

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: The Climate Change and Ecology Policy Accountability Committee

Date: 24/09/2025

Subject: Public Realm Works Procurement

Report author: Ian Hawthorn, Assistant Director Highways

Responsible Director: Mark Raisbeck, Director of Environment

SUMMARY

This report outlines the procurement of the Public Realm Works Contract with a focus on Climate Change requirements that will form part of the new contract.

RECOMMENDATIONS

1. For the Committee to note and comment on the paper and presentation.
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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	Maintaining to a good standard all London Borough of Hammersmith and Fulham Council's (the "Council") public realm assets have an impact on residents, communities, and businesses.
Creating a compassionate and inclusive council	Public space affects all especially disadvantaged groups the most, therefore any measures to better manage the highway conditions as well as any impact defects have been important for protecting the most disadvantaged. Mitigating climate change impacts will be a valuable tool to maintain our assets.
Doing things with local residents, not to them	The contract will keep at its heart that schemes will be developed, designed, and delivered with residents in mind. Residents are key to any successful maintenance and public realm standards their feedback plays apart in how planned works are developed.

Our Values	Summary of how this report aligns to the H&F Corporate Plan and the H&F Values
Being ruthlessly financially efficient	At the heart of the contract will be reducing the impact of climate change and deterioration by using sustainable materials and work practices.
Taking pride in H&F	Highways transform streets and neighbourhoods, through methods such as maintaining good standard assets and increasing green infrastructure. The process will allow residents to take an active part in shaping these plans, working with the Council to manage their space, fostering pride and shared equity in their borough.
Rising to the challenge of the climate and ecological emergency	Risk from adverse weather is increasing due to the impacts of climate change. Through better identification of those communities at risk and delivery of proposed highway maintenance and new measures, management of the risk will directly combat the negative effects of climate change and mitigate against the risks presented by extreme weather events.

Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS

Background on Public Realm Works Procurement

1. The Council currently use the Royal Borough of Kensington and Chelsea (RBKC) Highways Works Framework contract. The contract ends on 1st April 2026 and cannot be extended further so a new procurement process is required.
2. The contract consists of six Lots, each with its own contract:
 - (1) Highways Paving (FM Conway Ltd.),
 - (2) Highways Asphaltting (FM Conway Ltd.),
 - (3) Street Lighting (FM Conway Ltd.),
 - (4) Highways Maintenance Management & Public Realm Projects (FM Conway Ltd.),
 - (5) Bridges and Structures Maintenance, Management, and Improvements (FM Conway Ltd.) and
 - (6) Drainage including (1) Highways Gully Repairs (Cappagh Contractors).

3. Tables A to F, below, describe the type of work carried out in each Lot. The current framework was procured in 2017/18 and has no climate change requirements in the specification.

Table A – Lot (1) Highways Paving – FM Conway Ltd.

Maintenance Work Type	Maintenance Activity
1. Reactive	The repair and making safe of footways and paved areas as required on an emergency basis, including provision of 24hr standby
2. Planned	The repair and reconstruction of footways and paved areas under planned maintenance programmes (generally Bituminous, Concrete Flags but some Natural Stone)

Table B – Lot (2) Highways Asphaltting – FM Conway Ltd.

Maintenance Work Type	Maintenance Activity
1. Reactive	The repair and making safe of carriageways as required on an emergency basis, including provision of 24hr standby
2. Winter Gritting	Provide x2 gritters during winter months to grit borough roads
3. Planned	<p>The resurfacing or reconstruction of carriageways under planned maintenance programme</p> <p>The line marking of new carriageways and new highways works as required</p> <p>The alteration and/or removal of existing carriageway line marking</p>

Table C – Lot (3) Street Lighting – FM Conway Ltd.

Maintenance Work Type	Maintenance Activity
1. Reactive	Response to customer complaints and safety defects
2. Cyclic	Structural testing by deflection and ultrasonic techniques to inform condition of lighting column and future replacement programmes
	Electrical testing of units' safety
3. Planned	Phased replacement of life expired light columns
	Replacement of other electrical street furniture: Electric Vehicle (EV), Bollards, Central Island Bollards

Table D – Lot (4) Highways Maintenance Management & Public Realm Projects – FM Conway Ltd.

Maintenance Work Type	Activity
1. Planned Projects	The construction of new highway works such as continuous footways carriageways and public realm improvements
	The design and delivery of major projects including traffic schemes, cycle lanes and junction improvement

Table E – Lot (5) Bridges and Structures Maintenance, Management, and Improvements – FM Conway Ltd.

Maintenance Work Type	Maintenance Activity
1. Reactive	Response to safety defects
2. Cyclic	Serviceability Inspections
3. Planned	Structural work required to maintain the integrity and load carrying capacity of the structure, such as repairs to bearings, abutments, parapets and walls, strengthening works

Table F – Lot (6) Drainage including (1) Highways Gully Repairs – Cappagh Contractors; (2) Cleansing – FM Conway Ltd.

Maintenance Work Type	Maintenance Activity
1. Reactive (Cappagh)	Response to surface water flooding and drainage defects
2. Cyclic (FM Conway)	The cyclic cleansing and jetting of all gullies and gully connections
3. Planned (Cappagh)	The repair and/or replacement of new and existing gully pots, grates and frames, pipes and manholes

New Procurement

- The procurement for a new Public Realm Works contract is progressing at pace with the procurement opportunity scheduled to go live on 30th September 2025.
- The new contract incorporates mitigation measures and lessons learnt into its requirements for the new contractors. These include new challenges such as climate change, social value, sustainability, and adaptation. It puts at its core the requirements to observe good environmental practice and comply with the relevant statutes, codes of practice and industry guidance, as well as supporting the Councils Climate Change Agenda.
- Following a lengthy review the scope of the contract will look at traditional and new service areas covering all the service areas described above, but the

contract will also cover the Grounds Maintenance and Horticulture requirements that are currently covered by a separate contract. In addition, the contract will be available for use by other parts of the Council that need to deliver infrastructure improvements or grounds maintenance, such as Education (School grounds); Housing (estate roads); and Economic Development.

7. A procurement board has been established covering relevant service areas that meets regularly to manage the progress of the procurement. Significant work has taken place with several workshops reviewing all lots that form the new contract.
8. There have been discussions with other boroughs to undertake a peer review and to gauge the market. A market day was held with 33 potential bidders which included individual 1-2-1 sessions. The feedback has been used to develop the procurement strategy agreed by Cabinet on 12th May 2025, and in developing the contract documents.
9. The new contracts will consist of the areas below.

Lot Reference	Lot Title and/or Description
Lot A.	Paving (Planned and Reactive Maintenance), Asphalt & Road Markings (Planned and Reactive Maintenance), Winter Maintenance, and Bridge Inspection & Maintenance
Lot B.	Street Lighting & Signs (Planned and Reactive)
Lot C.	Highway Drainage (Gully Cleansing and Gully Repairs)
Lot D.	Projects
Lot E.	Grounds Maintenance (excluding services covered by other Lots)

10. Key factors in the new contracts will be
 - Sustainability
 - Adaptation
 - Social value
 - Carbon reduction
 - Grounds maintenance for the green agenda
 - Design capacity including landscape gardening.

The new works contract will be developed so they are accessible by all departments providing one contract approach to the areas of civil engineering, lighting and electrical works, grounds maintenance, and design.

Climate Change Requirements

11. As part of the development of the contract we have set minimum standards that all contractors must meet to be eligible for contracts with the Council, these are:
 - **A commitment to align with the Council's Net Zero 2030 target and formal sign-up to the Low Carbon Commitment Charter.**

- **A Carbon Reduction Plan**, a Net Zero commitment and a supporting action plan outlining how this will be achieved and monitored including:
 - Organisational emissions reporting (Scope 1, 2, and where possible, Scope 3); and
 - Year-on-year improvement targets aligned with net zero goals
 - The contractor's Carbon Reduction Plan must outline how they will support the Council's Net Zero 2030 target, demonstrate compliance with the KPIs, and set out wider actions for reducing organisational and project-related emissions
12. Environmental and carbon requirements will be mandatory requirements in the contract. For example, the provision of products with reduced Greenhouse Gas (GHG) and Air Quality (AQ) emissions subject to being commercially available; tools must be electric, or battery driven and must include no use of chemicals for weed control treatment as per the Councils existing policy.
13. The contract will set requirements for large organisation and SMEs as follows:

- **Large Organisation**

- A logistics and vehicle management plan to reduce CO2 impact of their vehicle fleet
- Vehicle sharing for deliveries, consolidated deliveries, consolidated logistics
- Use of cargo bikes or electric fleet for small deliveries within the borough
- Use hybrid/electric vehicles or HVO fuel with a requirement to use electric vehicles whenever practical on the contract
- A waste management plan including anticipated waste types and reuse/recycling strategies and Full Duty of Care documentation
- Adopting the Publicly Available Specification for Carbon Management in Buildings and Infrastructure (PAS 2080) requirements and embedding carbon management into every stage of the project lifecycle. This means projects must establish a carbon baseline, create a carbon management strategy, and implement whole-life carbon thinking across the entire value chain, from design through to end-of-life.
- The contractor needs to be compliant with the BRE Framework for Responsible Sourcing of Construction Products (Very Good" or above for steel, cement, aggregates).
- The contractor also needs to demonstrate strong adherence to social, environmental, and economic criteria throughout the supply chain, contributing to sustainability goals and earning credits in BREEAM assessments. **BREEAM** is the world's leading science-based suite of validation and certification systems for a more sustainable built environment.
- Options of low-carbon materials, energy-efficient equipment, and innovative solutions
- Obtain Environmental Product Declarations (EPDs) from suppliers where available and encourage suppliers to develop EPDs if not in place.

- **Small and Medium-sized Enterprise (SME)**

- Practical measures to reduce CO2 impact of vehicle fleet, with an increase in use of electric vehicles during the contract term.
 - Waste reduction, monitoring, and circular economy practices.
 - Demonstrate active efforts and data provision for embodied carbon reduction.
- **Street Lighting Suppliers**
 - Demonstrate alignment with Energy Efficiency Street Lighting Programme (EESLP).
 - Provide options of low-energy lighting (e.g., Light Emitting Diodes (LEDs)), dimming, and timed switch-offs.
 - Ingress Protection (IP) Rating: IP67 (Protection against temporary immersion in water)
 - Wind resistance: Withstand wind speeds of up to 145 km/h (90 mph) (equivalent to a strong storm)
- **Ground maintenance suppliers**
 - Recycling of green waste and exploring the potential to use 'grey' water from paddling pools during drought conditions to water plants and trees.
 - Use recycled products and materials where available, provided they offer Best Value and measurable social, economic, or environmental benefits. Have an Environmental Policy and achieve accreditation (e.g. ISO 14001, EMAS, or equivalent) within 12 months of the start date, with evidence of ongoing improvement.
 - Include good practice in method statements: use of mulch and peat-free soil, non-chemical weed control, no mowing under tree canopies, and limit shrub pruning to 50% annually.
 - Support and participate in biodiversity and volunteering initiatives, including outdoor education, in collaboration with stakeholders.
 - Contribute to Council-led biodiversity efforts (e.g. tree planting, meadows, bird/bat boxes) through good practice and initiatives that enhance outcomes.

14. Key Performance Indicators (KPIs) have been designed to drive improvement. The KPIs in Table G below will be monitored throughout the contract term. These KPIs will be used to evaluate environmental performance and inform contract extensions or renewals.

Table G – Key Performance Indicators (KPIs)

KPI Reference	Description
Materials and Embodied Carbon	
KPI 1.	% of sustainable source materials
KPI 2.	% of products/resources with low embodied carbon compared
KPI 3.	% Embodied Carbon reductions in CO2e emissions against baseline

KPI Reference	Description
KPI 4.	% Savings in CO2 emissions achieved through de-carbonisation (specify how these are to be achieved) compared to a Business as Usual (BaU) situation
Energy Efficiency	
KPI 5.	% energy and water efficiency during construction
KPI 6.	% Carbon reductions through energy efficiency measures or renewables
Carbon Emissions	
KPI 7.	% Carbon (Scope 1) reductions
KPI 8.	% Carbon (Scope 2) reductions
KPI 9.	% Carbon (Scope 3) reductions
Waste Management	
KPI 10.	% waste reused and or recycled
KPI 11.	% waste diverted from landfill
KPI 12.	% of Hazardous waste (asbestos, chemicals, batteries, solvents, pesticides, oils etc.) streams disposed of correctly/efficiently
KPI 13.	% Hard to recycle waste diverted from landfill or incineration through specific recycling partnerships (e.g. Teracycle or equivalent)
Behavioural / Supplier Development	
KPI 14.	No. of Requirements or support (for Micro or Small enterprises) for suppliers to demonstrate climate change and carbon reduction training for all staff

14. There will be a focus on monitoring, reporting and accountability from the contractors. In addition to the above KPIs, they will need to submit a monthly dashboard report outlining the following information.
 - Total carbon and carbon intensity (Co2e/ £10,000 spend), providing carbon data for all works, including:
 - Staff travel to and from site.
 - Fuel/energy use from equipment, maintenance fleet, and deliveries.
 - Materials/chemicals used during maintenance activities.
 - Waste generated from maintenance activities
 - No. of instances compensating or removing any hard-to-decarbonise products or services.
15. Innovation will be a key part of the contract in all areas including Climate Change. Some examples are mentioned below but contractors will be encouraged to bring innovation as it is developed in an ever-changing environment:
 - Trialling new low-carbon technologies – both construction methods and techniques.

- Sharing lessons learned and best practices with the Council's supply chain community
 - Participating in joint pilots or innovation trials with the Council.
16. For non-compliance the course of action would be the following.
- The Contractor must submit a corrective action plan within 28 days of identifying, or otherwise becoming aware of, a service failure.
 - Financial penalties where appropriate.
 - Contract termination for serious or repeated breaches.