

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: LISSON GROVE PROGRAMME - MULTI-DISCIPLINE CONSULTANT TEAM APPOINTMENT

Notice is hereby given that , Cabinet Member for Climate Action, Regeneration and Renters, has made the following executive decision on the above mentioned subject for the reasons set out below.

(
Seeking approval of the appointment of the MDCT and we are seeking delegated authority to draw down and spend the cost to deliver the service through to Outline Business Case Part 2.
)

Summary of Decision

1. Recommendations

1.1. Officers seek approval from the Cabinet Member for Climate Action, Regeneration and Renters to:

- i. Approve that the Appendices be exempt from publication under Section 100 (A) (4) and Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) as it contains information which should be exempt from publication in that it contains information relating to the business and financial affairs of the authority and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings under paragraph 5 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
- ii. Approval to enter into contracts for professional services up to a value of £9.581m for Professional and Development Management Fees to carry out design development.
- iii. This includes appointment of the following:
 - a. Levitt Bernstein Associates as Architect (contract value £2.953m)
 - b. Arcadis LLP as Project Manager (contract value £2.720m)
 - c. Ward Williams Associates as Cost Consultant (£964k)
 - d. Other Professional Services (including contract awards) totalling £2.944m to be approved by the Executive Director of Growth, Planning & Housing (GPH) under delegated authority. Where the Constitution does not allow for the Cabinet member to delegate authority (namely for the award of Consultancy contracts with a value greater than £300,000) approval for the expenditure of that element of the £2.944m remains with the Cabinet Member and will be sought from the Cabinet Member.

- iv. Approve the initial expenditure of £624k to progress the Feasibility Stage. This includes expenditure of £397k against these professional services contracts and £227k for internal staff costs and project contingency.
- v. To note further expected expenditure under these professional services contracts of £1.457m to complete the OBC Part 2 subject to CRG endorsement and Cabinet Member approval of an agreed outcome of the Feasibility Stage.
- vi. To note that the balance of expenditure under these contracts (totalling £7.727m) will come forward for approval once OBC Part 2 is concluded in Autumn 2023.

2. Reasons for Decision

2.1. The reason for the recommendation is to secure fees and appoint the design team to enable design development to be progressed and produce OBC Part 2 in Autumn 2023.

2.2. A Feasibility Stage is proposed to produce a range of costed options for existing and external services that are affordable, deliverable and meet local needs. The options will be informed by the Councils post covid operational service requirements and emerging design guidance. The Feasibility Stage consists of:

- Phase 1 – Develop outline options
- Phase 2 – Develop shortlist of options
- Phase 3 – Optimisation of the options

2.3. The Feasibility Stage options framework consists of developing a defined set of options for each of the potential core elements of the Hub ranging from 'no provision' through to 'provision of all complimentary services' alongside a 'do nothing' option for comparison. The range of options will be developed during Feasibility Stage - Phase 1 in consultation with the services and informed by the Councils post covid office review.

2.4. The Lisson Grove Programme provides an exciting opportunity to deliver a significant number of new homes across both sites and to explore the possibility for an exemplar Learning, Health and Wellbeing Hub (Hub) at Lilestone Street.

2.5. The potential healthcare opportunity for the Hub will consider strategic health provision and ensure the offer complements existing and forthcoming healthcare infrastructure, such as St Mary's Hospital and the Imperial College Community Hub. A strategic needs lead approach will inform the potential provision of healthcare facilities in the proposed Health & Wellbeing Hub, to be developed during the Feasibility Stage.

2.6. Providing good quality homes will act as the bedrock of a vibrant community, in line with the new Administration's ambitions. The potential overarching aims and objectives of the project which will be tested through the feasibility stage are:

- Scope for modern, fit for purpose and efficient WCC office space, subject to a review of the overall office portfolio.
- Provide flexible, accessible and affordable community space.
- Explore potential Healthcare facilities that meet the current and future needs of the community within the regeneration area; to provide efficient and enhanced services through co-location and effective use of dedicated and shared space.
- Reduce the Council's operation, maintenance and running costs.
- Deliver new and improved high-quality homes of all tenures.
- Increase employment activity and economic growth in the area.
- Create safer, better-connected neighbourhoods.
- Replace existing commercial and residential stock with cleaner, greener and more sustainable buildings fit for the future which respond to the Climate Emergency Declaration and the Councils target to achieve net zero emissions.

2.7. In order to support the Feasibility Stage, the following core MDCT consultants are required to provide technical and specialist support:

- Architect
- Project Manager
- Cost Consultant
- Elements of the VCSE, Community, Viability and Commercial Consultant services

2.8. The core MDCT will provide technical support including best practice and emerging technical guidance in respect of:

- Education, Healthcare and Council Service design
- Covid implications including future ways of working and office fit out
- Advise on accessibility, safeguarding and security considerations particularly with regard to vulnerable and disabled users
- Co-ordinate the Hub Working Groups
- Minimise the total Hub accommodation requirement
- Prepare justified, dedicated space requirements
- Identify and extract shared spaces and propose opportunities for optimisation
- Update community infrastructure proposals based on the emerging accommodation offer and Community Space Strategy

- Ensure flexibility of space and effective service integration

Reasons for Decision

**Stuart Love, Chief Executive,
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64 Victoria Street
LONDON SW1E 6QP**

Publication Date: 05 September 2022

Implementation Date:

Reference: