

Item No.	Classification: Open	Date: 2 March 2015	Decision Taker: Cabinet Member for Regeneration, Transport, and Planning
Report title:		Gateway 2 – Contract Award Approval Walworth Town Hall Lead Consultant Appointment	
Ward(s) or groups affected:		East Walworth	
From:		Chief Executive	

RECOMMENDATIONS

That the Cabinet Member for Regeneration, Transport and Planning:

1. Approves the appointment of Faithful and Gould Limited as sole provider of professional design services under the Scape National Framework in the role of lead consultant for the Walworth Town Hall and Newington Library refurbishment to the fixed value of £3,491,569 for a period of four years.
2. Notes the subcontracting appointments (detailed in paragraphs 29-45) being made by Faithful and Gould following individual tendering processes for Lead Architect, Mechanical Engineering and Structural Engineering services.

BACKGROUND INFORMATION

3. The council entered into a framework access agreement with Scape System Build Limited (Scape) the local authority owned company, which manages the Scape framework in June 2014. Scape is a local authority controlled company owned by Derby City, Derbyshire County, Gateshead, Nottingham City, Nottinghamshire County and Warwickshire County Councils. It was approved in the GW1 procurement strategy for Walworth Town Hall on the 18 June 2014 that the Scape framework would be used for the appointment of the design team.
4. The Scape Framework Agreement was formally executed in October 2012 following an OJEU compliant (notice number 2012/S 43-070595) procurement process and complies with the Public Contracts Regulations 2006. The framework agreement is for a four-year period up until 30 September 2016 with a fee value cap of £100m.
5. F+G were appointed as the sole provider of professional design services under the Scape National Framework in 2012. Under the terms of the framework access appointment F+G, together with Atkins as the parent company, are able to provide a range of services to any public body in the United Kingdom and relevant core services that could be used for the Walworth Town Hall project including:
 - Design Services (including architects)
 - Project Management
 - Construction Management
 - Building Surveying

- Mechanical and Electrical Engineering
 - Structural / Civil Engineering
 - CDMC
 - Carbon Management
6. In March 2014 the council's Cabinet approved a high level project mandate for the fire damaged Grade II listed Town Hall and endorsed the inclusion of the Newington Library building within the investigatory scope of the project. Through the appointment evaluation it was felt that including the Newington Library in the process would result in the best outcomes for the council and the community and would confirm the future of the Newington Library within the grouping of listed buildings on the Walworth Road.
 7. Following the fire at the town hall this redevelopment project has been identified as a corporate priority. Subsequently cabinet approved a capital bid for £20m to fund the Walworth Town Hall refurbishment in March 2014 to take forward the project. At this time the scope of the project did not include Newington Library and therefore it is foreseeable that the budget would increase in line with the project scope.
 8. High Level QS evaluations have been undertaken on the scheme based on preliminary concepts developed through the tender process for Lead Architect and include both the Walworth Town Hall and Newington library. The evaluation concludes a construction cost of £26million. This figure has been benchmarked against projects of a similar nature and complexity and is comparative.
 9. In July 2013 Cabinet approved a high level vision for the Walworth Town Hall which established the following key priorities for the future use of the building;
 - An enhanced Library space.
 - A space for the display of the Cuming collection and potentially a Southwark museum
 - A flexible space that could be used for a variety of purposes including community and civic events, exhibitions and performances
 - Facilities for marriage, civil partnership and citizenship ceremonies undertaken by the Southwark registrar's service

Procurement project plan (Key Decision)

Activity	Completed by/Complete by:
Forward Plan for Gateway 2 decision	February 2015
Approval of Gateway 1: Procurement Strategy Report	18 June 2014
F+G tender processes for design team appointment including Lead architect and BIM Manager, Mechanical Engineering and Structural Engineering	18 July 2014 – 14 January 2015
DCRB Review Gateway 2:	16 February 2015
CCRB Review Gateway 2	19 February 2015
Constitutional report publication	26 February 2015
IDM approval of Gateway 2: Contract Award Report	6 March 2015

Activity	Completed by/Complete by:
Scrutiny period	13 March 2015
Contract award	16 March 2015
Add to Contract Register	16 March 2015
Contract start	16 March 2015
Contract completion date	30 January 2019

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

10. The procurement of a lead consultant for the Walworth Town Hall and Newington Library project is to ultimately result in the refurbishment and redesign of the listed buildings to create an exemplar new civic and community centre at the heart of the community. The new centre will include an enhanced library space, display of the Cuming collection and Southwark museum, flexible space for a variety of purposes including events, exhibitions and performances and facilities for marriage, civil partnership and citizenship ceremonies. While F+G provide services directly and contracts sub-consultants for lead architect, mechanical engineering (M&E) and structural engineering services the Scape framework and procurement process followed ensures the appointment of an appropriately qualified design team with experience of community facilities and working within the constraints of a listed building. The appointed team showed they have understood the draft brief and the service requirements for each of the above and demonstrated their application to the town hall and Newington Library. The lead consultant's ability to manage the wider design team, project manage delivery and gain all necessary permissions and agreements throughout the project has also been confirmed.

Key/Non Key decisions

11. This report deals with a key decision

Policy implications

12. The adopted Elephant and Castle SPD (2012) identifies a vision for the opportunity area which is for the redevelopment into an attractive central London destination with excellent shopping, leisure facilities and cultural activities. In order to achieve this vision the document identifies a series of objectives including that of the provision of 'more and improved educational, health and community facilities which meet the needs of existing and future residents' (paragraph 3.2.7). Agreeing the next steps in the rebuilding of the Walworth Town Hall will support this regeneration objective through the enhancement of the library and museum facilities.
13. The *Revised Office Accommodation Strategy* agreed by cabinet in November 2010 sets out a list of principles to guide decision making and design. These seek to ensure that investment in improving accommodation would represent best value for revenue spending and capital investment over the long term. The redevelopment of Walworth Town Hall will need to demonstrate that it supports the delivery of all of these principles and in particular achieves the following:

- Ensure that the council facilities are welcoming and accessible to all residents, visitors and staff, conforming to high standards of disability access and customer service;
 - Ensure that the council presence is felt in all areas of the borough and that the council staff and partners are well placed to understand and engage with local people;
 - Ensure that the estate is flexible and adaptable to future needs;
 - Reduce to a minimum the total number of administrative office sites to:
 - Minimise the revenue costs of managing the residual estate;
 - Minimise the future investment costs that would otherwise be required to maintain the retained estate and comply with modern standards of accessibility and sustainability;
 - Minimise the financial, reputational and human resources risks of operating from old and un-refurbished property;
 - Maximise the opportunity for modern ways of working, including the opportunities for work across departments and with partners in ways that better meet the needs of residents
 - Maximise the council's opportunity to improve environmental sustainability;
14. The Library Service review of 2011 gave commitment to retaining all 12 of Southwark's Libraries and to continue the modernisation of the library service. Newington is the borough's fifth busiest library and serves Walworth's diverse communities. There is significant demand for study space as well as access to IT and book stock. Young people make particularly heavy use of the library.
15. The Arts Council which now has responsibility for public libraries has recently issued a report called Envisioning the Future. The findings of the report are based on extensive consultation and research and identify four key ingredients for the library of the future. These are:
- Placing the library as the hub of the community
 - Making the most of digital technology and creative media
 - Ensuring that libraries are resilient and sustainable
 - Delivering the right skills for those who work in libraries

The provision of modern, improved library facilities at Walworth Road would enable the implementation of these principles, carrying on the work already in place at other libraries in the borough.

16. The Cuming Museum is a unique repository of Southwark's heritage and gives access to important artefacts and objects from around the world. A new cultural strategy for the borough was approved by cabinet in July 2013 and the museum is a key deliverer of the proposed action plan for heritage. It has only ever been possible to exhibit a very small percentage of the museum's collection and new provision will make possible to increase the amount of items on display and will benefit the museum's strong education programme

Tender process Faithful and Gould

17. F+G were appointed as the sole provider of professional design services under the Scape National Framework in 2012. For the Walworth Town Hall project they

will undertake a Lead Consultant role providing an integrated management service with direct appointments for project management, quantity surveying, CDMC and sustainability consultancy. They will also appoint the Lead Architect and BIM Manager, Mechanical Engineer and Structural Engineer and commission any additional surveys or specialists as required and agreed with the council. F+G were requested to provide fixed fees for the direct delivery roles and sub-consultant roles to deliver the project inclusive of contract management fees and Scape fees based on the estimated construction cost of £26m.

18. F+G appoint specialist services through the Scape frameworks two-tiered structure. As such they have carried out competitive tender process with the council's input for Lead Architect, Mechanical and Engineering and Structural Engineer. The tender process was due to the scale of the project which is above £10m value established for Scape rates. An outline of the individual tender processes for F+G sub consultants is described in paragraphs 29-45.
19. The total services and works provided through the Scape framework either directly by F+G or by contractual appointment are shown in the table below and forms the cost basis of the contract for the Walworth Town Hall lead consultant.

	Total within Scape rate scope	Additional Services and Surveys	Total
F+G direct delivery			
Project Management	£557,007		£557,007
Quantity Surveying	£341,735		£341,735
CDMC	£57,211		£57,211
Sustainability Consultant	£39,769		£39,769
Sub consultants			
Lead Architect and Lead designer	£1,390,274		£1,390,274
M&E TB+A	£224,439	£119,621	£344,060
Structural Engineer Curtins	£167,197	£93,516	£260,713
Additional survey and services			£500,800
Fee total			£3,491,569

20. All fees above include a Scape fee of 7.5%. The Scape fee allows for a designated Scape representative for the project, management and monitoring of F+G as the sole provider and any sub-consultants appointed through the supply chain. This level of management and monitoring through Scape ensures accountability and that performance indicators are met and with the regular quality assurances through Scape there is less risk for the project. Inclusion of this role as part of the fixed fee also means that the council does not have to fund an additional resource.
21. F+G sub-consultant fees stated above for lead architect, M&E and SE include a F+G contract management fee for supply chain procurement, management and administration, contract risk and overheads and profit. Due to the complexities of a fire damaged building and a listed building there are also additional professional fees and surveys outside what would typically be included in a

Scape contract and this is noted in the fee table. By F+G undertaking the supply chain management all sub-consultants quality performance requirements are the contractual responsibility of F+G. They will maintain a strong overview of the project delivery, coordination requirements and outcomes and provide the council with a single contract for delivery.

Tender evaluation

22. The fees for F+G for the Scape framework were tendered through a fully compliant OJEU process and therefore are fully market tested. Fee matrices and hourly rates are in place for core disciplines. F+G competed with six other firms for the appointment of sole provider of professional design services in the OJEU tender process and gained top marks for both price and quality using a 50:50 evaluation ratio.
23. The F+G fees in this proposal have been built up on the basis of Scape rates applied to a resource schedule. The rates have recently increased (Oct 2014) in line with inflation (in accordance with the Scape Framework and agreed with Scape).
24. The Scape fee and F+G management fee allow a comprehensive procurement, contracting, management, administering and monitoring of the professional services design team. For the complexity of this project responding to substantial fire damage and the requirements of a listed building it is important to adequately resource the coordination and management of the design team and the council would need to provide additional resources to current staffing capacity to carryout this role. To have this level of management provided through the Scape framework within the fixed fee is seen as an efficient model that will allow for the effective delivery of a challenging project for the council.
25. Details of F+G staff identified to work on the project have been assessed to ensure that there are appropriate levels of professional experience and qualifications and that they have an acceptable understanding of listed buildings and civic facilities. An interview of the F+G team was held on 14 January 2015 to confirm their individual suitability for the project by representatives of the council key service teams and project delivery teams. Through both the information provided and subsequent interview F+G were able to provide Southwark with confidence that the selected team were well suited to deliver a successful project and meet the council's and communities aspirations for the Walworth Town Hall.
26. Following submission of the F+G fee proposal a negotiation meeting was held with F+G and representatives from Regeneration North, Capital Projects and Facilities Management to fully understand the services provided and management and sub-contractual responsibilities. F+G were also able to give assurances that the fee proposal based on the QS scheme value of £26,221,767 will remain fixed up to a construction value of £28m and within a delivery timeframe to January 2019. Thus giving additional security to delivering the project should construction values increase.
27. The total fee represents 13.32% of the £26m construction cost and has been benchmarked against other similar projects which reflect an average of 18.9% fee against construction costs therefore showing value for money on the appointment.

28. Through the Scape framework F+G are able to provide an integrated management service that will be beneficial for meeting the required delivery timeframe and achieving the coordination of all consultants and the construction phase. The total fee rate is competitive and minimises construction risk for the council. It is therefore recommended to appoint F+G as lead consultant for the Walworth Town Hall and Newington Library redevelopment project into a community and civic centre.

F+G Tender process Lead Architect, Lead Designer and BIM Manager (Appendix 1)

29. The F+G tender process for the appointment of a lead architect, lead designer and BIM manager through the Scape Asset Management, Surveying and Design Services Framework for the refurbishment of the fire damaged Walworth Town Hall and adjacent Newington Library documented in their report (appendix 1) has followed the three stage process outlined in the Gateway 1. The evaluation was on a 70/30 quality to price basis allowing the council to test both quality and value for money. As the project value is over £10m rates were established on a competitive basis rather than the set Scape rates (only applied to projects under £10m).

Expressions of Interest (Stage 1)

30. Following initial introductory phone calls by F+G on the 18 July 2014 fourteen practices were sent Expressions of Interest (EOI) questionnaires of which seven were on the Scape framework and seven who were proposed to join the Scape framework.

Architects on tier 1 Scape list

- Glenn Howells Ltd,
- Sheppard Robson Ltd

Architects on tier 2 Scape list

- Avanti Architects Ltd
- Burns Guthrie Ltd
- NRAP Architects Ltd
- Purcell Ltd
- Wilkinson Eyre Architects Ltd

Architects put forward to join Scape list

- David Chipperfield Architects Ltd
- Donald Insall Associates Ltd
- Haworth Tompkins Ltd
- John McAslan & Partners Ltd
- Rick Mather Architects Ltd
- Stanton Williams Ltd
- Witherford Watson Mann Architects Ltd

31. During the EOI response period notification was received from four practices; David Chipperfield, Stanton Williams, Witherford Watson Mann and Wilkinson Eyre that they would not be participating due to capacity issues. Two other practices, Glenn Howells and Burns Guthrie also withdrew.

Expressions of interest evaluation

32. Eight responses were received to the EOI on 28 July 2015 and evaluated. The completed questionnaires were scored by F+G and Southwark Council representatives. Following the EOI evaluation an additional firm, NRAP, decided not to continue in the process due to the capacity of their firm. All seven remaining firms were appropriate for the role of lead architect for the design process and contract management of the construction phase having suitable experience and being accepted onto the Scape framework thus meeting the required Scape criteria.

Invitation to Tender (stage 2a)

33. The seven firms invited to respond to the Invitation to Tender stage 2A (ITT2a) were:
- Avanti Architects Ltd
 - Donald Insall Associates Ltd
 - Haworth Tompkins Ltd
 - John McAslan & Partners Ltd
 - Purcell Ltd
 - Rick Mather Architects Ltd
 - Sheppard Robson Ltd
34. During the ITT2a phase of the tender process Sheppard Robson also withdrew from the process citing capacity issues and did not return a response.

Tender stage 2a evaluation

35. Six firms completed and returned ITT2a. The objective of the ITT2a stage was to assess responses against the agreed criteria and select the 3 top scoring applicants to participate in the second tender phase which included a mini design competition for community input through public consultation.

Tender responses for ITT2a were received from:

- Avanti Architects Ltd
 - Donald Insall Associates Ltd
 - Haworth Tompkins Ltd
 - John McAslan & Partners Ltd
 - Purcell Ltd
 - Rick Mather Architects Ltd
36. ITT2a recommendations were presented and agreed at the project team meeting on 8 October 2014, followed by the project board meeting 9 October 2014 prior to presenting to the Leader of the council, Cabinet Member for regeneration, transport and planning and Cabinet Member for adult care, arts and culture on the 10 October 2014. Therefore the council support the appointment by F+G to proceed as per the recommendations to Invitation to tender 2B (ITT2b).

Invitation to tender stage 2b

37. The top three ranked firms were invited to the final tender stage, ITT2b and included:

- Avanti Architects Ltd
- Rick Mather Architects Ltd
- Purcell Ltd

Tender evaluation 2b

38. The ITT2b evaluation was the final stage in the tender process in order to select and appoint an architect, lead designer and BIM Manager for the Walworth Town Hall redevelopment project. Tender responses were received from all three firms.
39. Joint ITT2b recommendations from the project team and F+G were presented and agreed at the project board meeting on the 18 December 2014 prior to presenting to the leader of the council, Cabinet Member for regeneration, transport and planning and Cabinet Member for adult care, arts and culture on the 19 December 2014. The decision to hold a clarification interview with the highest ranking firm was supported by the project board and councillors.
40. On the basis of the three stage tender process from both the quality and financial evaluation it is clear that Avanti Architects provide the best value. Therefore the council support the appointment by F+G of Avanti Architects in the interest of best value and quality of work through the Scape framework.

	Quality 70%	Price 30%	Total 100%	Final rank
Avanti	53.5%	17.5%	71%	1
Purcell	46.5%	12.3%	58.8%	2
Rick Mather	37.5%	15.1%	52.6%	3

F+G Tender process Mechanical and Engineering and Structural Engineer

41. Three M&E engineering companies were invited to provide fees and quality information from the Scape tier 1 and 2 list. The evaluation was on a 50/50 quality to price basis allowing the council to test both quality and value for money.

	Quality 50%	Price 50%	Total 100%	Final Rank
TB+A	50%	50%	100%	1
Hoare Lea	50%	29%	79%	2
Delap and Waller	40%	28.5%	68.5%	3

42. TB+A provided best value from both the quality and financial evaluation and the council support the appointment by F+G through the Scape framework.
43. Three structural engineering firms were selected from the Scape framework and assessed to check suitability for the scale and complexity of the Walworth Town Hall project Curtins Consulting, Morgan Tucker and Cundall. On the basis of the quality assessment fees were only sought from Curtins Consultant who met all quality criteria. The evaluation was on a 50/50 quality to price basis allowing the council to test both quality and value for money.
44. The council support F+G to appoint Curtins LTD as the Structural Engineers on the basis of their quality evaluation from companies on F+G supply chain lists.

F+G are confident that their fees are value for money based on the Scape rates and they have a good grasp of the requirements of the project.

Additional specialist services and surveys

45. As part of this appointment for lead consultant it is also acknowledged that there are additional services and surveys that will be required for the development and construction of the Walworth Town Hall scheme with an approximate value of £500,800. These appointments will be the responsibility of F+G through the Scape framework with the caveat that the selections are through a minimum 3 firm competing tender process evaluated on 50% price and 50% quality to ensure value for money. Such services are likely to include ventilation models, acoustic engineering archaeology consultants and specialist museum advice and a full list is provided by F+G.

Plans for monitoring and management of the contract

46. The F+G contract will be monitored and managed by the Regeneration North team with support from the project team including service representatives from Heritage and libraries, Policy and programmes, Facilities management and Capital projects. The Project Manager also reports regularly to the project board which includes the Director of Regeneration, Strategic Director of Environment and Leisure, Director of Policy and Programmes and the Head of Regeneration North.
47. The performance of the consultant team will be subject to constant scrutiny and formal monthly review, including reviews of cost, programme and quality. The officer client team will use a number of mechanisms for monitoring and controlling the financial and programme performance of the contract, including:
- Strategic cost plans, which will be regularly reviewed and updated monthly financial statements by the consultant quantity surveyor/contractor
 - Monthly appraisals of progress against the contract programme
 - Monthly progress reports by:
 - a. The lead consultant
 - b. Lead architect and designer
 - c. Other consultants
 - Monthly progress meetings on site
 - Tracking and chasing actions on critical issues
 - Monthly 'look ahead' meetings with principals / directors
 - Periodic project team 'look ahead' workshops covering key phases of work and risks
 - Risk and issues logs

Identified risks for the new contract

Risk	Risk Rating	Mitigation
Legal challenge to process	Low	Framework has been established following OJEU compliant process. Framework manager retains QC to provide advice on mitigation of legal issues arising from procurement process.
Programme	Low/medium	Realistic programme linked to resource plan and

slippage		risk register.
Financial – costs of delivery exceed budget	Medium	Engagement of a QS throughout process and regular cost checking throughout the design and delivery phase.
Abortive fees if scheme does not progress	Low	Cabinet decision and commitment to the project
Coordination of multidisciplinary design team – poor performance of subconsultants	Low	Ongoing monitoring and quality checking at regular intervals of all work stages by lead designer. Adequate quality processes in place at outset of contract.

Community impact statement

48. The Elephant and Castle SPD details the importance of improving social and community infrastructure, extending the arts and culture offer and conserving and enhancing the heritage of the area. The Walworth Town Hall redevelopment actively contributes to all of these objectives for the benefit of the community.
49. The proposed redevelopment of the Walworth Town Hall is intended to provide a range of public services of benefit to the local community. One of the main objectives of the design brief for the future Walworth Town Hall will be to ensure the building is accessible to all members of the community regardless of age, disability, faith/religion, gender, race and ethnicity and sexual orientation. An equality analysis will be carried out in parallel with the development of the design brief which will assist the council to satisfy the Public Sector Equality Duty under the Equality Act 2010.
50. The Public Services (Social Value) Act 2012 requires the council to consider a number of issues including how what is proposed to be procured may improve the economic, social and environmental well-being of the local area. These issues are considered in the following paragraphs which set out economic, social and environmental considerations.

Economic considerations

51. As the contracts are part of the Scape framework everyone who is employed by F+G in the London office would be paid the London Living wage or above. This includes temporary staff and work placement students on a salary. As supply partners to, Atkins the parent company, F & G are already committed to pay everyone a fair wage and provide good working conditions.
52. Submissions of the successful concept proposal have been assessed by a QS in order to identify the implications on build costs and this has been reflected in the fee proposal.

Social considerations

53. F+G operate under a Corporate Social responsibility policy and engage in different types of Corporate Social Responsibility ranging from Pro- Bono work to

volunteering for the community, fundraising and helping students discover their career through career talks, networking evenings and providing work experience.

54. Professional design and construction services are provided by specialist firms and therefore it is difficult to specifically target BEMs, women, disabled groups and the voluntary/community sectors. However, the completed works will benefit all in the local community from improved access to civic and community facilities and a community focal point.

Environmental considerations

55. F+G has maintained an environmental management system (EMS) externally certified by Lloyds Register Quality Assurance [LRQA] continuously since 2004. The EMS forms part of their Integrated Management System (IMS) held on the company intranet and outlines all environmental procedures in line with their ISO14001 certification. Any sub consultants through the Scape framework are required to work under F+G's policies and procedures.
56. The council will aspire to deliver a refurbishment project that will achieve BREAAAM Excellent however this could be challenging given the historic nature of the existing building and constraints that the Grade 2 listing could introduce when needing to make significant alterations in order to achieve Excellent.

Market considerations

57. Faithful and Gould the successful lead consultant:
 - I. is a private organisation
 - II. has more than 250 employees
 - III. has an international area of activity.

Staffing implications

58. The Regeneration North Team, within the chief executive's department, is responsible for leading the project through the pre planning and design process and for securing planning consent. Considerable input into the development of the project has also been provided from service users and at a strategic level. In order to ensure that sufficient resources are available to meet the programme for the project F+G will be appointed to provide on-going project manager and technical assistance.
59. The value that such extensive F+G involvement will bring to this project is their knowledge and understanding of the project from the initial procurements and applied during each stage of the project ensuring that the whole process will be well-informed and robust. Once consent has been granted it is anticipated that responsibility for the scheme will transfer to the council's capital projects team for implementation.

Financial implications

60. A £20m bid for the construction costs for the project was approved by Cabinet in March 2014. An insurance settlement for the costs of the reinstatement works following the fire is also being pursued and the outcome of this process will

support the capital programme. The appointment of F+G as lead consultant for £3,491.569 is contained within the £20m capital budget. The award of the works contract will be subject to a separate GW1/GW2 reports which will address VfM. The costs of Regeneration North staff input into the procurement process can be contained within established budgets.

61. With a revised project scope including Newington Library an increase in the construction cost has been estimated and to meet the additional budget requirements a funding strategy comprising the investigation of planning contributions, disposal income and external funding is underway. An update of the project financial position will be presented to Cabinet in the capital refresh in September 2015.

Legal implications

62. Please see concurrent from the Director of Legal Services

Consultation

63. During October and November 2013 officers undertook an extensive consultation programme to identify level of support for the Cabinet's approved high-level vision. The detailed results of this exercise found that 94% of respondents answered yes (of those who answered either yes or no) when asked whether they supported the vision or not.
64. From 12 December 2014 to 6 January 2015 the three final practice's design competition presentations were shared with the community on Southwark's website and at the Newington temporary library for comment. While the response rate was reasonably low it provided the opportunity to view some ideas for the town hall and the new civic and community centre
65. Extensive consultation will be undertaken with stakeholders and the wider community during the design development in 2015.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

66. This report is seeking approval for the appointment of a lead design consultant for the Walworth Town Hall and Newington Library refurbishment.
67. The report confirms that the procurement strategy set out in the previously approved Gateway 1 report has been followed, appointing a the sole provider of professional design services under the Scape National framework.
68. The report explains that the lead consultant will provide an integrated management service appointing sub consultants to deliver some of the services required under this appointment.
69. Although the lead consultant is the sole provider on the framework the tender evaluation section of the report sets out the reasons why there is confidence that value for money is being achieved through this appointment and confirms that the fees will remain fixed up to a construction value of £28m. The council has also overseen the evaluation process carried out by the lead consultant for the

sub-consultants and are satisfied that best value shall also be achieved through these appointments.

70. The monitoring and management arrangements that will be in place during the life of the contract are outlined in this report, which should go some way to ensuring the contract shall be delivered to the required standards.

Director of Legal Services

71. This report seeks the cabinet member's approval to the appointment of Faithful and Gould as lead consultant for the Walworth Town Hall and Newington Library refurbishment as further detailed in paragraph 1, and to note that certain sub-contracting arrangements are to be put in place by F & G.
72. As procurement of these services commenced before 26 February 2015, they are subject to the 2006 EU procurement regulations, and as a Part A service are required to be tendered fully in accordance with those regulations as they exceed the EU threshold for services. However, as noted in paragraph 4, the SCAPE framework agreement through which F & G are proposed to be appointed, was procured in accordance with those 2006 Regulations, and therefore satisfies the tendering requirements. F & G are to sub-contract certain elements of the service, and they have undertaken tendering processes for these proposed appointments, as required by the SCAPE framework. Whilst F & G will remain contractual responsible for these sub-contracted elements, the council has been involved in the tendering processes, and supports F & G's decision to make these appointments.
73. The cabinet member's attention is drawn to the public sector equality duty (PSED) under the Equality Act 2010, and when making decisions to have regard to the need to eliminate discrimination, harassment, victimisation or other prohibited conduct, and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and those who do not share it. The relevant characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The duty also applies to marriage and civil partnership but only in relation to the elimination of discrimination. The cabinet member is referred to the community impact statement at paragraphs 48 and 49 setting out the consideration that has been given to equalities issues which should be considered when agreeing this award.
74. As the value of this contract is between £2-4m, the decision to award this contract is reserved to the relevant cabinet member, after consideration of the report by CCRB.
75. Contract standing order 2.3 requires that no steps should be taken to award a contract unless the expenditure involved has been approved. Paragraphs 59-60 confirm the financial implications of this award.

Strategic Director of Finance and Corporate Services (CE/14/008)

76. The strategic director of finance and corporate services notes the recommendations in this report for the appointment of Faithful and Gould as provider of professional design services, in the role of lead consultant, for the Walworth Town Hall and Newington Library refurbishment to the fixed value of £3,491,569 for a period of four years.

77. The financial implications in paragraphs 59 and 60 are noted. It is recognised that the fee of £3.5m must be contained within the approved capital budget for the project.

BACKGROUND DOCUMENTS

Background documents	Held At	Contact
Walworth Town Hall – Agreeing the way forward	Regeneration North Team, Chief Executive's Department	Jon Abbott 020 7525 54901
GW 1 Appointment of design team for the Walworth Town Hall 140618 Signed GW1 Design team appointment.pdf	Regeneration North Team, Chief Executive's Department	Jillian Houghton 020 7525 55414

APPENDICES

No	Title
Appendix 1	Walworth Town Hall Architectural Tender Report

AUDIT TRAIL

Lead Officer	Jon Abbott, Head of Regeneration North	
Report Author	Jillian Houghton, Project Office	
Version	Final	
Dated	26 February 2015	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Head of Procurement	Yes	Yes
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Head of Specialist Housing Services	No	No
Cabinet Member	Yes	Yes
Contract Review Boards		
Departmental Contract Review Board	Yes	Yes
Corporate Contract Review Board	Yes	Yes
Cabinet	Yes	Yes
Date final report sent to Constitutional Team	27 February 2015	

BACKGROUND DOCUMENT – CONTRACT REGISTER UPDATE - GATEWAY 2

Contract Name	Walworth Town Hall and Newington Library Lead Consultant appointment
Contract Description	Direct delivery and sub-consultant appointments for the Walworth Town Hall and Newington Library design team
Contract Type	Fixed price
Lead Contract Officer (name)	Jon Abbott
Lead Contract Officer (phone number)	X54902
Department	Regeneration
Division	Chief Executives
Procurement Route	Single supplier OJEU framework
EU CPV Code (if appropriate)	
Departmental/Corporate	Departmental
Fixed Price or Call Off	Fixed price
Supplier(s) Name(s)	Faithful and Gould
Contract Total Value	£3,491,569
Contract Annual Value	
Contract Start Date	16 March 2015
Initial Term End Date	30 January 2019
No. of Remaining Contract extensions	
Contract Review Date	
Revised End Date	
Comments	

This document should be passed to the member of staff in your department responsible for keeping your departmental contracts register up to date.

On approval of your report by the decision maker, please forward a copy of this document to [Tracey Webb](#) in the corporate procurement team. The contract details will be recorded on the corporate contracts register and a summarised version published online.