



<b>Contains Confidential or Exempt Information</b>	No
<b>Title</b>	REG 335 New Civic Centre (and enabling Housing Development at Lampton Road, Hounslow – Developer Contractor)
<b>Member Reporting</b>	Councillor Theo Dennison, Lead Member for Finance and Citizen Engagement
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<b>For Consideration By</b>	<b>Cabinet</b>
<b>Date to be Considered</b>	17 November 2015
<b>Implementation Date if Not Called In</b>	30 November 2015
<b>Affected Wards</b>	ALL
<b>Keywords/Index</b>	Civic Centre, Lampton Road, Bath Road Car Park

## 1. Details of Recommendations

Cabinet is asked to:

1. Delegate authority to the Executive Director Regeneration Economic Development and Environment ('Director') to determine whether it is necessary or desirable to appropriate all or appropriate parts of the land namely a) Bath Road car park as the site for the new Civic offices and b) the existing Lampton Road Civic Centre site for residential housing prior to its disposal.
2. Agree that (following publicity and consultation in relation to the proposed appropriation and/or sale of open space land) the Chief Executive in consultation with the Leader of the Council shall:
  - a. consider and take all appropriate steps to resolve any relevant objections to the proposed appropriation and / or disposal of open space land; and
  - b. determine whether or not to appropriate and / or dispose of such land; and
  - c. in the event that the Chief Executive in consultation with the Leader should consider it appropriate, note that Cabinet may be requested to consider any objections to the proposed disposal and/or appropriation of open space land prior to determining whether the proposals shall be implemented

3. Delegate authority to the Director to negotiate and enter into a deed (or deeds) or other documents for variation or release of any covenants or third party rights or interests affecting the land.
4. Approve a budget increase of £3.5M (to £10.5M) to cover the increased Developer's Funding Gap (£4.5M) as a result of building cost increases at the next level of design (as set out in paragraph 3.1) offset by an increase in site valuation of £1M (as set out in paragraph 3.3) since the Cabinet approval on 7<sup>th</sup> July 2015 (REG278).
5. To confirm the Cabinet approval on 7<sup>th</sup> July 2015 (REG278) is still valid to enter into a Development Agreement with BY Development Ltd (and other parties as appropriate in accordance with the Bouygues consortium arrangements)
  - a. to develop the new Civic building at Bath Road Car Park site
  - b. to sell the land at Lampton Road site in 2 phases for housing development

**If the recommendations are adopted, how will residents benefit?**

Benefits to residents and reasons why they will benefit, link to Values	Provision of a fit for purpose Civic Centre and new housing that will contribute to the Council's housing target – by Summer 2018
Provision of high quality services in the most suitable settings appropriate to particular requirements	Summer 2018
Cost effective administration of Council services	Summer 2018

## 2. Report Summary

On 7<sup>th</sup> July 2015 Cabinet (REG278):

1. Authorised the Director of Regeneration, Economic Development and Environment
  - 1.1 To agree the terms of and enter into a Development Agreement with BY Development Ltd (and other parties as appropriate in accordance with the Bouygues consortium arrangements) in August 2015
    - to develop the new Civic building at Bath Road Car Park site
    - to sell the land at Lampton Road site in 2 phases for housing development
  - 1.2 To enter into an Agreement with the GLA to receive secure Housing Zone Grant Funding
  - 1.3 To provide Bouygues consortium with a licence to build on the Bath Road Car Park site
  - 1.4 To provide Bouygues consortium with a licence to build

- on Lampton Road prior to the passing title to the land when applicable in accordance with the Development Agreement
- 1.5 To appoint professional advisers essential for the successful delivery of the programme as set out in para 5.8 of the report and subject to budget as 2 below
  2. Approved a budget of £7.0m to cover the Developer's Funding (£0.4m) and the Council's project and other costs (£6.6m) as set out in para 6.1 of the report subject to the requirement to refer back to Cabinet in November 2015, with the option to withdraw from the Agreement, if there has been any increase in the Funding Gap arising from the next level of design detail.
  3. Noted that the Leader of the Council, as a member of the Hounslow Housing Zone Advisory Board, would make decisions as set out in para 3.10 of the report to fulfil the objectives of the Housing Zone in terms of grant funding by GLA to the Housing Zone and the number of housing units to be built within designated deadlines

The requirement for approval now to appropriate both sites has arisen from new information since the original report 7<sup>th</sup> July. Full details are provided in section 14 below.

The further funding approval request follows item 2 above, recognising changes that have taken place since July 2015 necessitating increased funding. The funding increase has arisen due to the need to mitigate the impact of reductions in social housing rent levels announced in the Summer 2015 Budget on the valuation of the Lampton Road site and building cost increases at the next level of design. Full details are provided in section 3 below.

There is an option to reduce the cost of the new building by c£3M through removing vehicular access to the basement of the building. This would significantly reduce the accessibility of the building creating significant operational inefficiencies (paragraph 3.2).

The approval 7<sup>th</sup> July provided the option for the Council to withdraw from the Development Agreement if there was an increase in the Funding Gap. As a result of issues impacting the costs the Agreement has not yet been entered into but is due to be signed later in November assuming Cabinet approval for the increased budget. However all parties have been progressing activities in accordance with the original programme to maintain milestone events eg, public consultation, submission deadline for the planning applications.

The option to withdraw is therefore still available but equally the reasons for recommending progressing with the scheme remain unchanged from those outlined in the 7<sup>th</sup> July report as detailed below.

#### Cabinet Report Summary 7<sup>th</sup> July 2015

The existing Civic Centre building is no longer suitable for ongoing use due to its high operational and maintenance cost, difficulties with WIFI and mobile phone reception, and the reduced requirement for space resulting from more

efficient ways of working and a smaller compliment of staff.

Cabinet in October 2014 (REG246) noted that Officers, supported by professional advisers, had undertaken a detailed review of all options available to the Council and had concluded that a new Civic Centre should be built on Bath Road Car Park site for the ongoing accommodation of staff in Hounslow Town Centre. This would then release the current Lampton Road site for housing development. This is in accordance with emerging Local Plan policy and the Hounslow Town Centre masterplan 2014, which seek to promote the regeneration of Hounslow town centre and meet the Council's housing target. Emerging policy included the allocation of both sites; Bath Road site has been identified for civic and housing uses, and the existing civic centre site for housing.

The Cabinet authorised the invitation of tenders for the development work at both sites, approved associated professional fees, noted that a business case would be presented back to Cabinet in June 2015 to consider award of contract to proceed, and noted the timetable to occupy the new building is summer 2018.

The existing Civic Centre is expensive to run, with annual costs of circa. £2.3m p.a. The building requiring a further £17m of maintenance works if it is to continue as home to the Council for the foreseeable future. The current building is also not particularly accessible for residents, nor does it meet the requirements of a modern organisation

Council Officers, supported by professional advisers, assessed 6 options for a new Civic building. This exercise looked at all available sites in Hounslow Town Centre as well as giving consideration to a re-modelling of the existing building.

The conclusion arising from this exercise is that Bath Road car park be redeveloped for a new Civic building with the Lampton Road site then given over for enabling Housing development.

- It will provide a boost to the regeneration of Hounslow Town centre through greater footfall of staff and residents
- The Council will be able to combine the library and registrar service with the new Civic building to create a strong community space
- It will bring to an end the isolation of the Civic HQ from the commercial centre of the town
- It provided more additional housing above and beyond other options
- It is likely to be the most attractive option to potential partners (CCG, Police, Council contractor staff etc)

Following a tender exercise the proposal is now to enter into a Development Agreement with a consortium led by BY Development Ltd, a subsidiary of Bouygues UK Ltd, to develop the new Civic building on the Bath Road Car Park site for occupation in summer 2018 and to complete the housing development for 850 units (40% Affordable Homes) on the Lampton Road site by 2022, with a

first phase completion of circa 190 units by March 2018

The proposal also requires the Council

- To enter into an Agreement with the GLA to receive secure Housing Zone Grant Funding
- To provide Bouygues consortium with a licence to build on the Bath Road Car Park site
- To provide Bouygues consortium with a licence to build on Lampton Road prior to the passing title to the land when applicable in accordance with the Development Agreement

### **3. Changes to Scheme proposals since 7<sup>th</sup> July**

- 3.1 Building costs for the new Civic have increased by £4.5M to £60.5M following the development of the next level of design detail and after subsequent extensive value engineering of the costs. This further level of design follows consultation with end users to best meet residents, members and operational service area requirement most cost effectively. The design is now frozen for existing and known changes to future business requirements.
- 3.2 There is an option to reduce the cost of the new building by c£3M by reducing the size of the basement to the building and removing all basement car parking. However this would leave very limited space for customers and staff with limited mobility to park next to the building so would restrict its operational functionality. The Council would also need to secure car parking close to the building for customers and staff with limited mobility, for parking 'zip cars' and to meet car vehicle parking requirements of partners occupying space in the building if this option was progressed. The reduction in functionality of the building would create such operational inefficiencies that this approach is not recommended.
- 3.3 The summer 2015 budget reduced social housing rents by 1% per annum from 2016 to 2020 reducing the value of the Lampton Road site by £12.8M. The site valuation changes have been mitigated by
- Reducing the percentage of rented units to 30% from 60% of affordable units and increasing the shared ownership to 70% from 40% (see also 3.5 below). This applies to the 750 units identified for Housing Zone grant funding.
  - Increasing the total number of units to be built from c. 850 to 919
  - GLA paying the whole £15m Housing Zone funding grant upfront reducing financing costs.

These changes result in a net increase in the valuation of the Lampton Road site of £1M which partly offsets the increase in the costs of the Civic Offices. (Without the changes in the Summer 2015 budget the increase in number of units to 919 would have increased the valuation of the site to a level that would have resulted in a £Nil funding gap for the site).

- 3.4 There have been also changes to the mix of affordable and private sale units to enable Notting Hill to develop the larger number of units within the financial parameters under which it is required to operate. It is proposed to develop the site in phases with the first phase having 178 units all of which are to be affordable units (90% shared ownership; 10% affordable rent). In the subsequent phases, which will be built once the Council has moved to its new Civic Offices at Bath Road, it is proposed that 297 of the 741 units will be affordable units (76% shared ownership). As a result the total affordable units will be 475 which represents 52% of all 919 units to be built.
- 3.5 The Development Agreement has a ratchet-up clause for the percentage of affordable rented units to increase, and the shared ownership to decrease accordingly, if the permissible rental income projected by Notting Hill increases above that modelled.
- 3.6 The consortium will now only consist of Bouygues and Notting Hill with Redrow no longer involved. This has led to the changes to the mix of housing units discussed in paragraph 3.4 as Notting Hill now has a more significant role in the building of the housing units.
- 3.7 The construction programme for the new Civic Offices has been extended by 6 weeks to complete for relocation from Lampton Road site in August 2018. The extra time enables the site to use only one large crane during the build saving £0.5m cost.

#### **4. Overview of the Civic Offices and Residential Schemes**

##### **4.1 Civic Offices** (see schematic Appendix 2)

Details for a new building are as follows:

1. 16,448 sq m gross (11,886 sq m net)
  2. 7 Storey Office Building
  3. 864 workstations
  4. 45 basement parking spaces (12 disabled)
  5. Customer Centric Ground Floor
  6. Library and Registrar service on 1st Floor
  7. Average 216 workstations per full office floor
  8. Total costs £60.5M
  9. LBH ownership funded by policy compliant scheme (Affordable Housing and Planning) on the existing Civic Centre site and balance from borrowings.
- 4.2 Following a detailed financial review, it is not proposed to replicate the existing conference centre at Lampton Road on the grounds that the cost of building a replacement is not considered economically viable on the basis of forecast

operational costs and revenues. There is a range of venues in the borough to accommodate many of the functions hosted at the centre.

#### **4.3 Residential development at Lampton Road** (see schematic Appendix 3)

The scheme for the site is as follows:

1. 919 residential units of which 52% are proposed to be affordable
2. 178 units in phase 1 all of which are proposed to be affordable units (affordable rent 18; units proposed to be sold as shared ownership units 160)
3. 741 units in subsequent phases (proposed to be sold as 72 affordable rent units; 225 shared ownership; 444 private sale units)

### **5. Key Implications**

- 5.1 The Bath Road car park will close by July 2016. The loss of income to the Council depends on the extent to which people park in other Council owned car parks.
- 5.2 The Bath Road car park will remain in the ownership of the Council and the Bouygues consortium will have licence to occupy for the period of the building works.
- 5.3 Construction starts for phase 1 residential in July 2016 on the Lampton Road site. Registrars and other services at 88 Lampton Road will need to be relocated prior to this. The Civic Centre will need to continue in operation whilst phase 1 construction is ongoing. LPCC will need to close to external bookings after May 2016, other than on an exceptions basis, since it will not be appropriate for events with building works in progress and with reduced car parking facility. Mayoral and other Council events should be able to continue.
- 5.4 The Council will need to deliver its obligations under the Housing Zone grant (as detailed appendix 1, para 3.7) and also with requirement to recycle benefits of having the grant across the Hounslow Housing Zone by 2025
- 5.5 The new office space and facilities outlined in para 4.1 above, recognises the future requirements arising from the WorkSmart (services and operations) programme to be progressed in the interim period prior to the new office being completed (August 2018). The WorkSmart project includes implementation of new ICT systems as well as changes to the way staff use space within the building (desk sharing, homeworking) and is an associated project to be able to operate within the reduced new Civic building space.
- 5.6 Additional associated activities will be the relocation of the Council's document archives via scanning or off-site storage
- 5.7 The proposals include the relocation of Hounslow lending library from the Treaty Centre to the new Civic building.

- 5.8 A budget will be required for project management and professional services to ensure the delivery of the schemes in accordance with the Development Agreement, in budget, to deadlines and meeting all necessary quality and compliance requirements (see para 6.1.3 and 6.1.4 below).
- 5.9 A budget will also be required for fixtures, fittings and equipment, together with ICT which sit outside of the Development Agreement (see para 6.1.3 and 6.1.4 below).
- 5.10 The combination of a new building and changed working practices will reduce the annual operational costs for the Civic Centre building below existing levels c. £2.3m, with forecasts cost for the Bath Road car park site £1.3m pa which includes an allowance for a sinking fund for maintenance of the building which is currently not applied to the current building (hence £17m requirement for maintenance works).
- 5.11 The existing Civic Centre property would require £17m of maintenance works if a new office is not provided. Also the existing building layout will not provide the customer services requirements and efficient operational functionality now believed necessary.
- 5.12 A new Civic Centre offers significant other benefits:-
- It will provide a boost to the regeneration of Hounslow Town centre through greater footfall of staff and residents
  - It will bring to an end to the isolation of the Civic headquarters from commercial centre of the Town
  - The Council will be able to combine the library and a registrar service with the new Civic Centre to create a strong community space
  - It provided more additional housing above and beyond other options
  - It is likely to be the most attractive option to potential partners (CCG, Police, Council contractor staff etc)

## **6. Financial Details**

### **6.1 Financial impact on the Budget**

The following types of costs will need to be reflected in the Council's budgets via the Medium Term Financial Strategy:

#### **Developer's Funding Gap**

- 6.1.1 This is the difference between the sale proceeds of the Lampton Road site and the cost of building and fitting out the new Civic Building. Under the Development Agreement it is intended that the Funding Gap is payable to BY Development Limited at practical completion of the new Civic building. This is scheduled to be around August 2018.
- 6.1.2 The amount of the Funding Gap acknowledges that the Housing Zone grant from the GLA is paid to Notting Hill Housing Trust, which is most operationally

efficient and cost effective for the Council. The net cost to the Council of the Funding Gap is £10.5M.

### **The Council's project and other costs**

6.1.3 As set out in paragraph 5.8 and 5.9 these are the costs the Council will incur in the period up to occupation of the Civic Centre for professional fees from August 2015 for the management of the construction and fitting out of the Civic building, setting up the ICT infrastructure for the new building, decommissioning the ICT infrastructure in the current Civic centre, furniture, office moves and provisions for some specific costs that the Council is responsible for under the Development Agreement.

6.1.4 These costs are estimated at £6.6M in the period 2015/16 to 2019/20. This estimate has not changed since the July 2015 Cabinet report.

### **Related programmes**

6.1.5 Decisions on the roll out of the Worksmart programme are due to be made in November 2015 following the evaluation of the pilot which starts in July 2015. The cost of the Worksmart programme is dependent on decisions to be made following the pilot about the purchase of technology and communications software and furniture. Current estimates, which assume the roll out of equipment and technology as per the pilot, suggest that costs would be up to £5.9M over the period 2015/16 to 2017/18.

6.1.6 The ICT roadmaps due to be presented to Cabinet in November 2015, as part of the updating of the Council's ICT Strategy, include projects to move more of the Council's data storage out of the data centre based at the Civic Centre as servers and other infrastructure becomes due for replacement.

6.1.7 There will be costs of relocating Hounslow library from the Treaty Centre to the Civic building. If the Council is able to secure release from its lease at the Treaty Centre this will generate savings in building running costs to offset the cost of the relocation.

6.1.8 The historic paper based archive records held in the basements at the Civic Centre will need to be reviewed and either disposed of securely, scanned and stored electronically or moved to another site.

6.1.9 The options for the relocation of the Registrars service from 88 Lampton Road have been evaluated and were approved by Cabinet in May 2015.

### **Impact on the Council's ongoing revenue budgets**

6.1.10 The change in use of Bath Road car park is expected to lead to a reduction in car parking income. The car park generated income of £162K in 2014/15. The Civic Centre visitor's car park will also be closed in mid-2016. This generated income of £104K in 2014/15. The income generated from staff

parking in the Civic Centre multi storey car park will also cease in 2018. The level of overall reduction in parking income to the Council will depend on the extent to which customers and staff choose to use alternative car parking facilities that are operated by the Council.

- 6.1.11 The closure of the Lampton Park Conference Centre will also limit the Council's ability to generate income from external events run at the Civic Centre.
- 6.1.12 In 2018/19 there will be dual running costs from running the Civic Centre and new Civic offices for a period whilst the Council's operations are moved to the new offices. Initial estimates are that these costs will be around £1.1M.
- 6.1.13 From 2019/20 the running costs of the Council's Civic offices will reduce through moving to a significantly smaller building with a more energy efficient design and modern heating and air conditioning systems.

## **6.2 Comments of the Director of Finance and Corporate Services**

- 6.2.1 The building of a new Civic building at Bath Road car park and sale of the Lampton Road site for residential development has financial implications for the Council's revenue and capital budgets in the short, medium and long term.
- 6.2.2 By approving the recommendations in this report Members are committing to a scheme that will run for a 7 year period to 2022 which may be adversely affected by the risks outlined in section 10, many of which are out of the Council's control. Due to the length of the programme and the costs of some associated projects being difficult to quantify until they are further progressed it is difficult to project all of the associated costs and benefits.
- 6.2.3 Whilst the move to a smaller Civic office with a more energy efficient design should deliver savings in building running costs the Council will not have the benefit of these savings until 2019/20.
- 6.2.4 In that context it is important that:
- The Council's expectations of the new building are managed at the RIBA Stage 3 costing to avoid cost escalation prior to construction
  - The costs of associated projects are carefully managed and regularly monitored
  - The Medium Term Financial Strategy is updated to reflect unforeseen costs, the costs of associated projects and savings that are delivered by them
  - The delivery of the Council's obligations under its Housing Zone funding agreements with GLA.
- 6.2.5 The last update of the Medium Term Financial Strategy reported to Cabinet in September 2015 reflected the Developer Funding gap (£0.4m) as reported to Cabinet in July 2015 and the latest estimates for other costs associated with this scheme (£6.6m).

- 6.2.6 The increase in the developers funding gap of £3.5M will need to be funded through increased borrowing. The increased interest and principal repayment costs will be a cost to the Council's revenue budget. The extent of the increased costs will depend on the interest rates at the time the developer funding gap needs to be paid.

## **7. Legal Details/Comments of the Head of Governance**

- 7.1 The title reports for both areas of land which are the subject of this report will reveal whether either site is or may be affected by third party rights including covenants (see further 14 below regarding this). Such third party rights may delay or inhibit the proposed use or development of the land. Accordingly, it is recommended that (pursuant to section 122 Local Government Act 1972 and section 227 Town and Country Planning Act 1990) authority be delegated to the Executive Director REDe for consideration to be given by him as to whether some or all of the land should be appropriated for planning purposes prior to its disposal.
- 7.2 Pursuant to section 237 of the Town and Country Planning Act 1990, appropriation for planning purposes would enable the land to be developed and used notwithstanding interference with the rights of third parties (subject, if appropriate, to the payment of compensation to those third parties on the statutory basis).
- 7.3 If either area of land is designated as Metropolitan Open Land and is "open space" for the purposes of sections 122(2A) and 123(2A) of the Local Government Act 1972, prior to the appropriation or disposal of the land, the proposed disposal and/or appropriation should be advertised for no less than a period of two weeks in a local newspaper circulating in the Council's area. Any objections received would need to be considered in accordance with the relevant provisions set out in the 1972 Act as explained in the main body of this report.
- 7.4 The recommendation is to delegate responsibility to the Executive Director REDe to consider whether appropriation is required and to consider any objections which may be received. It is confirmed that Cabinet may delegate in this way under the section 9E of the Local Government Act 2000 as amended.
- 7.5 There are statutory requirements to be met when considering appropriation and the Executive Director REDe would need to evidence compliance with these when recording his decision including showing that the consultation has been carried out lawfully, was undertaken when the relevant proposal was still at a formative stage, adequate information was provided to the consultees to enable them to properly respond to the consultation exercise, consultees were afforded adequate time in which to respond and that the decision-maker has given conscientious consideration to the consultees' responses. A decision

cannot be challenged unless it is made in bad faith or if it is a decision that no reasonable person could possibly have taken.

7.6 The Council has wide powers to improve the economic social or environmental wellbeing of its area under section 2 of the Local Government Act 2000. In addition there is the general power of competence under section 1 of the Localism Act 2012 which enables the Council to act in the same manner as another legal person unless expressly prohibited not to do so.

7.7 In considering the recommendations Cabinet will need to be aware that it is committing to a scheme that will run to at least 2022 and must therefore conscientiously consider and take into account those risks outlined in paragraph 10 and the effective lack of control the Council has over many of these. The Council has a fiduciary duty to its residents and taxpayers and should take this into account in reaching its decision. A programme of close review will be essential to demonstrate compliance with the Council's corporate governance responsibilities.

## 8. Value for Money

8.1 The existing Civic Centre is expensive to run, with annual costs of circa. £2.3m p.a. The building would require £17m of maintenance works if it were to continue as home to the Council for the foreseeable future.

8.2 Bouygues have had their costs for the new Civic building appraised in detail to 2 recent completed Civic Centre schemes (Brent and Camden) and other recent Civic buildings elsewhere and Hounslow's costs benchmark very favourably.

## 9. Sustainability Impact Appraisal

9.1. The 919 new housing units at Lampton Road site will make a significant contribution to the Council's target of delivering 12,330 additional dwellings by 2030.

## 10. Risk Management

Risks	Controls
Notting Hill Board have to approve their revised financial model in Nov	Board member briefings by executives.
Civic building cost escalation as a result of changes to scope /new requirements	Value engineering scheme to maintain budget. Tight project management of programme delivery.
Planning conditions and/or planning time delays and in particular massing with up to 9 floor blocks	Planning Briefs already been to Public Consultation and further consultation due pre-application in November
Note: The Civic Offices and residential schemes are not	Close involvement with Planning officers during the design phase

<p>financially viable if they do not proceed together. Eg If planning permission is not given for 919 units on the Lampton Road site the Civic Offices a scheme may not be financially viable. If planning permission is delayed on one scheme the other cannot proceed. Delays in starting the scheme increase the risk of costs escalating due to building cost inflation and interest rate increases</p>	
<p>Civic costs exceed developers provisions where applicable</p> <p>Note: Developers provisions relate to –</p> <ul style="list-style-type: none"> <li>• Contaminated land removal</li> <li>• Right of light claims</li> <li>• Highways works</li> <li>• Finance cost increases</li> <li>• CIL inflation costs</li> </ul>	<p>Specialists reports obtained and use of trade indices where applicable to identify provision amounts. Value engineering scheme to maintain budget once works start. LBH contingency finance within LBH budgets</p>
<p>Civic additional works and time delays due to eg archaeological findings</p>	<p>Specialists reports obtained to identify provision amount. LBH contingency finance within LBH budgets. Close liaison with all partners to mitigate.</p>
<p>Housing Zone grant funding delivery conditions</p> <p>Note: The only financial risk to the Council occurs in the event of Notting Hill completing Phase 1 but not being able to fully develop phase 2 by 2025 (programmed by March 2022) due to a long term force majeure event and GLA seeking clawback from the council. Proportionate clawback would apply in respect of the number of units not completed compared with the total number due.</p>	<p>Mitigated by GLA funding direct to Notting Hill. Tight project management of programme delivery.</p>
<p>Enabling activities for vacant possession of sites and to fit-in new Civic</p>	<p>Frequent review of enabling delivery programmes. WorkSmart programme due to complete 12 months prior to move.</p>

## 11. Links to Council Priorities

Pledge 3: Deliver major regeneration to Hounslow Town Centre	Summer 2018
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## 12. Equalities, Human Rights and Community Cohesion

- 12.1. The Council has given due regard to its Equalities Duties, in particular with respect to general duties arising pursuant to the Equality Act 2010, section 149. Having due regard to the need to advance equality involves in particular, to the need to remove or minimize disadvantages suffered by persons who share a relevant characteristic that are connected to that characteristic.
- 12.2. The Council has considered the relevance to the proposal to the provisions of the Equality Act 2010 and the Human Rights Act 1998 and concluded that Equalities Duties and the Human Rights Articles are engaged by this proposal but that throughout the project consideration will be given to ensuring there is no disadvantage to anyone with a protected characteristic.

### **13. Staffing/Workforce and Accommodation implications:**

- 13.1 The new office space and facilities outlined above, recognise the future requirements arising from the WorkSmart (services and operations) programme to be progressed in the interim period prior to the new office being completed (projected August 2018).

### **14. Property and Assets**

- 14.1 The Council has commissioned full reviews of the legal title to the Bath Road and Lampton Road sites, and appropriate rights to light reports. Those title reviews and reports have identified certain third party rights and/or covenants, including potential rights to light claims, which have the potential to interfere with the proposed development. It is therefore considered necessary (subject to appropriate consultation as proposed) to appropriate each site under the relevant provisions of the Town and Country Planning Act 1990, in order to prevent those third party rights from potentially interfering with or preventing the proposed development, subject to payment of statutory compensation to those established as having the benefit of those rights.
- 14.2 No additional comments to those in the body of this report.

### **15. Any Other Implications**

None

### **16. Consultation**

- 16.1. Public Consultation Briefs were made available for each site in January/February 2015 for comment, following which they were reviewed and accepted by Planning Committee 26<sup>th</sup> February.
- 16.2. Building user consultations took place July to September to identify detailed requirements for the new Civic building design and layout.
- 16.3. Public, members and staff consultations planned for November 2015 to inform the planning applications for both sites in December 2015

## 17. Timetable for Implementation

<b>Business case to Cabinet</b>	<b>July 2015</b>
Development Agreement Signed	Dec 2015
Design Requirements to RIBA stage3	Apr - Oct 2015
<b>Cabinet:Price Variations</b>	<b>Nov 2015</b>
Planning & Building Regulations	Dec - Apr 2016
Construction Starts – New Civic	July 2016-18
Housing Development Starts	July 2016
Housing – first 178 units completed	Mar 2018
Housing – further 741 units completed	2022

## 18. Appendices

- Appendix 1 – historical background to 7th July 2015 Cabinet decision
- Appendix 2 – schematic new building Bath Road car park site
- Appendix 3 – schematic housing development on existing Lampton Road site
- Appendix 4 – Bouygues consortium partners profiles

## 19. Background Information

None in addition to Appendix 1.

**REPORT ENDS**