

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Cabinet

Date: 04/11/2024

Subject: Civic Campus – Strategic Options

Report of: Councillor Andrew Jones, Cabinet Member for the Economy, and
Councillor Rowan Ree, Cabinet Member for Finance and Reform

Report author: Joanne Woodward, Director of Planning and Property

Responsible Director: Bram Kainth, Executive Director for Place

SUMMARY

This report provides an update to Cabinet on the Civic Campus Regeneration Project.

This project includes the construction of 204 private sale/affordable homes, commercial/office facilities and an extended and refurbished historic town hall. The major health and safety issue in May 2022 halted work for a significant period (and we are still awaiting a conclusion from the relevant regulator).

It has been necessary to ensure that the recovery work was satisfactorily completed to the required technical specifications and that any issues arising from it have been rectified.

The report was not placed as an item on the agenda on 25 October because of developments in the project that arose after this date.

The exempt appendix sets out the progress to date and suggests options available to the Council to further the objectives of completing the project in a timely period, to the appropriate technical standards and at the lowest cost. This appendix also provides a time critical update to Cabinet on the Civic Campus Regeneration Project.

RECOMMENDATIONS

1. To agree that appendix 1 and the recommendations contained therein are not for publication on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of schedule 12a of the local government act 1972 (as amended).
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Wards Affected: All

Our Values	Summary of how this report aligns to the H&F Corporate Plan and the H&F Values
Building shared prosperity	The Civic Campus programme will create new community spaces 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.
Creating a compassionate and inclusive council	The 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. Extensive consultation with Disability Resident Team (DRT) is ongoing to ensure accessibility is fully embedded in design and operations.
Being ruthlessly financially efficient	The report outlines the actions taken to date and strategic options to manage and mitigate future risks.
Taking pride in H&F	The refurbishment of the Town Hall 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. The Civic Campus will dramatically improve the local area and act as a catalyst for further positive investment.
Rising to the challenge of the climate and ecological emergency	The civic campus makes use of an innovative ground source heat pump for heating and cooling to reduce CO2 emissions.

See Appendix 1 for the all the relevant implications, options and reasons for decision

LIST OF APPENDICES

Exempt Civic Campus – Strategic Options paper