scarlett Knowles (Youth Mayor), Ainhoa Reyes (Deputy Youth Mayor), Ozan Erder (Member of Youth Parliament) and Jeffrey Maili (Deputy Member of Youth Parliament) on their election and invited them to speak. Jeffrey Maili (Deputy Member of Youth Parliament) was unable to attend the meeting.

The Youth Cabinet Members addressed the Council and made a speech about the Youth Council's manifesto and goals for 2019-20. Councillors Larry Culhane, Stephen Cowan (Leader of the Council) and Andrew Brown also made speeches on this item.

The Mayor thanked the Youth Cabinet for all their hard work.

3. MINUTES

7.29pm – RESOLVED

That the minutes of the Budget Council and Extraordinary Council meetings held on 27 February 2019 were confirmed as an accurate record and signed by the Chair subject to the amendment of the voting figures in Item 6.1 Revenue Budget and Council Tax Levels 2019/20 (Budget Council meeting) as follows:-

FOR	31
AGAINST	11
NOT VOTING	0

4. APOLOGIES FOR ABSENCE

7.30pm - Apologies for absence were received from Councillors PJ Murphy, Guy Vincent, Rowan Ree, Sue Macmillan and Belinda Donovan.

5. MAYOR'S/CHIEF EXECUTIVE'S ANNOUNCEMENTS

7.31pm - The Mayor thanked Ms Janis Cammel OBE for her service to the Council as an Independent Person for the past 7 years. On behalf of the Council, she wished her all the best for the future.

6. DECLARATIONS OF INTERESTS

There were no declarations of interest.

7. ITEMS FOR DISCUSSION/COMMITTEE REPORTS

7.1 Party Appointments for the 2019-20 Municipal Year

7.31pm – The report on the party appointments for the 2019-2020 Municipal Year, with the amendments tabled, were noted.

7.2 Appointment by the Leader of the Deputy Leader and Cabinet

7.31pm – The report on the appointment by the Leader of the Deputy Leader and Cabinet was noted.

7.3 Allocation of Seats and Proportionality on Committees

7.31pm – The report on the allocation of seats and proportionality on committees was noted.

7.4 **Appointment of Chairs and Committee Memberships**

7.32pm – The report with the tabled amendments and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Cowan.

The amended report and recommendations were then put to the vote:

FOR	UNANIMOUS
AGAINST	0
NOT VOTING	0

The report as amended, and recommendations were declared **CARRIED**.

7.32pm – RESOLVED:

1. That the Council agrees the appointments of Chairs and Memberships of Regulatory, Policy and Accountability and other Committees under its Constitution for the Municipal Year 2019/20, as set out in Appendix 1 and tabled paper.
2. This Council also notes their respective portfolios / terms of reference, as set out in the constitution.

7.5 **Council Appointments to Local Government Organisations and Outside Bodies**

7.32pm – The report and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Cowan.

The report and recommendations were put to the vote:

FOR	UNANIMOUS
AGAINST	0
NOT VOTING	0

The report and recommendations were declared **CARRIED**.

7.32pm – RESOLVED:

That the Council's appointments to Local Government Organisations for 2019/20, as set out in Appendix 1, and to Outside Bodies, as set out in Appendix 2, be agreed.

7.6 **Members' Allowances Scheme - Revisions**

7.33pm – The report and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Cowan.

Councillor Alex Karmel made a speech on the report (for the Opposition).

The report and recommendations were put to the vote:

FOR	30
AGAINST	10
NOT VOTING	0

The report and recommendations were declared **CARRIED**.

7.33pm – RESOLVED:

That the revisions to the Members' Allowances Scheme 2019/20 as set out in the report and attached as Appendix 1, be approved.

7.7 Review of the Constitution

7.34pm – The report and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Cowan.

Councillor Alex Karmel made a speech on the report (for the Opposition).

The report and recommendations were then put to the vote:

FOR	UNANIMOUS
AGAINST	0
NOT VOTING	0

The report and recommendations were declared **CARRIED**.

7.34pm – RESOLVED:

1. That the updated Scheme of Delegation to Officers (Appendix 2) be approved and the associated changes to the Departmental Register of Authorities be noted.
2. That the changes to the terms of reference for the Policy and Accountability Committees be approved (Appendix 3).
3. That subject to the approval of recommendations above, the Council's Constitution be adopted for the 2019/20 Municipal Year.

7.8 Appointment of Independent Persons

7.35pm – The report and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Cowan.

The Leader of the Council, Councillor Stephen Cowan, gave a speech thanking the Independent Persons for volunteering to take on the role.

The report and recommendations were put to the vote:

FOR	UNANIMOUS
AGAINST	0
NOT VOTING	0

The report and recommendations were declared **CARRIED**.

7.35pm – RESOLVED:

1. That His Honour John Rylance, Dr Tom Babbedge and Ms Dilina Ostborn be appointed as Independent Persons.
2. That the Independent Persons be appointed for a fixed term of two years, renewable once.
3. That the Council pay each appointed person a flat rate allowance of £504 per annum payable in line with the Members' Allowance scheme.
4. That Ms Janis Cammel OBE be thanked for her service to the Council as an Independent Person for the past 7 years.

7.9 The Leader's Annual Report (Verbal)

7.36pm – The Council received a verbal report from the Leader of the Council, Councillor Stephen Cowan. The Leader of the Opposition, Councillor Andrew Brown, made a speech on behalf of the Opposition. The Leader then summed up the debate.

7.10 Annual Report of the Policy and Accountability Committees 2018-19

7.50pm - The annual report of the Policy and Accountability Committees on their activities for the 2018/19 Municipal Year was noted. Councillors Sharon Holder, Chair of the Public Services Reform Policy and Accountability Committee and Councillor Rory Vaughan, Chair of the Economy, Housing and The Arts Policy and Accountability Committee gave short speeches.

Councillor Andrew Brown (for the Opposition) and Councillor Fennimore (for the Administration) also gave short speeches on the report.

7.11 Special Urgency Decisions - Monitoring Report

8.04pm – The monitoring report on Special Urgency Decisions was noted.

7.12 Education City Development

8.04pm – The report and recommendations were formally moved for adoption by the Leader of the Council, Councillor Stephen Cowan.

Speeches on the report were made by Councillor Andrew Jones and Larry Culhane (for the Administration) and Councillor Mark Loveday (for the Opposition).

The report and recommendations were then put to the vote:

FOR	UNANIMOUS
AGAINST	0
NOT VOTING	0

The report and recommendations were declared **CARRIED**.

8.19pm – RESOLVED:

1. That the long-term loan/equity funding and budget of up to £28.58 million for the private rented housing in accordance with state aid compliant market terms, subject to receipt of satisfactory legal and financial advice, be approved.
2. That a capital budget of up to £59,026,000 for the construction of 132 residential units and associated professional fees and development management costs funded by capital receipts, developer contributions or borrowing by the HRA and General Fund with final confirmation of the source of funding delegated to the Strategic Director, Finance and Governance, in consultation with the Cabinet Member for Finance and Commercial Services, be approved.
3. That the use of up to £8,938,000 of retained right to buy receipts to support the development of affordable housing within this project, be approved.
4. That a capital budget of up to £3,694,000 to fund the construction of or provide a capital grant for the construction of the Youth Facility, funded by capital receipts, developer contributions or borrowing with final confirmation of the source of the funding delegated to the Strategic Director, Finance and Governance, in consultation with the Cabinet Member for Finance and Commercial Services, be approved.
5. That a capital budget of up to £2,111,000 for the construction of the Adult Education and Nursery Facilities, funded by capital receipts, developer contributions or borrowing with final confirmation of the source of the funding delegated to the Strategic Director, Finance and Governance, in consultation with the Cabinet Member for Finance and Commercial Services, be approved.

Meeting started: 7.03 pm
Meeting ended: 8.19 pm

Mayor

Minutes are subject to confirmation at the next meeting as a correct record of the proceedings and any amendments arising will be recorded in the minutes of that subsequent meeting.

Agenda Item 5

PUBLIC QUESTIONS

QUESTION NO. 1 – FOOD WASTE COLLECTIONS FOR FLATS

From: William Reynolds, Resident

To: Councillor Wesley Harcourt, Cabinet Member for the Environment

Question

“H&F Council have made clear their laudable intentions to make the borough cleaner, greener and more sustainable.

Like many others in the borough I live in a block of flats. We share communal rubbish and recycling bins with the rest of building and the estate. We are lucky enough to have a wonderful community garden in our estate, where we have a small compost bin - however we can only use this for uncooked, fruit and vegetable waste, and even the small commitment it takes to walk to the other side of the estate means the compost bin is barely used by any residents.

What are the councils plans to introduce food waste collections to flats in the borough to divert a useful resource from landfill or incineration?”

QUESTION NO. 2 – CAPITALISING ON AWARENESS OF CLIMATE CHANGE

From: Pat Tookey, Resident

To: Councillor Wesley Harcourt, Cabinet Member for the Environment

Question

“Given the United Nations’ Intergovernmental Panel on Climate Change report (8th October 2018) on the imminent impacts of global warming and the need to take urgent action, how is the council planning to capitalise on the heightened awareness of the climate and ecological emergency, build on its current initiatives, and protect its residents?”

QUESTION NO. 3 – THE CLOSURE OF HAMMERSMITH BRIDGE

From: Aliya Khan, Resident


To: Councillor Stephen Cowan, Leader of the Council

Question

“The emergency closure of Hammersmith Bridge has caused chaos for the residents of both Hammersmith and Fulham and Richmond, especially Barnes. Not only for those whose lives require regular crossing over the bridge, but for all of the residents of the borough who are suffering with the horrendous congestion and pollution as traffic is gridlocked both in Fulham on the route to Putney Bridge and in Hammersmith on the way to Chiswick Bridge.

Why has a plan still not been agreed between LBHF and TFL to repair our bridge and to get it safely reopened, as quickly as possible?”

Agenda Item 6.1

London Borough of Hammersmith & Fulham FULL COUNCIL 17 July 2019		 hammersmith & fulham
APPOINTMENT OF THE MONITORING OFFICER		
Report of the Leader of the Council - Councillor Stephen Cowan		
Open Report		
Classification: For Decision Key Decision: No		
Wards Affected: All		
Accountable Director: Kim Smith, Chief Executive		
Report Author: Kayode Adewumi, Head of Governance and Scrutiny	Contact Details: E-mail: kayode.adewumi@lbhf.gov.uk	

1. EXECUTIVE SUMMARY

- 1.1. This report seeks the permanent appointment of the Council's Monitoring Officer.

2. RECOMMENDATIONS

- 2.1. That Rhian Davies be confirmed as the Council's Monitoring Officer.

3. REASONS FOR DECISION

- 3.1 Section 5 of the Local Government and Housing Act 1989, as amended by Schedule 5, paragraph 24 of the Local Government Act 2000, requires each Council to appoint a Monitoring Officer. The officer may *not* be the Head of the Paid Service or the Chief Finance Officer. There is no other restriction to who can be appointed to this position.

4. INTRODUCTION AND BACKGROUND

- 4.1. Rhian Davies was appointed as the Council's interim Monitoring Officer from 22 March 2017. It is now appropriate to appoint a Monitoring Officer dedicated to LBHF. This report seeks to confirm that appointment permanently.

5. PROPOSALS AND ISSUES

- 5.1 To meet its statutory obligations under Section 5 of the Local Government and Housing Act 1989, as amended by Schedule 5, paragraph 24 of the Local Government Act 2000, the Council must appoint one of its officers as Monitoring Officer.
- 5.2 It is proposed that Rhian Davies, our Interim Monitoring Officer and Assistant Director – Legal & Democratic Services, be confirmed as the Monitoring Officer. Rhian Davies will report to the Chief Executive in her role as the Monitoring Officer and Hitesh Jolapara Strategic Director of Finance and Governance as the Assistant Director – Legal & Democratic Services.
- 5.3 The Monitoring Officer has the power to appoint a deputy where they are unavailable or unable to act. This is a power conferred on the Monitoring Officer and not the Authority. The Monitoring Officer has the specific duty to ensure that the Council, its Officers and its Elected Councillors and Co-opted Members maintain the highest standards of conduct.

6. EQUALITY IMPLICATIONS

- 6.1 There are no equality implications for this report.
- 6.2 Implications completed by: Kayode Adewumi, Head of Governance and Scrutiny

7. LEGAL IMPLICATIONS

- 7.1 The Local Government Act 2000 requires the Council to have a Monitoring Officer.
- 7.2 Implications verified by: Adesuwa Omoregie, Chief Solicitor (Planning and Property)

8. FINANCIAL AND RESOURCES IMPLICATIONS

- 8.1 There are no significant financial implications.
- 8.2 Implications completed by: Emily Hill, Assistant Director Assistant Director, Corporate Finance

9. RISK MANAGEMENT


- 9.1 There are no risk management implications for this report.
- 9.2 Implications verified/completed by: Kayode Adewumi, Head of Governance and Scrutiny

10. PROCUREMENT AND IT STRATEGY IMPLICATIONS

- 10.1 There are no procurement or IT strategy implications.
- 10.2 Implications verified/completed by: Kayode Adewumi, Head of Governance and Scrutiny

**LOCAL GOVERNMENT ACT 2000
BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

None.

London Borough of Hammersmith & Fulham FULL COUNCIL 17 July 2019		
REVIEW OF THE CONSTITUTION		
Report of the Leader of the Council – Councillor Stephen Cowan		
Open Report		
Classification: For Decision Key Decision: No		
Wards Affected: None		
Accountable Officer: Rhian Davies, Monitoring Officer		
Report Author: Kayode Adewumi, Head of Governance and Scrutiny	Contact Details: E-mail: kayode.adewumi@lbhf.gov.uk	

1. EXECUTIVE SUMMARY

- 1.1 This report asks Council to approve Committee Membership changes and appointment of new Lead Members.

2. RECOMMENDATIONS

- 2.1 To note the full Committee Memberships for 2019-20 (Appendix 1).
- 2.2 To note the appointment of Councillor David Morton as the Lead Member – Representative for the Armed Forces to replace Councillor Alan De’Ath.
- 2.3 To note the appointment of Councillor Rebecca Harvey as the Lead Member for Child Refugees.
- 2.4 That the Chief Executive make in year appointments to Committees upon receipt of nominations by the Party Whips, be approved.
- 2.5 That subject to the approval of recommendations above, the Council’s Constitution be adopted for the 2019/20 Municipal Year.

3. REASONS FOR DECISION

- 3.1 The Council's Monitoring Officer is required to review the Council's Constitution each year to ensure that its aims and principles are given full effect in accordance with Article 15 of the Constitution.

4. INTRODUCTION AND BACKGROUND

- 4.1 The Constitution sets out how the Council operates, how decisions are made and the procedures that are followed to ensure business is conducted in an efficient, transparent, and accountable manner.
- 4.2 The Monitoring Officer has a duty to keep the Constitution under review and has delegated authority to amend the Constitution where there has been a change in law, job title, structure, rearrangement of job responsibilities or for general administrative convenience. All extensive changes to the Constitution, however, must be approved by Full Council.

5. PROPOSALS AND ISSUES

- 5.1 This report requests the following appointments:
- Councillor David Morton as the Lead Member – Representative for the Armed Forces to replace Councillor Alan De'Ath
 - Councillor Rebecca Harvey as the Lead Member for Child Refugees
- 5.2 The following Committee membership changes are requested:
- Health, Inclusion and Social Care PAC – Councillor Mercy Umeh to replace Councillor Fiona Smith
 - Councillor Asif Siddique to the Licensing Committee
- 5.3 Approval is requested for the Chief Executive to make in year appointments to Committees upon receipt of nomination by the Party Whips. This is to enable the smooth running of the Council's Committee business.

6. EQUALITY IMPLICATIONS

- 6.1 The equalities implications of this decision have been considered to be neutral.
- 6.2 Implications verified by: Fawad Bhatti, Social Inclusion Policy Manager

7. LEGAL IMPLICATIONS

- 7.1 The Local Government Act 2000 requires the Council to have and maintain a Constitution. The Monitoring Officer is satisfied that the Council's Constitution continues to fulfil its stated purposes, as set out in Article 1 of the Constitution.
- 7.2 Implications verified by: Rhian Davies, Assistant Director of Legal and Democratic Services

8. FINANCIAL IMPLICATIONS

- 8.1 There are no direct financial implications.
- 8.2 Implications verified by: Emily Hill, Assistant Director, Corporate Finance

9. BUSINESS IMPLICATIONS

- 9.1 There are no direct business implications.
- 9.2 Implications completed by: Kayode Adewumi, Head of Governance and Scrutiny

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

None.

Appendices

Appendix 1 – Chairs and Committee Memberships for 2019-20

Committee Memberships 2019-2020

1. Planning and Development Control Committee (6:2)

Administration Councillors	Opposition Councillors
Rachel Leighton (Chair)	Matt Thorley
Matt Uberoi (Vice Chair)	Alex Karmel
Colin Aherne	
Wesley Harcourt	
Natalia Perez	
Asif Siddique	

2. Licensing Committee (9:3)

Administration Councillors	Opposition Councillors
Natalia Perez (Chair)	Victoria Brocklebank-Fowler
Fiona Smith (Vice Chair)	Frances Stainton
Colin Aherne	Matt Thorley
Wesley Harcourt	
Rachel Leighton	
David Morton	
Zarar Qayyum	
Matt Uberoi	
Asif Siddique	

3. Licensing Sub-Committee (2:1)

Members for the above must be drawn from the full membership of the Licensing Committee.

4. Appointments Panels (H&F – 4:1, Chief Exec – 9:3)

The membership requirements for the appointments panels are detailed in the Constitution.

5. Audit, Pensions and Standards Committee (4:2)

Administration Councillors	Opposition Councillors
Iain Cassidy (Chair)	Matt Thorley
Jonathan Caleb-Landy	Alex Karmel
Rebecca Harvey	
PJ Murphy	

6. Audit, Pensions and Standards Sub-Committees – Review, Appeals, and Dispensations (all 2:1)

Members for the three sub-committees must be drawn from the full membership of the Audit, Pensions and Standards Committee.

7. Pensions Sub-Committee (3:1)

Members for the above must be drawn from the full membership of the Audit, Pensions and Standards Committee.

8. Health and Wellbeing Board

Administration Councillors
Ben Coleman, Cabinet Member for Health and Adult Social Care (Chair)
Lucy Richardson (Deputy)
Larry Culhane, Cabinet Member for Children and Education
Patricia Quigley (Deputy)

9. Wormwood Scrubs Charitable Trust Committee (2:1)

Administration Councillors	Opposition Councillors
Wesley Harcourt (Chair)	Belinda Donovan
Alexandra Sanderson	

10. North West London Joint Health Overview & Scrutiny Committee

Administration Councillors
Lucy Richardson (voting member)
Patricia Quigley (substitute member)

11. Pensions Board

Administration Councillors
Rory Vaughan (Chair)
Bora Kwon

12. Commercial Revenue Committee (Sub-Committee of Cabinet)

Administration Councillors
Max Schmid
Adam Connell

Other Bodies

Note: The two bodies below, Adoption and Fostering Panel and Corporate Parenting Board, are advisory bodies only and have no legal decision-making powers.

13. Adoption and Fostering Panel

Administration Councillors
Lucy Richardson

14. Corporate Parenting Board

Administration Councillors	Opposition Councillors
Larry Culhane (Chair)	Mark Loveday
Sue Fennimore	
Sharon Holder	

Policy and Accountability Committees Memberships 2019-20

15. Children and Education Policy and Accountability Committee (4:1)

Administration Councillors	Opposition Councillors
Sharon Holder (Chair)	Mark Loveday
Lucy Richardson	
Alexandra Sanderson	
Asif Siddique	

16. Community Safety and the Environment Policy and Accountability Committee (4:1)

Administration Councillors	Opposition Councillors
Bora Kwon (Chair)	Victoria Brocklebank-Fowler
Iain Cassidy	
David Morton	
Ann Rosenberg	

17. The Economy, Housing and the Arts Policy and Accountability Committee (4:1)

Administration Councillors	Opposition Councillors
Rory Vaughan (Chair)	Adronie Alford
Alan De'Ath	
Rowan Ree	
Ann Rosenberg	

18. Finance, Commercial Revenue and Contracts Policy and Accountability Committee (4:1)

Administration Councillors	Opposition Councillors
PJ Murphy (Chair)	Donald Johnson
Patricia Quigley	
Fiona Smith	
Guy Vincent	


19. Health, Inclusion and Social Care Policy and Accountability Committee (4:1)

Administration Councillors	Opposition Councillors
Lucy Richardson (Chair)	Amanda Lloyd-Harris
Jonathan Caleb-Landy	
Bora Kwon	
Mercy Umeh	

20. Public Services Reform Policy and Accountability Committee (4:1)

Administration Councillors	Opposition Councillors
Rowan Ree (Chair)	Dominic Stanton
Christabel Cooper	
Guy Vincent	
Zarar Qayyum	

Agenda Item 6.3

<p>London Borough of Hammersmith & Fulham</p> <p>FULL COUNCIL</p> <p>17 July 2019</p>	 <p>h&f hammersmith & fulham</p>
<p>WHITE CITY ESTATE – NEW COUNCIL HOMES AND COMMUNITY FACILITIES</p>	
<p>Report of the Cabinet Member for the Economy – Councillor Andrew Jones</p>	
<p>Open report with exempt appendices Appendix 1 and 2 are exempt from disclosure on the grounds that they contain information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.</p>	
<p>Classification: For Decision Key Decision: Yes</p>	
<p>Consultation Equalities, Legal, Finance, Business, Commercial, IT, Risk</p>	
<p>Wards Affected: Wormholt and White City</p>	
<p>Accountable Director: Jo Rowlands, Strategic Director for the Economy</p>	
<p>Report Author: David Burns, Assistant Director – Growth</p>	<p>Contact Details: E-mail: David.Burns@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

- 1.1. This report sets out the rationale for consulting with residents to explore the options for the central area of White City Estate, to:
 - Create additional affordable housing
 - Provide modern community facilities
 - Enhance the open space and play provision
 - Support thriving neighbourhoods
- 1.2. The central area of White City contains a number of community facilities including the White City Community Centre, disused over 55s centre and the North Area Housing Office.

- 1.3. The Council will carry out an open and detailed consultation process with residents on the estate to determine the parameters of the proposed development area and provision of new Council homes and community facilities.
- 1.4. Officers will also consult with key groups and stakeholders including the Adventure Playground and Randolph Beresford School and the White City Residents Association.
- 1.5. The Council will work closely with residents and stakeholder groups to develop ideas for building new Council homes and community facilities on the estate. Subject to support from residents through this engagement process, the Council aims to submit a planning application in the summer of 2020.
- 1.6. Initial feasibility work suggests potentially viable schemes which would enable the Council to construct between 100 and 250 new homes and provide new community facilities, in a mixed-use development, and 50% affordable housing.
- 1.7. This report provides authority and budget provision to appoint a design team to work with residents to develop briefs, and progress to planning stage.
- 1.8. Further to the report to Cabinet (dated 4th March 2019) negotiation with NHS PS have now reached a critical stage with NHS PS setting out their price expectations for their Property and further clarity being provided by the Local Planning Authority on the development that could be supported on the NHS PS Site.
- 1.9. This report provides authority and budget provision to acquire the NHS PS Property in light of negotiations to date.

2. RECOMMENDATIONS

- 2.1. That Full Council approve the budget set out in exempt Appendix 2 to acquire the NHS PS property and that this additional budget will need to be funded from retained right to buy receipts and HRA borrowing.

Note: A version of this report went to Cabinet on 3 June 2019 and the Cabinet-level recommendations were agreed. The report can be found on the H&F website: www.lbhf.gov.uk/committees

3. REASONS FOR DECISION

- 3.1. Enables the Council to begin consultation with residents so that designs can be developed and proposals brought forward for implementation, and delivering new affordable housing, and new community facilities in a mixed-use development.

- 3.2. The decisions are required to allow the Council to tender the appointment of a multi-disciplinary design team of professional consultants, to consult with residents in the development of the brief, and to move forward a detailed design to allow the Council to submit a planning application and determine final business case for any scheme.
- 3.3. Enable the Council to conclude negotiations with the NHS PS and acquire their freehold property interest outright.

4. PROPOSAL AND ISSUES

- 4.1. The 2018-2022 Business Plan sets out clear priorities around delivering 1,500 new affordable homes, including 500 for affordable home ownership and to review all sites including smaller areas to use every available piece of land for housing. The Council also has London Plan commitments to deliver new housing.
- 4.2. To support these policies the Council has been preparing an assets and growth strategy, with the objectives of:
 - Increase the supply of affordable housing in line with the administration's priorities;
 - Use capital resource to increase the Council's income in line with the long term financial strategy; and
 - Utilise assets to help manage demand and avoid costs, for instance from specialist housing or temporary accommodation
- 4.3. There is a clear commitment from the Council to work closely with its residents to shape the scope and plans of the development. The scale of the development is dependent on the outcome of the engagement process with residents. The Council will only proceed with the development if residents are in favour of the proposed scheme.

Strategic Opportunity at White City

- 4.4. As part of developing the assets and growth strategy, the Council has conducted ward-based reviews of its non-residential assets. The central area of the White City Estate is one area that has been reviewed and identified as having potential for new development.
- 4.5. This area includes a number of non-residential buildings that are owned by the Council - the Council's North Area Housing Office, the former over 55s centre, the White City Community Centre, a number of play and open areas. It also includes the former White City GP Surgery, owned by NHS Property Services. Some of these buildings, although well used, are at the end of their useful life or there are opportunities to re-provide them in a more efficient manner while providing affordable housing.
- 4.6. The Council has commissioned a high-level capacity study of this area to understand what opportunity there is. The study did not include any residential

buildings. The study identified a range of interventions that have the capacity for between 100 and 250 new homes, alongside new community buildings. Initial financial feasibility work shows that there are potentially viable schemes that could move through public consultation and design development towards a planning application.

- 4.7. The core drivers for any development comprise a mixture of financial and strategic drivers. These are summarised below:

Strategic drivers

- The potential to renew key community assets so that they are modern, fit-for-purpose and which can support key outcomes in the community
- Leveraging Council land to increase the supply of affordable homes, contributing to London Plan targets and the administration's commitment to delivery 1,500 new genuinely affordable homes
- The potential to change the way the Council delivers services, so that they are focused in community locations

Financial drivers

- Lower life-cycle maintenance costs of re-provided community assets
- Avoidance of major planned maintenance;
- The potential for cash receipts to invest across the wider area, subject to viability and business case; and
- The potential for future income to help support the provision of Council housing and other services.
- The potential to increase the Council's council tax and business rates base
- The potential to avoid Council costs such as temporary accommodation costs

Consulting residents at White City

- 4.8. A communications and consultation strategy will be developed by the Council to engage with local residents and interest groups.
- 4.9. The Growth Service will work closely with internal services include: Housing, Children's Services, Corporate Communications and Planning to develop this strategy.
- 4.10. The key objectives will be to engage with residents on proposals, in an open way that ensures they have meaningful and early opportunities to shape the future of the estate.
- 4.11. Once appointed, the Design Team will organise community engagement events to understand how residents can shape their built environment. They will present their design concept and work through these with local residents and stakeholders, using iterative and interactive methods. An initial vision will be agreed, so that a design brief can be formalised.

- 4.12. This will produce an outline scheme concept, that can be presented back to residents, and tested by the Council for financial viability before it moves on to the detailed stage of design.
- 4.13. This consultation process is expected to start in July and last up to nine months (further details set out in appendix 3).

Appointing a consultant team

- 4.14. Further details regarding the procurement of a Design Team are set out in the Procurement Strategy – Appendix 1.
- 4.15. A cost consultant will be procured for this project in order to provide estimates, and advice regarding the cost of construction works.
- 4.16. It is anticipated that the costs of the cost consultant appointment will be less than £100,000 therefore a Procurement Strategy is not required.
- 4.17. Officers will carry out an open tender process or use a suitable framework to carry out the procurement of a cost consultant. Officers will launch this process on capitalEsourcing.
- 4.18. At this stage an initial allocation of £720,300 is required from the total budget of £2,880,000.
- 4.19. A high-level breakdown of the associated costs is set out below.

Stage costs	White City Estate Area
Associated budget	
Project / design team fees through to procuring a building contractor	£2,880,000
Initial allocated sum	
Project / design team fees RIBA 1 and surveys	£576,000
Cost consultant	£90,000
Planning fees up to RIBA stage 1	£20,000
Contingency at 5%	£34,300.00
Total	£720,300.00

NHS negotiations

Background:

- 4.20. The Economy Department has been in discussions with NHS Property Services (NHS PS) since early 2017 regarding the Council's interest in purchasing the former White City Health Centre on the White City Estate.

- 4.21. The White City Health Centre is owned freehold by NHS PS. The property adjoins the Council's existing freehold interest in the White City Estate area. The site comprises of a two-storey building and open green space.
- 4.22. The White City Health Centre moved its operation in 2013 to Bloemfontein Road following the redevelopment of the area. The site has since been occupied by Property Guardians and managed by NHS PS.
- 4.23. A Cabinet Report was presented in March 2019 to acquire the site through a solus transaction at Market Value and a deadline of 31 March 2019 was set by NHS PS to complete the transaction.
- 4.24. This deadline has not been met but negotiations are at a critical stage and NHS PS has continued to engage in active discussion with the Council in order to conclude matters beyond the 31 March 2019 deadline.
- 4.25. Further details are set out in Appendix 2 – exempt report.

5. OPTIONS AND ANALYSIS OF OPTIONS

Option 1 – Do Nothing

- 5.1. This option is not preferred. It would mean that the Council and the wider community would not benefit from the potential for new affordable housing, the income generated through market rent of homes built, and an opportunity to provide new community facilities in the borough would not be taken. It would also mean that residents would not have the opportunity to be involved in the development of ideas and proposals for the site, and a co-production opportunity would be missed.
- 5.2. Conversely, the Council would avoid the potentially abortive costs of design work which may not result in a viable scheme reaching planning or construction stage.

Option 2 – Progress in principle with public consultation and design development, subject to a gateway process to manage financial risk

- 5.3. This is the preferred option. There is a clear opportunity for the provision of new affordable housing, community facilities and private housing, as well as financial benefits from avoiding investment in existing planned maintenance, and reductions in running costs.
- 5.4. Management of financial and development risk will be through a gateway process which enables the Council to review the feasibility and financial business case before committing additional investment. This is set out briefly below with stages 1 and 3 requiring Cabinet decisions:

Gateway 0	Feasibility Stage	Identification of the Opportunity
Gateway 1	Strategic Outline Business Case	Approval to procure and appoint consultant team and consult with residents
Gateway 2	Outline Business case	Approval to submit planning application
Gateway 3	Final Business Case	Approval to enter into contract
Gateway 4	Completion	Review at both completion and final account, to include lessons learned

5.5. There is sufficient evidence to proceed to Gateway 1 and approve initial budgets to consult with resident's progress towards a planning application. Any future costs and risk would be managed through additional approvals, in line with the Council's Constitution and Financial Regulations.

5.6. In order to manage the risk of potentially abortive costs, the Council will determine the viability of progressing to RIBA stage 3 (a comprehensive design enabling submission of a planning application) when an outline design has been developed (outline design is RIBA stage 1). This decision will be taken by the Director for The Economy in consultation with the Strategic Director for Finance and Governance.

6. CONSULTATION

6.1. Section 4 above sets out the Council's proposed approach to consulting with local residents.

Internal consultation

6.2. Consultation with key stakeholders in relation to the proposed redevelopment including Children's Services, Housing, Planning and Property has commenced and will continue throughout the project.

Highways

6.3. The Council's Housing and Highways Department is looking to retrofit Sustainable Urban Drainage (SuDS) in the White City Estate. There is an opportunity to align both Highways and Housing assets in one to deliver one of the largest urban retrofit greening projects in London.

6.4. Officers will work closely with the Highways team and where possible, both teams have a joint consultation approach towards the plans.

White City Residents Association

6.5. Officers met the Chair and Vice-Chair of the local White City Resident Association where an overview of the proposed plans was presented. Officers

will be presenting at the June 2019 Residents Association meeting to discuss the plans with a wider group.

- 6.6. Officers will continue to engage with the Residents Association throughout the design and consultation process.

Wider Stakeholders

- 6.7. Officers will ensure that the wider stakeholders and groups on the estate will be included within the design engagement process.

Local Lettings Policy (LLP)

- 6.8. The Council will consult on implementing an LLP to assist in the letting of new properties for social rent. The purpose of the LLP is to set out how the properties will be let out and which households will be prioritised for lettings on the White City Estate.
- 6.9. The main aim of an LLP is to support the local community by facilitating as many moves across the estate. The LLP allows an opportunity to improve housing conditions across the immediate and wider areas by prioritising those households experiencing overcrowding.

7. EQUALITY IMPLICATIONS

- 7.1. It is not anticipated that there will be any negative impact on groups with protected characteristics, under the terms of the Equality Act 2010 at this stage. The resident communication and consultation strategy proposed should outline further considerations on this matter.

Implications completed by Fawad Bhatti, Social Inclusion Policy Manager, tel: 02087533437

8. LEGAL IMPLICATIONS

Procurement Legal Advice

Type of contract and threshold

- 8.1. Under the Public Contracts Regulations 2015 ("PCR 2015"), the contracts proposed in this report (the "Contracts") are a services contracts. The current threshold for services contracts under the PCR 2015 is £181,302 (the "Threshold").

Above Threshold competition requirements

- 8.2. Any of the Contracts that are above the Threshold must be procured in accordance with the PCR 2015. This means either a new procurement

competition or the use of a framework. This is also the requirement under table 10.2a of the Council's CSOs.

Procurement strategy

- 8.3. The procurement strategy sets out a number of different frameworks that the Council could use to award the various Contracts and an analysis of the suitability of each of these. Before using any framework that is considered suitable the Council must ensure that it is entitled to access it.

Legal comments completed by Hector Denfield, associate at Sharpe Pritchard LLP, on secondment to the Council

Purchasing White City Health Centre

- 8.4. The Local Government Act 1972 section 120 empowers the Council to acquire by agreement any land inside or outside its area:

(1) For the purposes of:

- (a) its functions under any enactment, or
- (b) for the benefit, improvement or development of its area,

(2) The Council may acquire by agreement any land for any purpose for which they:

- are authorised by this or any other enactment to acquire land. Notwithstanding
- that the land is not immediately required for that purpose; and, until it is
- required for the purpose for which it was acquired, any land acquired under
- this subsection may be used for the purpose of any of the Council's functions.

- 8.5. The Local Government Act 2003 section 12 gives local authorities' power to invest. It provides that a local authority may invest:

(a) for any purpose relevant to its functions under any enactment, or
(b) for the purposes of the prudent management of its financial affairs.

Legal Implications completed by: Rachel Silverstone, Senior Solicitor

9. FINANCIAL IMPLICATIONS

- 9.1. On 3 June 2019 Cabinet:

- Approved a capital budget of up to £2,880,000 required for the initial business case, design, and survey costs, with an initial allocation of £720,300 to costs to RIBA stage 1 (outline scheme plan).
- Recommended to Full Council a revised capital budget set out in Appendix 2 – exempt report to purchase the NHS Property Services owned property on the White City Estate.

Capital budget and funding

- 9.2. A capital budget allocation of £2,880,000 was approved on 3 June 2019 to fund consultants, design, survey, legal and planning fees required to achieve planning permission for this scheme.
- 9.3. A further capital budget allocation is required for the acquisition of the White City Health centre, of which the implications are set out in exempt appendix 2.
- 9.4. Use of the budget will be subject to the required approvals to enter into contracts with the relevant contractors.

Appointment of consultants

- 9.5. For the design and associated consultant contracts, including the cost consultants contract, all potential contractors will be credit checked to ensure that they meet a minimum standard. This will be reflected in the final Instruction to Tenderer document.

Wider scheme

- 9.6. The appointment of design team and associated consultants to develop an outline scheme concept will enable the Council to assess the financial viability of the wider scheme. The structure of funding and delivering the wider regeneration scheme is yet to be confirmed and will be addressed in a subsequent report which will be based on the outcome of the findings of the design team and resident consultation.
- 9.7. High level modelling of the minimum indicative overall scheme costs assuming 100 units equates to £19.04m. The minimum delivery of 30 affordable rented homes within the HRA can be contained within the current approved HRA Business Plan. The delivery mechanism for non-affordable homes will be investigated as part of the outline scheme context and will need to include an assessment of general fund costs and expected revenue. The report that recommends the preferred option will contain full financial and tax implications which will include the necessary capital and revenue budget and funding approvals.
- 9.8. On 1 July 2019 Cabinet approved the outline strategic case for the Council's Building Homes and Communities Strategy to meet the Council's priority of delivering new affordable homes. The strategy objectives also include increasing Council income and managing demand/ avoiding costs through better utilisation of assets. This strategy will provide an overview and framework for Council capital investment priorities. At the same Cabinet meeting the Council's Housing Revenue Account Asset Management Strategy to prioritise capital investment in its current housing stock was approved. Any future decision on capital investment by the general fund and/ or the HRA will need to be made in the context of potentially competing demands for capital investment and the affordability of the revenue implications of these within

available resources and may influence the potential options through which schemes can be delivered.

Financial context

- 9.9. This decision is not expected to affect the level of HRA cashable reserves as the funding requested is capital and it is not proposed to fund these from revenue reserves or contributions. The impact on the level of debt in the HRA as measured by the HRA Capital Financing Requirement (CFR), is set out in exempt appendix 2.

Financial risks and mitigation

- 9.10. There is an inherent risk with capital projects that if the scheme is not considered viable or the scheme is aborted the capitalised costs to date are required to be written off as an unbudgeted charge to revenue.
- 9.11. Whilst the total project/ design fees are expected to be £2,880,000, at this stage the Council is only committing to £720,300 to enable the development of an outline scheme concept, consultation with residents and work towards a planning application. The Council will operate a gateway process before committing further investment. To mitigate the risk of unbudgeted revenue costs in the event the scheme does not proceed, £720,300 of general reserves would need to be set aside to the HRA Regeneration Reserve to fully mitigate for the potential crystallisation of this risk.
- 9.12. There is a further risk that costs to progressing to RIBA stage 3 might exceed £720,300. This includes a 5% contingency sum to allow for increases in costs and the project team and Finance will monitor the contract awards, costs and variations against the budget. Where necessary any further budget approvals will be requested in line with the Council's Constitution and Financial Regulations.
- 9.13. The Council is seeking to acquire the White City Health Centre in advance of a decision to proceed with the wider project. There is a risk that the development may not proceed as envisaged. In which case the Council will consider re-developing the acquired site only, retain site for other use or dispose it.
- 9.14. Further information is set out in Appendix 2.

Implications completed by: Firas Al-Sheikh, Head of Housing Financial Investment and Strategy

Implications verified by: Emily Hill, Assistant Director, Corporate Finance

10. IMPLICATIONS FOR LOCAL BUSINESS

- 10.1. It is proposed that established relevant frameworks and DPS arrangements are utilised to select design services to ensure high quality and to proceed at pace.
- 10.2. As part of the procurement exercise for consultants, bidders will be scored on their approach to community engagement.
- 10.3. If the outline design scheme is agreed, then opportunities for local SMEs are likely to be created in future phases such as the enabling works and main build contract.
- 10.4. The environment of local businesses in the area should improve through the development of more homes with mixed tenure in the area. There will also be community space and potentially more office space.
- 10.5. The Growth team can work closely with colleagues in Economic Development to provide progress updates. Both teams will work together to co-ordinate communications to ensure that local businesses are informed and engaged to bid for work like this.
- 10.6. As part of the procurement exercise for the works contract, bidders will be scored on their approach to community engagement, local supply chain, local labour and training opportunities.

Implications verified/completed by: Albena Karameros, Economic Development Team

11. COMMERCIAL IMPLICATIONS

Procurement of a Cost Consultant

- 11.1. The proposal is to procure a cost consultant for an estimated value of £90,000 through an open tender or via a call-off under a G15 framework agreement. The value of the contract is under the statutory threshold for services currently set at £181,302. Therefore, the full Public Contracts Regulations (PCR) 2015 do not apply.
- 11.2. The recommended approach is compliant with both the Council's CSOs that requires undertaking an open tender process or calling off from an established framework agreement and the PCR 2015. It is however recommended that any framework agreement used is verified by Legal Services prior to the process beginning.
- 11.3. An open tender shall be advertised on the Council's E-tendering System and Contracts Finder.

Procurement of a Design Team

- 11.4. The Procurement Strategy has been developed in line with the CSOs requirements as the value of the proposed procurement exercise is over the internal threshold for Cabinet approval of £100,000. The estimated value of the contract is also over the statutory threshold for services (£181,302). Therefore, the full implications of the PCR 2015 apply.
- 11.5. The recommendations presented are compliant with the PCR 2015 and the CSOs which require the call off from an established framework agreement or seeking open tenders. Both the Dynamic Purchasing System (DPS) and the proposed Framework Agreements are compliant with the Regulations, having been procured at OJEU level (at values over the statutory threshold).
- 11.6. It is advised that Procurement and Legal Services are consulted before engaging in the mini-competition process to ensure the chosen framework agreement is compliant with the Council's T&Cs.
- 11.7. Regardless of the chosen framework, the mini-competition shall be conducted via the Council's e-tendering system, capitalEsourcing (unless otherwise stated by the framework provided).
- 11.8. Social value has been considered and will represent 10% of the Technical awarding criteria. This is in line with the Social Value Act and the Council's commitment to implementing Social Value in its contracts.

Implications verified/completed by: Andra Ulianov, Procurement Consultant

12. IT IMPLICATIONS

- 12.1. No IT implications are considered to arise from this report as it focuses on seeking approval for the approach to consulting with residents; the procurement strategy for appointing a design team. Should this not be the case, for example, by requiring new systems to be procured or existing systems to be modified, IT Services should be consulted.
- 12.2. IM implications: A Privacy Impact Assessment(s) should be carried out to ensure that all the potential data protection risks (e.g. in consulting with Residents) around the White City Estate Area Redevelopment Scheme are properly assessed with mitigating actions agreed and implemented.
- 12.3. Any contracts arising from this report will need to include H&F's data protection and processing schedule. This is compliant with the General Data Protection Regulation (GDPR) enacted from 25 May 2018.

Implications verified/completed by: Tina Akpogheneta, Interim Head of Strategy and Strategic Relationship Manager, IT Services

13. RISK MANAGEMENT

- 13.1. Option 2 of the report 5.3 to 5.6 frame some of the strategic, proximate risks, challenges and mitigations associated with the proposals. Procurement of the Design Team is being undertaken to ensure that the best possible value for money to the local taxpayer in accordance with our Corporate Priority, Being Ruthlessly Financially Efficient. Resident consultation and input to the design is essential to ensuring that the scheme meets our residents needs and expectations for the local area, this would include ensuring that the design fully appreciates and evaluates any environmental impacts or benefits. Financial Context, risks and mitigation are outlined in sections of the report.
- 13.2. There are a number of programme risks associated as follows:
- Risk that architect will not be appointed
 - Risk of challenge by consultants not on the DPS
 - Risk of tender price being unaffordable
 - Risk of delay
 - Wider risks within the programme which will be the subject of discussion and decision at later stages e.g. sales risk, rental risk etc.
 - Consultation with local residents is unsuccessful

Implications verified by: Michael Sloniowski Risk Manager

LIST OF APPENDICES:

- Appendix 1 – Exempt Procurement Strategy
- Appendix 2 – Exempt Elements of the Report
- Appendix 3 – Project Timetable

Timetable

	2019						2020					
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Cabinet Approval												
Full Council Approval												
Procurement of Design Team												
Consultation and engagement period with local residents and group												
Pre-app meetings with planners												
Viability checks to ensure that the scheme works												
Quarterly updates to Ward Members and Cabinet Member												
Architects to present an outline design scheme to local residents												
Gateway 2 Outline Business Case – officers to present outline design scheme, proposed delivery model and next steps												

SPECIAL MOTION NO. 1 – HAMMERSMITH BRIDGE

Standing in the names of:

- (i) Councillor Andrew Brown
- (ii) Councillor Matt Thorley

This Council notes the traffic chaos in the Borough following the emergency closure of Hammersmith Bridge. The Council further notes that when repairs finally get under way that the estimated repair time is three years.

The Council therefore resolves to expedite works so that Hammersmith Bridge can reopen at the earliest opportunity.

Agenda Item 7.2

SPECIAL MOTION NO. 2 – CLIMATE EMERGENCY

Standing in the names of:

- (i) Councillor Bora Kwon
- (ii) Councillor Jonathan Caleb-Landy

This Council notes with concern the recent Intergovernmental Panel on Climate Change (IPCC) report on global climate change impacts¹ and the recent Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES)² reports on global species and habitat loss.

Further to this, Council:

1. Declares its recognition of global climate and biodiversity emergencies.
2. Agrees the Council will:
 - Set up a new cross-cutting climate change emergency unit to accelerate its strategy and actions across all Council departments and activities.
 - Initiate an independent, resident-led, climate change emergency commission to publicly develop ground-breaking policies that tackle climate change.
 - Set a target date of 2030 for the whole of the Borough of Hammersmith and Fulham to be carbon neutral.
 - Review our resident-led commissions on air quality and biodiversity to consider how the Council can further strengthen local protection and enhancement of species, habitats and ecosystems and air quality systems under available powers.
3. Requests that the Chief Executive write to the Chancellor of the Exchequer stating the concern of the Council with respect to the above, the likely national impact on the economy and on the well-being of citizens, and requesting government funding be made available to implement swift appropriate actions in response.

¹ The IPCC report on climate impacts: www.ipcc.ch/sr15/

² The IPBES report on biodiversity: www.ipbes.net/global-assessment-report-biodiversity-ecosystem-services

SPECIAL MOTION NO. 3 – REMAINING IN THE EUROPEAN UNION

Standing in the names of:

- (i) Councillor Andrew Jones
- (ii) Councillor Christabel Cooper

This Council agrees that the best possible deal for all Britons is for the UK to remain a full member of the European Union and calls on the government to ensure that is an option.

The Council regrets that following the referendum result the government falsely argued it had a mandate for a Hard Brexit; allowed hardline Brexiteers to dictate its agenda; set naïve and unachievable ‘red lines’; triggered Article 50 without a clear plan for what would happen next; and then arranged a Conservative Party leadership contest that has squandered the short amount of time available to stop this Brexit madness and govern for all the people of our country – not just the few.

The Council therefore:

- Re-affirms its demand that the Government rule out a No Deal Brexit
- Re-affirms its call for the Government to carry out a People’s Vote with the option to Remain
- Calls on the government to revoke Article 50 rather than leave the EU with No Deal.

The Council notes that both current contenders for the leadership of the Conservative Party have stated they will deliver Brexit even if that means No Deal. It also notes one of these candidates, Jeremy Hunt, stated he regarded that numerous businesses going bankrupt was an acceptable price to pay for delivering Brexit in this manner. It also notes the support Mr Hunt has from the MP for Chelsea and Fulham, Greg Hands.

This Council recognises the gravity of such a reckless and irresponsible position for the future well-being of Borough residents and those across the UK. It notes that such a course of action will most likely lead to a recession, wreck significant numbers of businesses, increase unemployment and lead to falling standards of living for Borough residents. It is likely to have a negative impact on the life chances of both current and future generations in this Borough for decades to come.

Agenda Item 7.4

SPECIAL MOTION NO. 4 – NEIGHBOURHOOD IMPROVEMENTS IN SHEPHERD’S BUSH AND HOLLAND PARK

Standing in the names of:

- (i) Councillor Iain Cassidy
- (ii) Councillor Max Schmid

This Council supports the plans our Borough officers have developed in partnership with TfL to deliver world-class neighbourhood improvements to Wood Lane and Shepherd’s Bush Green, which will encourage walking, cycling and public transport use, helping to make our Borough greener and healthier.

This Council expresses concern that the Royal Borough of Kensington & Chelsea decided to pull out of this project without waiting for the results of the formal consultation and without putting forward any realistic alternative proposals that would fulfil the project’s stated aims of improving and enabling walking and cycling in that area of West London.

This Council recognises that many residents in Kensington & Chelsea have legitimate concerns about the proposed scheme. However, it notes that Kensington & Chelsea Conservative Councillors did little to address those concerns and simply decided to cancel their portion of the scheme without making any effort to work with their residents or with TfL and LBHF to improve or enhance the existing proposals.

This Council commits to continue working with TfL, and more importantly with our residents, to ensure that the neighbourhood improvements in Shepherd’s Bush will benefit those living locally as well as those visiting the area.

SPECIAL MOTION NO. 5 – HAMMERSMITH BRIDGE

Standing in the names of:

- (i) Councillor Wesley Harcourt
- (ii) Councillor Stephen Cowan

The Council recognises the complex engineering issues that led to the closure of Hammersmith Bridge to motorised traffic.

The Council thanks Mayor Sadiq Khan and Deputy Mayor Heidi Alexander for their robust and effective support to fully restore Hammersmith Bridge and is grateful for the close working relationship with TfL for working with LBHF on this important work.

The Council agrees to continue to work together with all those committed to genuinely supporting the residents and businesses affected by the bridge's closure.