

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Bram Kainth, Executive Director – Place in consultation with Councillor Florian Chevoppe-Verdier, Cabinet Member for Public Realm

Date: 23/01/2026

Subject: Procurement Strategy and Contract Award for S106 Highway Works at Fulham Reach – Chancellor's Road, Distillery Road and Winslow Road W6

Report Author: Margharitta Jenczelewska, Project Engineer

SUMMARY

London Borough of Hammersmith and Fulham Council (the “Council”) has secured Section 106 funding to deliver public realm and highway improvement works at Chancellor’s Road, Distillery Road, and Winslow Road (W6), within the Fulham Reach area. These works form part of a broader strategy to improve local infrastructure in line with the Council’s climate and transport objectives.

The proposed scheme will significantly improve the streetscape and safety of Chancellor’s Road, Distillery Road and Winslow Road through the resurfacing of both footways and carriageways, replacement of existing street lighting columns, and the introduction of traffic-calming measures. These enhancements aim to create safer travel conditions, improve the visual appeal of the area, and encourage active travel modes such as walking and cycling.

The Council will make sure that local stakeholders and residents are kept fully informed throughout the delivery process.

The cost of the proposed any diversion works for the scheme will be established via the detailed design process and fully funded from the Section 106 agreement.

RECOMMENDATIONS

1. To note that Appendix 1 is not for publication on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that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).
2. To approve the release of the remaining Section 106 allocated funding for carrying construction works for public realm improvement including the replacement of street lighting columns and the resurfacing of both footway and carriageways of Chancellors Road, Distillery Road and Winslow Road to the Council’s highway standard.
3. To approve the implementation of planning obligations outlined in Schedule 10 of the S106 Agreement, which require improvements and alterations to the public highway, footways, and carriageways. These include traffic calming

measures, enhancements to walking and cycling signage, and general accessibility improvements.

4. To approve a contract award to the Preferred Supplier included at Appendix 1 (the “Preferred Supplier”), using the existing Highways term contract for the Contract Award Value included at Appendix 1 (the “Contract Award Value”), and to approve works orders to utility undertakers to carry out essential diversion works for the scheme, (once the cost is known).
5. To approve cost and commencement of the proposed programme of works the funding is intended for.

Wards Affected: Fulham Reach

Our Values	Summary of how this report aligns to the H&F Corporate Plan and the H&F Values
Building shared prosperity	The highway improvement works will enhance the public realm infrastructure in the Fulham Reach area, benefiting both residents and local businesses. The works will improve the condition of footways and carriageways, as well as upgrading the lighting.
Creating a compassionate and inclusive council	The scheme includes accessibility upgrades and traffic-calming measures that prioritise the safety and comfort of all road users, particularly pedestrians and cyclists. These improvements promote active travel, health, and wellbeing, and ensure the area is inclusive and welcoming for everyone.
Doing things with local residents, not to them	Residents will be kept informed about the planned improvements, which include resurfacing the footways and carriageway, replacing the existing street lighting columns, and implementing traffic-calming measures. Clear and consistent communication will be maintained throughout to promote transparency and encourage active community involvement. The Council will prioritise comprehensive and meaningful engagement to ensure the scheme reflects local needs and aspirations.
Being ruthlessly financially efficient	The scheme is fully funded from secured Section 106 funding and so can be delivered at no cost to the Council. The scheme aligns closely with the Mayor of London's transport strategy and the borough's cycle lane aspirations.

Our Values	Summary of how this report aligns to the H&F Corporate Plan and the H&F Values
Taking pride in H&F	<p>Delivering proposals and events while engaging with residents on local improvements will continue to develop a borough the community can take pride in.</p> <p>This scheme reflects our commitment to maintaining high-quality public spaces and doing things with residents. It also supports our wider goal of enhancing the local environment, creating cleaner, greener, and more attractive neighbourhoods, while working towards a future of zero pollution.</p>
Rising to the challenge of the climate and ecological emergency	<p>The scheme encourages sustainable travel and helps reduce air pollution, congestion, and carbon emissions by supporting walking and cycling through improved infrastructure and traffic management. This contributes to a cleaner, healthier environment in our area. vehicle emissions. These actions are essential to meeting the Council's climate and ecological goals.</p>

Financial Impact

The proposed improvements scheme can be fully funded by secured external funding. The Council has received £528,667 Section 106 funding from the developer (St George) - planning application Ref: 2011/00407/COMB) for the design and implementation of this scheme under the terms of the S106 agreement. Part of this will be used to fund the works outlined in this report.

Further details relevant to the financial impact and/or undertaken to provide financial assurance are included in Appendix 1.

Carmen Lomotey, Principal Accountant, 28th July 2025

Implications Verified by: James Newman, AD Finance, 13 November 2025

Legal Implications

The Council has secured planning obligations, which include a financial contribution, to mitigate the impact of the development ref: 2011/00407/COMB on the surrounding infrastructure.

The Planning Practice Guidance published by the Ministry of Housing, Communities and Local Government provides that local planning authorities are expected to use all the funding they receive through planning obligations in accordance with the terms of the individual planning obligation agreement to ensure that new developments are acceptable in planning terms; benefit local communities and support the provision of local infrastructure. The Council is required to fulfil its

obligations under the Section 106 agreement dated 23rd December 2011 by delivering the agreed highway and public realm improvements. These works are fully funded through the agreement and will be delivered at no cost to the Council.

Mrinalini Rajaratnam, Chief Solicitor Planning and Property, 21st July 2025

Procurement Comments

Use of an existing contract which has been compliantly procured by the Council is a compliant route to award the works. Based on details contained within this report, the contract award satisfies CSO 19.4. at Section D – High Value Contracts – Over the Services Threshold of the Council’s Contract Standing Orders (CSOs).

Chris Everett, Category Lead – Procurement and Commercial, 24th September 2025

Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS

Background

1. The proposed highway improvement works are located in the Fulham Reach area along Chancellor’s Road, Distillery Road and Winslow Road (W6). These streets form part of a key local transport corridor serving residential communities and local businesses and providing access to the wider borough transport network.
2. As part of the planning permission granted for a nearby development project, the council entered into a Section 106 agreement on 23rd December 2011 to secure funding for public realm and highway improvements in the area. The scheme supports the council's wider objectives of improving infrastructure, promoting sustainable travel and enhancing the quality of the public realm.
3. These improvements are in line with the council’s climate and transport strategies and demonstrate its commitment to providing high-quality, inclusive and sustainable infrastructure for the benefit of all residents.
4. The owner, St George Central London Limited (SGCL) was granted the Planning Permission on 23rd December 2011 (with application reference number 2011/00407/COMB) (the “Agreement”) subjected to a S106 agreement (included at Appendix 2) between the Council, SGCL (Owner) and St George plc. (Guarantor). The planning permission granted comprised hybrid Planning Application (part outline/part detailed) for the mixed-use development of the site to provide:
 - 744 residential units.
 - Ancillary residents comprising 8 blocks (ranging from 3 to 9 stores in height).
 - A pontoon extending into the Thames River.

- Landscaped open space.
- Works to the Thames Path.
- New site access arrangements.
- Alterations to the public highway and realignment of access routes through Frank Banfield Park and Park boundary treatment.
- Vehicle access to basement parking level off Chancellor's Road.
- Landscaping.

Reasons for Decision

5. The Council is required to fulfil its obligations under the Section 106 agreement dated 23rd December 2011 by delivering the agreed highway and public realm improvements. These works are fully funded through the agreement and will be delivered at no direct cost to the Council.
6. The scheme will deliver essential improvements to the local infrastructure, including resurfacing of footways and carriageways, replacement of street lighting, and traffic-calming measures. These enhancements will improve safety, accessibility, and the overall quality of the public realm for residents and visitors.
7. The project supports the Council's ambition to encourage sustainable travel and active lifestyles by creating safer, more attractive streets for walking and cycling. These objectives align with the Mayor of London's Healthy Streets approach, which promotes healthier, safer, and more welcoming public spaces.
8. The works contribute to the Council's wider goals of improving air quality, reducing car dependency, and supporting climate resilience, in line with the borough's climate and ecological emergency commitments. The improvements will enhance the appearance and functionality of the Fulham Reach area, supporting local pride and contributing to a cleaner, safer, and more vibrant neighbourhood.

Contract Specification Summary

9. The Section 106 Highway Works include:
 - Chancellor's Road – Between outside & opposite No. 44 to the junction with Distillery Road – Resurfacing of footways and carriageways along Chancellor's Road, Distillery Road and Winslow Road.
 - Distillery Road – between Chancellor's Road and Winslow Road.
 - Winslow Road – Between Manbre Road and Distillery Road
 - Replacement of street lighting and columns to improve safety and energy efficiency.
 - Introduction of traffic-calming measures to reduce vehicle speeds and enhance pedestrian safety.
 - Junction enhancements and accessibility upgrades to improve connectivity with nearby amenities and transport links.

Procurement Route and Analysis of Options

10. The works have been identified as falling within the scope of the following Common Procurement Vocabulary (CPV) codes:
45000000 – Construction work
45233000 – Construction, foundation and surface works for highways, roads
45233100 – Construction work for highways, roads
45316110 – Installation of road lighting equipment
45233253 – Surface work for footpaths
and the Contract Award Value, assuming that any options to extend will be taken, means the procurement falls in-scope of the Procurement Act 2023, Procurement Regulations 2024 and the Councils CSOs.

Option 1: Do nothing or decommission the service or requirement – Not recommended

11. The works must be delivered to meet the Council's obligations under the planning agreement for the Fulham Reach development. The project is fully funded through S106 contributions, so there is no cost to the Council. Not proceeding would breach legal commitments and result in reputational damage, while missing the opportunity to improve local infrastructure.

Option 2: Deliver the supplies, services, and/or works in-house (make/buy decision) – Not recommended

12. The Council does not have in-house resources available to deliver the works. The works are a major undertaking as the scheme area is large, multiple parties are involved, and there is significant pressure to deliver to a specified timescale.

Option 3: Use an existing contract, established by the Council, to provide the supplies, services, and/or works – Recommended

13. Options exist to use existing contracts which have been compliantly procured to deliver the required works. For this scheme, it is proposed to use the Council's existing Highways Term Service Contract to enable award to the Preferred Supplier. This route ensures compliance, value for money, and timely delivery. Details of the Preferred Supplier are included in Appendix 1.

Option 4: Undertake a fully regulated competitive and compliant procurement process, advertised to the market – Not recommended

14. While a fully regulated procurement process would typically attract wider competition and potentially deliver best value, it is not recommended due to the time required. A competitive procurement could take between 10 and 16 months to complete. A compliant alternative route already exists through the Council's Highways Term Service Contract, enabling faster award and delivery while still ensuring value for money and alignment with the Council's financial efficiency priorities.

Option 5: Procure using a compliant framework, Dynamic Purchasing System (DPS), or Dynamic Market – Not recommended

15. Similar to the fully regulated procurement process, advertised to the market, competition via a framework, DPS or dynamic market would attract competition to achieve value for money for the Council. The disadvantage to this approach is the time it takes to procure. However, a mini competition for these requirements is estimated to take between 6 and 12 months. An alternative compliant route to award the works contract already exists, which will enable contract award in the shortest time, whilst also having already been compliantly procured, therefore representing value for money in line with the Council's priority to be ruthlessly financially efficient.

Market Analysis and Engagement

16. Preliminary Market Engagement (PME) was not undertaken for this requirement, as the Council has already undertaken procurement activities when enable compliant award of the contract.

Conflicts of Interest

17. All officers and decision makers, including elected members (where appropriate), have been required to complete a Conflict of Interest Declaration form to record any actual, potential, and/or perceived conflicts, along with appropriate mitigations (as appropriate), on the Conflicts Assessment.
18. Approval of this Procurement Strategy by the Strategic Leadership Team (SLT) member and elected member (as applicable) constitutes their declaration that they do not have any actual, potential, and/or perceived conflicts, relevant to this procurement, except where a specific Conflict of Interest Declaration form has been completed and provided, advising differently.
19. The Conflicts Assessment will be kept under review and updated throughout the life of the project (from project inception to contract termination).

Local Economy and Social/Added Value

20. The contract for the works is within the Council's existing Highways term service contract for the construction works. As such, this is a known market, and the terms of engagement are as per the conditions of that contract.
21. The Commissioning Officer and Social Value Officer work will continue to work with the supplier to ensure that any Social Value generated from this award is additional to the core requirements of the contract, proportionate to the value and duration of the project and that delivery is measured and recorded. This includes encouraging the use of local suppliers wherever practicable.

Lot Considerations

22. The contracts are not being split into lots, as the contract awards are proposed to be awarded using established contracts.

Duty to Consider Small and Medium-sized Enterprises (SMEs) and Voluntary, Community, and Social Enterprises (VCSEs)

22. The contract awards do not provide further opportunities for SMEs or VCSEs, as it proposed they are awarded using established contracts.

People Based Considerations

23. The Transfer of Undertakings (Protection of Employment) Regulation 2006 (UKSI 2006/246) (TUPE) is not applicable to this contract.

Risk Assessment and Proposed Mitigations

24. The table below includes the key risks and proposed mitigations identified as being relevant to this requirement.

	Identified Risk	Proposed Mitigations
1.	Failure to complete works on time	Council Officers will work closely with the Preferred Supplier and the developer to deliver the works on time.
2.	Failure to complete works to the required standard	Council Officers will monitor progress and quality, ensuring compliance with specifications.
3.	Disruption to residents and businesses	Advance communication and coordination with stakeholders will be undertaken to minimise impact.
4.	Unexpected site conditions or delays	Contingency planning and flexibility in scheduling will be built into the delivery programme.

Contract Duration Considerations

25. The works contract will run for a maximum of 9 months.

Timetable

26. The table below provides an estimated timetable of the competition process through to contact commencing.

	Action	Date
1.	Key Decision Entry (Strategy and Award)	Tuesday, 27 May 2025
2.	Contracts Assurance Board (Strategy and Award)	Thursday, 19 November 2026

	Action	Date
3.	SLT and Cabinet Member Sign off (Strategy and Award)	Friday, 23 January 2026
4.	Contract Start Date	Monday, 9 February 2026

Contract Management

27. The existing Highways term contract with the Preferred Supplier is managed by Senior Officers, including a monthly progress meeting. Project Officers assigned to the scheme via regular meetings and progress updates. The works will be managed will be managed by the Council's Project Officers assigned to the scheme, via progress meetings and site visits.

Equality Implications

28. The proposed works will improve accessibility and safety for all users, especially older residents, Disabled people, and those with disabilities or limited mobility. Resurfacing Resurfaced the footways, traffic-calming measures and improving the lighting will create a safer, more inclusive environment that supports independent travel and active lifestyles. These improvements will also benefit parents with young children, women and girls, and neurodivergent individuals by reducing physical and sensory barriers in the public realm. This initiative aligns with the Council's commitment to promoting equality and creating inclusive public spaces, in line with the Public Sector Equality Duty under the Equality Act 2010. This initiative aligns with the council's commitment to promoting equality and creating inclusive public spaces, in line with the Public Sector Equality Duty under the Equality Act 2010.
29. An Equality Impact Assessment (EIA) has been produced to assess the potential impacts of the scheme on protected characteristic groups (Appendix 5). This will be reviewed and will be updated as the scheme progresses to ensure that the design and implementation remain inclusive, equitable, and responsive to the needs of all users.

Yvonne Okiyo, Strategic lead for Equity Diversity and Inclusion (EDI), 11th July 2025

Risk Management Implications

30. There is a risk of a negative reaction from residents resulting in negative press, potential legal impediments, and protests. Whilst it is noted that some resident consultation has taken place, to partially mitigate the risk it is recommended that a thorough resident engagement exercise is undertaken prior to any detailed design work. This would make significant steps to adhering to the council value of 'Doing things with local residents, not to them'.
31. There is a further risk through increased traffic delays leading to increased traffic fumes and noise during any building works. This does not adhere to the

council value of 'Rising to the challenge of the climate and ecological emergency'. This risk must be largely accepted; however, the council should take whatever steps are necessary to deflect fumes and reduce noise as much as is feasible.

32. To mitigate the financial risks of potential additional costs to LBH&F through delay to the project, it is advised that all contracts are reviewed by suitably qualified construction experts to ensure that contract and payment terms are clear and then can be robustly applied.

Jules Binney, Risk and Assurance Manager, 16th July 2025

Climate and Ecological Emergency Implications

33. The scheme will have a positive impact in response to the Council's Climate Emergency programme and its route to net zero emissions in the borough by 2030. This is because the scheme will encourage higher levels of active travel and support the shift from private motor vehicles to walking and cycling. Transport produced an estimated 153.3 kilotons of CO₂ in London Borough of Hammersmith and Fulham (LBHF) in 2017 (the most recent data available), representing 22.5% of the Council's total emissions.
34. This proposal meets the recommendations of the Council's Air Quality Commission to increase infrastructure for cycling and walking in partnership with Transport for London (TfL).

Ben Kennedy, Senior Service Manager – Climate & Transport, 15 July 2025

Local Economy and Social Value Implications

35. As this award report is proposing to utilise existing Council contracts, it is recommended that the Commissioning Officer and Social Value Officer work with the supplier to ensure that any Social Value generated from this award is additional to the core requirements of the contract, proportionate to the value and duration of the project and that delivery is measured and recorded.

Harry Buck, Social Value Officer (Procurement), 29th September 2025

Digital Services and Information Management Implications

36. **IT Implications:** There are no IT implications resulting from this report.
37. **Information Management Implications:** The contents of this proposal do not refer to any personal data being held therefore there are no implications under the requirements of the UK General Data Protection Regulation (GDPR).

Vincen Arivannoor, Strategic Relationship Manager, Digital Services, 25th September 2025

Section 106 Implications

38. The Council secured a number of financial contributions towards various highways and public realm improvements associated with the approved development at Fulham Reach (2011/00407/COMB).
39. This including S106 funding to carry out works to repave the footways and resurface the carriageways of Chancellors Road, Distillery Road, and Winslow Road to streetsmart standard. The Council has received £528,667.50 from the developer for the design and implementation of this scheme under the terms of the S106 agreement. This report seeks to discharge the Council's obligations to undertake the required highways works and therefore accords with the purposes for which the S106 funds were secured.
40. The S106 funds expended in delivering the works outlined in this report will need to be claimed by Highways in the end of year S106 drawdown. The cost of the works shall not exceed the available S106 funding.

Matt Patterson, Head of Spatial Planning, 20th October 2025

Consultation

41. Consultation has been undertaken as part of the planning application process and permission has been granted for highway works at Chancellor's Road, Distillery Road, and Winslow Road (W6), within the Fulham Reach area.
42. Any amendments to Traffic Orders will follow the procedural requirements set out in The Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996.
43. Continued close partnership collaborating with local community to gain their support for the works.

LIST OF APPENDICES

Exempt Appendix 1 – Contract Award Details

Appendix 2 – Deed of Agreement S106

Appendix 3 – Third Deed of Variation to S106 Agreement

Appendix 4 – General Arrangement Drawing no. 1000010734-SK1-0100-01 and 1000010734-SK1-0100-02

Appendix 5 – EIA