

CEO DECISION – CD136

Title: Willesden Junction Station Public Realm Improvements - Technical Design

Executive Summary:

The OPDC has secured £500,000 in capital funding, through the Mayor's Good Growth Round 1 Fund to deliver a series of public realm improvements around Willesden Junction Station. CD097 approved £80,000 expenditure for design services for concept design and an overall public art and public realm design approach (RIBA Stages 0 to 2). Following this, in May 2019 OPDC appointed 5th Studio, architects and urban designers, to undertake concept designs for the project.

This decision seeks approval for expenditure of up to £70,000 from the Good Growth Round 1 fund for the next detailed, technical stages and delivery stages of design (RIBA Stages 3 to 6), including design coordination with sub-consultants, preparing tender documentation for contractor procurement and services for design quality management on site. These activities are already in the contract scope of works, additional spend has been due to third party liaison costs and additional design work to meet third party requirements which were unforeseeable when the call off contract was entered into. Together with CD097, the maximum total expenditure will be up to £150,000.

Decision:

That the Chief Executive Officer approves up to £70,000 expenditure from the Good Growth Round 1 Fund for 5th Studio's design fees from RIBA Stages 3 to 6, including:

- A consultation event prior to planning approvals and contractor procurement.
- Preparation of Employer's Requirements and tender documentation for contractor procurement.
- Technical information for Network Rail and Arriva approvals.
- Technical and quality review during construction stage, undertaking site inspections.

The Good Growth Round 1 funding is due to be spent by March 2021, though the GLA have specified there will be flexibility on the deadline due to delays caused on projects through Covid-19.

CEO AUTHORISATION

I have reviewed the request and am satisfied it is correct and consistent with the OPDC business plan and priorities. It has my approval.

Name: David Lunts

Position: Chief Executive Officer

Signature:



Date: 09 July 2020

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1 Introduction and background

- 1.1 Willesden Junction Station is a key transport hub serving the wider Harlesden and Old Oak area. It sits at the 'front door' of the OPDC area. Construction of the first mixed-used developments in the area has already begun, with the delivery of 600 new homes on the Oaklands site.
- 1.2 The site was identified as an In the Making capital project as part of the initial early activation scoping work undertaken by AECOM in 2018. OPDC secured £574,140 in capital funding through the GLA Good Growth Fund Round 1 to deliver public realm and biodiversity improvements to the public spaces in and around the Station.
- 1.3 Approval for receipt and expenditure of the Good Growth Fund Round 1 was approved by the OPDC Board in March 2019 and delegated decisions in respect of the funding to the CEO (see supporting documents).
- 1.4 5th Studio, architects and urban designers, were appointed in May 2019 to develop the design of public realm interventions across the site. 5th Studio were procured through the GLA's Architecture Urbanism and Design Framework. Thus far 5th Studio have developed an overall vision for the project and have prepared concept designs for the public realm interventions in partnership with Arriva and Network Rail, the leaseholders and freeholders of the site, respectively.
- 1.5 This work was carried out under the approval given by CD097, which was for expenditure of £80,000 for design services for concept design and an overall public art and public realm design approach (RIBA Stages 0 to 2). This decision seeks approval for expenditure of up to £70,000 for the next detailed, technical stages and delivery stages of design (RIBA Stages 3 to 6), including design coordination with sub-consultants, preparing tender documentation for contractor procurement and services for design quality management on site.
- 1.6 The additional spend is due to third party liaison costs and additional design work to meet third party requirements which were unforeseeable when the call off contract was entered into. OPDC and 5th Studio now have working relationships with Arriva and Network Rail, the station leaseholders and freeholders, and have designed interventions in response to the known site and third party constraints which will mitigate against further cost creep under this contract.
- 1.7 Together with CD097, the maximum total expenditure will be £150,000.
- 1.8 As per the funding agreement between OPDC and the GLA in respect of the Willesden Junction public realm improvement project, design services towards the project are accounted for as capital expenditure. The deadline to spend the funding is March 2021, however given many projects have had to be delayed due to the Covid-19 crisis, the GLA Regeneration team have expressed flexibility to the deadline.

2 Objectives and expected outcomes

- 2.1 The aim of the project is to:
 - Improve wayfinding and legibility of connections to Old Oak and to Harlesden Town centre to enhance Willesden Junction Station's role as a gateway to the area.
 - Improve biodiversity and mitigate hostile and unwelcoming environments through 'greening the grey'.
 - Highlight and communicate the process of change and renewal underway.
 - Reveal and celebrate local heritage to enhance local pride and identity.
 - Deliver short term tangible benefits for existing local communities resulting from OPDC's involvement.

Next steps

- 2.2 Key next steps to enable a start on site include: technical design coordination between sub-consultants (structural engineer and landscape consultants), preparation of a final cost plan, approval of the designs from Network Rail and Arriva, collation of technical documents and specifications to commence the procurement process to appoint a contractor to deliver the designs.
- 2.3 The key outputs and services for the next stages are:
- RIBA Stage 3 detailed drawings, coordinated with the sub-consultants (landscape architect, structural engineer and quantity surveyor).
 - A Stage 3 cost plan.
 - A consultation event prior to planning approvals and contractor procurement.
 - Preparation of design specifications and tender documentation.
 - Preparation of technical information for Network Rail and Arriva approvals.
 - Technical review during construction stage, undertaking site inspections (RIBA Stages 5 and 6).
 - Contract Administration services to manage the construction contract.
 - Site inspection services to manage design quality on site.
- 2.4 OPDC is working with the designers and TfL Commercial to prepare a separate procurement strategy for a building contractor to deliver the interventions that have been designed through this contract. Once the approach has been agreed, the team will bring forward a further decision to approve the construction spend from the Good Growth Round 1 Fund for the maximum value of the construction budget to deliver the project.
- 2.5 All the above activities can be undertaken as desktop exercises apart from site inspections during construction stage due to commence at the end of this year. All site related activity will be adapted to conform with any updated social distancing requirements published by the Government and the Construction Leadership Council. Any community engagement will also take place online to conform with Government guidance on large gatherings.
- 2.6 OPDC has also been working in partnership with LB Brent on the project, ensuring improvements in Harlesden and improvements to the station are coordinated.

3 Equality comments

- 3.1 Under section 149 of the Equality Act 2010, as a public authority, the OPDC is subject to the public sector equality duty and must have 'due regard' to the need to (i) eliminate unlawful discrimination, harassment and victimisation; (ii) advance equality of opportunity between people who share a relevant protected characteristic and those who do not; and (iii) foster good relations between people who share a relevant protected characteristic and those who do. Protected characteristics under section 149 of the Equality Act are age, disability, gender re-assignment, pregnancy and maternity, race, religion or belief, sex, sex orientation, and marriage or civil partnership status (all except the last being "relevant" protected characteristics).
- 3.2 The procurement brief explicitly refers to the diversity of the wider OPDC area and requires candidates to explain how they intend to be inclusive in their approach to developing and delivering the public realm projects at Willesden Junction Station and meet OPDC's obligations under the Equality Act 2010. This will help OPDC and the Mayor to deliver equality and inclusion policies to promote an accessible and inclusive environment and meet the Equalities Duty by identifying opportunities for existing and newly arriving communities to benefit from development in the OPDC area.
- 3.3 A particular benefit of the Willesden Junction Early Activation Initiative's key objective is to improve wayfinding and accessibility. These improvements will benefit all users, and in particular those with

protected characteristics, such as age and disability, by contributing to and/or delivering a permeable, inclusive and accessible movement network as outlined in the vision and policy requirements of the Draft Local Plan.

4 Other considerations

- 4.1 These activities are within the scope of works of 5th Studio's contract. The additional spend is due to third party liaison costs and additional design work to meet third party requirements which were unforeseeable when the call off contract was entered into.
- 4.2 The project form part of OPDC's 'In the Making' initiative, incorporating OPDC workstreams which are delivering creative projects and activities benefiting local communities and creating a new public life and a sense of place across Old Oak and Park Royal in the next 1-5 years, including:
- Early Activation projects (public realm improvements, meanwhile activities – externally funded by Good Growth Fund);
 - Great Place Scheme projects (externally funded by Heritage Lottery Fund + Arts Council); and
 - Engagement initiatives (part of the Communications and Engagement team's workplans to engage with young people).
- 4.3 The overarching objectives of the In the Making initiative are:
- Delivering everyday improvements and opportunities with and for local people;
 - Growing initiatives which will shape successful places; and
 - Celebrating and promoting what makes Old Oak and Park Royal special.
- 4.4 The In the Making capital projects form part of the OPDC's wider delivery approach, of Accelerated Delivery.
- 4.5 A consultation event was held in November 2019 where the team presented the concept designs, another event will be held, either online or in person, ahead of submitting for approvals and commencing contractor procurement.

5 Financial comments

- 5.1 Expenditure of up to £70,000 on services as described in this report will be grant funded from the Good Growth Fund Round 1. Officers should ensure grant claims are submitted in a timely manner. Further expenditure is subject to the Corporation's decision-making process.

6 Legal comments

- 6.1 The report above indicates that the decision requested of the Chief Executive falls with the OPDC's object of securing the regeneration of the Old Oak and Park Royal area and its powers to do anything it considers appropriate for the purpose of its objects or purposes incidental to those purposes, as set out in the Localism Act 2011.
- 6.2 In taking the decisions requested, the Chief Executive must have due regard to the Public Sector Equality Duty, namely the need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Equality Act 2010, and to advance equality of opportunity between persons who share a relevant protected characteristic (race, disability, gender, age, sexual orientation, religion or belief, pregnancy and maternity and gender reassignment) and persons who do not share it and foster good relations between persons who share a relevant protected characteristic and persons who do not share it (section 149 of the Equality Act 2010).

- 6.3 The services required should be procured in accordance with the OPDC's Contracts and Funding Code by relevant procurement officers. Officers must ensure that an appropriate contract variation is put in place and executed by 5th Studio and OPDC before provision of the services.
- 6.4 Section 1 of the report states that funding for the project is being provided to OPDC by the GLA on the terms of a funding agreement. Officers should ensure that an appropriate funding agreement variation is put in place and executed by the GLA and OPDC, extending the deadline for OPDC's provision of the project as discussed by the parties, before incurring expenditure.

7 Planned delivery approach and next steps

Activity	Timeline
RIBA 3 and 4 – Detailed and technical design	June – July 2020
Contractor Procurement	August 2020 – November 2020
Start on Site	December 2020
Completion	March 2021

Supporting papers:

CD097

Good Growth Round 1 Board Paper

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOI Act) and will be made available on the OPDC website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.

Note: This form (Part 1) will either be published within one working day after approval or on the defer date.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred? NO

If YES, for what reason:

Until what date: (a date is required if deferring)

Part 2 Confidentiality: Only the facts or advice considered to be exempt from disclosure under the FOI Act should be in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form – NO

ORIGINATING OFFICER DECLARATION:

[DO NOT DELETE CONTEXT IN THIS BOX]

Drafting officer
to confirm the
following (✓)

Drafting officer:

Kavita Tailor has drafted this report in accordance with OPDC procedures and confirms that:

✓

Financial and Legal advice:

The Finance team has commented on this proposal, and this decision reflects their comments.

✓

The Legal team has commented on this proposal, and this decision reflects their comments.

✓

CHIEF FINANCIAL OFFICER:

I confirm that financial implications have been appropriately considered in the preparation of this report.

Signature



Date 07/07/20

DEVELOPMENT DIRECTOR - OPDC

I confirm that I have reviewed this request and can confirm that I am satisfied it is correct and consistent with the OPDC business plan and priorities. It has my clearance and can be referred to the CEO for final approval.

Signature:



Date: 9 July 2020

