

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Councillor Andrew Jones, Cabinet Member for the Economy

Date: 21/03/2023

Subject: West King Street Renewal (WKSr) LLP Contract B

Report of: Joanne Woodward, Director of Planning and Property

Report author: Philippa Cartwright, Civic Campus Programme Director

Responsible Director: Sharon Lea, Interim Chief Executive

Summary

1. Work is well underway on the Civic Campus scheme. The project will deliver a refurbished Grade II listed town hall, 200 new homes (of which 52% are affordable), a new public square and will transform the surrounding area. The new housing together with the new commercial and cultural enterprises will put the campus at the heart of a rejuvenated West King Street, supporting a vibrant and inclusive Hammersmith town centre.
 2. The delivery of the Civic Campus is split into two contracts with 'Contract A' delivering the refurbishment of the existing town hall and 'Contract B', the much-needed new homes, town hall "glass pod" extension, commercial units, and the enhanced public realm.
 3. 'Contract B' is not a standard Council contract. The contract (dated 1st December 2020) is between the West King Street Renewal Limited Liability Partnership ('the LLP') and Ardmore Construction Limited ('ACL'). The Council and A2Dominion Developments Limited are the LLP members with each having a 50% share.
 4. The LLP Members Agreement provides for each member to make the necessary decisions in order that the contractual obligations can be performed.
 5. This report seeks authority for the Council to direct its member representatives on the LLP Board to approve entry by the LLP into an Agreement and Deed of Variation which is required to complete the delivery of the new build elements on the Civic Campus, including 204 new homes (52% of which are affordable) and a portfolio of new enterprises rejuvenating West King Street and providing commercial income to the Council.
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RECOMMENDATIONS

1. To note that Appendices 1, 2 and 3 are not for publication; Appendices 1 and 3 on the basis of commercially sensitive information and Appendix 2 on the basis that it contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings as set out in paragraph 5 of Schedule 12A of the Local Government Act 1972 (as amended).
2. To direct the Council's member representatives on the LLP Board to approve entry by the LLP into the Agreement referred to in the Confidential Appendices and the Deed of Variation to the build contract between West King Street Renewal LLP and Ardmore Construction Limited in line with the Council's contract standing orders and Financial Regulations.

Wards Affected: Hammersmith Broadway

Our Values	Summary of how this report aligns to the H&F Values
Building shared prosperity	The Civic Campus programme will be creating a new space for residents and the public within the West King Street area. This enables additional job opportunities through the s106 agreement; additional office space; and more genuinely affordable homes.
Doing things with local residents, not to them	Delivery of the wider Civic Campus programme will create a new public space to be enjoyed by all members of the local and wider community who have been engaged and consulted throughout the process.
Being ruthlessly financially efficient	A full technical, legal and competitive procurement process has been completed and a commercial strategy developed to drive new income.
Taking pride in H&F	The refurbishment of the Town Hall and completion of the new build will enable the delivery of the wider Civic Campus programme, creating a new and much improved space for residents and the public within the West King Street area.

Financial Impact

6. The impact of this for the council is outlined in exempt appendix 3 attached to this report.

Verified by Andre Mark, Head of finance (Strategic planning and investment, 09 March 2023

Legal Implications

7. Legal implications are contained within exempt appendix 2 attached to this report.

Angela Hogan, Chief Solicitor (Contracts and Procurement) 9th March 2023

Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS

Analysis of Options

8. The compelling case for the scheme remains, with it set to deliver:
 - the regeneration West King Street after the failure of previous schemes;
 - good quality, new homes, of which 52% would be affordable;
 - a new civic and cultural destination with improved public realm providing new local amenities for residents, including a new multi-screen cinema, café/restaurant, retail and public event spaces;
 - economic growth in line with the Industrial Strategy, with new retail and commercial space, including affordable space for start-ups businesses;
 - a rejuvenated place for the community to enjoy.
9. The social and economic benefits envisaged for the scheme are being met and exceeded:
 - 204 new homes are in construction, of which over 52% are genuinely affordable
 - affordable workspace in development can serve target STEM industries
 - the new cinema, shops, café and public plaza will create a culturally vibrant neighbourhood anchored by the radically transformed Town Hall building

Additional analysis is contained within exempt appendix 3 attached to this report.

Equality Implications

10. None

Risk Management Implications

11. Risk Management implications are outlined in exempt appendix 3 attached to this report.

David Hughes. Director of Audit, Fraud, Risk and Insurance, 9 March 2023

Climate and Ecological Emergency Implications

12. Not applicable

Procurement implications

13. This is not a Council contract. It is a contract between WKSR LLP and Ardmore Construction Limited.

Consultation

14. Not applicable

APPENDICES:

Exempt Appendix 1 – Claim Settlement Report

Exempt Appendix 2 – Legal Advice

Exempt Appendix 3 – Exempt Elements of the Report