

LONDON BOROUGH OF RICHMOND UPON THAMES

CABINET

DATE: Thursday, 15 November 2018

REPORT OF: LEADER OF THE COUNCIL

TITLE OF DECISION TWICKENHAM RIVERSIDE

WARDS: South Twickenham; St Margarets and North Twickenham; Twickenham Riverside; West Twickenham;

KEY DECISION?: YES

IF YES, IN FORWARD PLAN?: YES

For general release

1. MATTER FOR CONSIDERATION

- 1.1 This report provides Cabinet with an update on the proposed approach to the regeneration of Twickenham Riverside. It sets out details of: a Design Competition for the selection of a new architect; arrangements for community involvement; the process to develop the design brief; and required funds
- 1.2 The recommendations in this report were considered by the Housing, Community Safety and Environment Overview and Scrutiny Committee on 29 October 2018. The Committee considered and noted the recommendations to Cabinet in the report and added the following recommendation:
- The local resident with technical expertise on the Twickenham Riverside Design Group (referenced in paragraph 3.8 below) should be independent (no ties to any group demonstrating bias).

2. RECOMMENDATIONS

- 2.1 That Cabinet:

- Approves the instruction of RIBA Competitions to run the Design Competition route to appoint an architect for the Twickenham Riverside site.
- Approves the establishment of the Local Stakeholder Reference Group, to be made up of community groups with an interest in the Riverside regeneration.
- Approves the establishment of the Twickenham Riverside Design Group to sign off the Brief and form the evaluation panel for the Design Competition.
- Approves the resources (detailed 3.15 – 3.18) required to undertake the Design Competition, including the commission of external consultants to support the Competition process, required survey work and delivery of associated community and stakeholder engagement. These costs to carry this out are estimated to be £210,659 and to be met from Uplift approved funds.

3. DETAIL

- 3.1 Following the local elections in May 2018 the existing Planning Application for the site, which achieved a “minded to grant” status at Planning Committee in March 2018, was withdrawn. The new Administration considers regenerating Twickenham Riverside a priority and believes that the site has more to offer, and could be better used, than was seen in the previous Planning Application.
- 3.2 The development of Twickenham Riverside has a long and contentious history. Over the nearly 40 years history of the site, since the closure of the public swimming pool, there have been a number of proposals and, particularly in more recent years, several periods of consultation on the future of the site. The intention going forward is to build on what the Council has already heard and understand what has not been heard, to come up with a proposal that works for all residents. A proposal that makes best use of the whole site; one that helps transform the town centre, improves the local economy, enhances resident’s experience of the town, makes Twickenham a destination for something other than rugby and finally finds a solution for this unique riverside location.

Design Competition and Project Programme

- 3.3 It is proposed that to select an architect for the Twickenham Riverside site that the Council will run a Design Competition. The selection process is to be as transparent as possible, with decisions to be made in an open manner with residents invited to comment on the designs. In order to ensure that this competition attracts the very best architects and designs are expertly judged, approval is sought from Cabinet to instruct RIBA (Royal Institute of British Architects) Competitions to run the competition.
- 3.4 RIBA Competitions have extensive experience and are a widely recognised provider of architectural competitions, delivering high profile selection processes for both the private and public sector clients. Their service is flexible, offering expert guidance, as well and advise throughout and they have multiple routes to promote competitions.
- 3.5 Following the agreement of the updated Design Brief by the Evaluation Panel (Twickenham Riverside Design Group – see 3.8 – 3.11), with input from the appointed RIBA advisor (see 3.9), a minimum of five architects will be selected from the first phase of the process. Companies selected would then be required to submit a report and financial appraisal. These submissions would be open for public comment and will be evaluated by the Twickenham Riverside Design Group, with RIBA providing advice and guidance. It is important to note the Twickenham Riverside Design Group will have a strict procurement process and marking criteria to follow. An architect would then be appointed, following recommendation to the appropriate Council body, and invited to develop a design. The outcome of this design process would be subject to further public consultation.
- 3.6 It is likely that public engagement at the appropriate stages will be in the form of drop in sessions and designs will be made available on the Council website. Shortlisted architects will be asked to attend an informal session to present their designs and answer public questions. Shortlisted architects who

are not successful in the Design Competition will be paid a fixed nominal honorarium.

- 3.7 The below table gives the proposed programme timeline of events should the Council progress with the Design Competition approach. Please note that these dates are subject to change.

Date	Event / Action
Nov 2018	Engage RIBA to deliver design competition
Nov-Dec 2018	Establish the Twickenham Riverside Design Group (evaluation panel) and Local Stakeholder Reference Group
Dec 2018	Prepare final design brief and sign off by Twickenham Riverside Design Group
Dec 2018 - Jan 2019	Commence competition phase 1
Dec 2018 -Jan 2019	Expression of interest period for bidders, to be advertised by RIBA
Jan-Feb 2019	Evaluate and shortlist bidders
Jan-Feb 2019	Finalise phase 2 documentation
Feb 2019	Invite the five shortlisted bidders to phase 2
End Mar 2019	Submission of designs
Mid Apr-May 2019	Public consultation
May-Jun 2019	Evaluation and presentation to the Twickenham Riverside Design Group
Mid Jun 2019	Preferred bidder selected
End Jun 2019	Architect appointed

The Twickenham Riverside Design Group

- 3.8 The Twickenham Riverside Design Group – the competition evaluation panel – will be established to manage the Design Competition and evaluate architects' proposals for the Twickenham Riverside site; they will also be required to sign-off the Design Brief. The panel will require local and expert knowledge and be as transparent as possible in its decision making. The size of the panel will be limited to seven, with full panel members named at the time of the competition launch. The proposed members of the Design Group are as follows:

- Leader of the Council (Panel Chairman) – Cllr Gareth Roberts
- Cabinet Member for Environment, Planning and Sustainability – Cllr Martin Elengorn
- Cabinet Member for Business, Economy and Employment incl. Property – Cllr Geoff Acton
- Twickenham Riverside Ward Councillor – TBC
- Local Stakeholder Reference Group representative – TBC
- Local resident with relevant technical experience – TBC

- Technical expert appointed by RIBA ‘Architect Advisor’ – TBC
- 3.9 Councillors on the panel will select the technical expert appointed from a shortlist of experienced design professionals provided by RIBA. RIBA Competitions use skilled and impartial advisers to help clients prepare the competition brief and judge entries. The Architect Adviser will be an RIBA Chartered Member who:
- Is typically a senior partner, principal or founding director
 - Is widely recognised within the profession and highly regarded by their peers
 - Has knowledge of the competition system and the ability to interpret and frame competition briefs
 - Has experience of design critique, assessing design excellence and wide breadth of knowledge / appreciations of different architectural styles.
- 3.10 The local resident with technical experience will be appointed by relevant Councillors and will be chosen based on their experience of design, experience of professionally judging design competitions and knowledge of Twickenham and the local area.
- 3.11 Other consultants will be appointed as required to support the process with information that may be required by bidders and provide technical support to the Design Group.

The Local Stakeholder Reference Group

- 3.12 The Local Stakeholder Reference Group, referenced above, will be established to formalise the Council’s engagement with the various community groups in Twickenham with an interest in the future of the Twickenham Riverside site. The meetings of the Group will be chaired by the Leader of the Council and the Group will feed into the design process through an appointed representative to sit on the Twickenham Riverside Design Panel. It is proposed that the Group will decide themselves who will represent them, but it is suggested that expressions of interest should be required and judged against an agreed set of criteria, to include, but not limited to:
- Evidence of strong links to the local community and the ability to represent varied views
 - Time and commitment
 - Relevant experience and knowledge of design
 - Twickenham resident with knowledge of the town and the surrounding area

Adjacent Neighbours

- 3.13 In order to make the redevelopment of Twickenham Riverside a success and ensure a whole site solution the Council will work very closely with the Twickenham Riverside Trust, who hold the lease of the Diamond Jubilee Gardens, the owners of 3-33 King Street and Eel Pie Island through the Eel Pie Island Association which represents the residents and businesses on the Island. It is proposed that the Council regularly meet with these adjacent neighbours to ensure that they are able to feed into the design process at

every stage and that their comments are considered by the evaluation panel when considering designs. The bespoke engagement with these partners will be agreed with them directly.

The Design Brief

- 3.14 It will be the responsibility of the Twickenham Riverside Design Group to sign off the Design Brief. The Council has heard a lot from residents, businesses and stakeholder groups in the past and the intention is not to ignore these comments and start again, but rather build on and improve the existing Brief. The Brief will be developed with the assistance of RIBA Competitions and Twickenham Riverside Design Group members will be asked to review, refine and ultimately sign-off prior. Bidders will also have to consider relevant planning documentation, such as the Twickenham Area Action Plan (TAAP).

Costs

- 3.15 The resources required to undertake the Design Competition, and the commissioning of survey work and consultants to support the Competition, is estimated to be in the region of £202,125 as set out in the below breakdown. It is also estimated that costs for delivering the associated community and stakeholder engagement will be £8,534. These costs will be met from Uplift approved funds. Following this, approvals for any further funds will be sought from Cabinet to take the scheme through to a Planning Application with the appointed architect.
- 3.16 The estimated Design Competition fees can be summarised as follow:

<i>Design Competition fees (est.)</i>	£70,000
<i>Project Management</i>	£57,500
<i>Other supporting consultants</i>	£50,000
<i>Allowance for surveys</i>	£15,000
<i>Contingency (5%)</i>	£9,625

Total	£202,125
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- 3.17 The estimated consultation fees can be summarised as follow:

<i>Design re-brand for whole campaign</i>	£960
<i>Development of Board template</i>	£420
<i>Publicity (Posters / leaflets) for 1 consultation</i>	£1,500
<i>Exhibition Board printing</i>	£950
<i>Other printing</i>	£500
<i>Consultation room booking (Clarendon)</i>	£3,428
<i>Contingency (10%)</i>	£776

Total	£8,534
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- 3.18 Estimated total fees sought approval for are £210,659

4 FINANCIAL IMPLICATIONS

- 4.1 The site comprising 1, 1A, 1B King Street and 2/4 Water Lane was purchased by the Council in October 2014 for a total cost (including Stamp

Duty Land Tax) of £6.84 million using Area Uplift capital programme funding. The intention was for the site to be redeveloped with the expectation that the Council would recover all costs incurred in relation to the sites acquisition and redevelopment.

- 4.2 In October 2017 Cabinet approved the recommendation that the Council assume full development responsibility for the scheme throughout the delivery phase to retain control over design quality and reduce development costs. "Minded to grant" status was awarded at Planning Committee in March 2018. The estimated viability position for the scheme showed an estimated net cost to the Council in the region of £1m and that the site acquisition costs of £6.84m would not be recovered.
- 4.3 To date costs of £1.15m have been incurred on feasibility studies and development of the scheme which received "minded to grant" status in March 2018. The feasibility costs incurred in 2017/18 (£934,000) were not able to be capitalised. The expenditure to date in 2018/19 is £210,000 and these revenue costs will be financed from the Area Uplift reserve.
- 4.4 Estimated fees of £210,659 are set out in this report for the Design Competition. It is unlikely that these costs could be capitalised. Further expenditure would be required to develop the scheme further. To October 2017 Cabinet had approved budgets of £2.186m for design development, consultation and engagement and site preparation works. It is therefore likely that similar expenditure levels can be anticipated to be required for a new scheme.

5. PROCUREMENT IMPLICATIONS

- 5.1 The Head of Procurement confirms the arrangements for the procurement of RIBA Competition shall follow the requirements of the Council's Procurement Regulations which permit low value direct awards where circumstances indicate that will facilitate the best possible outcome.

6. LEGAL IMPLICATIONS

- 6.1 Competitions for contracts for services should be advertised in accordance with the Council's standing orders and where above the threshold of £181,302 in the Official Journal of the European Union and in any event the competition must be in accordance with the requirements of the Public Contracts Regulations 2015.
- 6.2 Procurements below the threshold as are stated above in 3.14 should be conducted in a manner that is compliant with the fundamental treaty principals of transparency (equality of treatment, transparency, mutual recognition and proportionality) and compliant with the Council's Contract Standing Orders.

7. CONSULTATION AND ENGAGEMENT

- 7.1 The Council is committed to listening to residents and businesses to ensure their varied aspirations are reflected in the proposals for this important site. There have been numerous consultations over the past few years and as the process outlined above details there will be further periods at the appropriate

times during the Design Competition process. The Planning process also allows for public comments.

8. WIDER CORPORATE IMPLICATIONS

8.1 POLICY CONSIDERATIONS

The Twickenham Area Action Plan (TAAP) covers Twickenham town centre, including the Twickenham Riverside (former pool) site and south King Street. The TAAP provides the planning framework for achieving the revitalisation of the town centre through the redevelopment of key sites. It is a statutory land use plan and its scope includes policies for the use of land and buildings, as well as development and design guidance for key sites. In relation to the Twickenham Riverside site the Plan aims to bring this derelict site back into active use, by delivering a mix of uses, including town centre uses, leisure / café use, residential and open space, including a public square or other civic space. The aim is to take advantage of the site's riverside location, improving links between this area and the core of the town.

8.2 RISK CONSIDERATIONS

There are numerous risks associated with a development and procurement. A full risk register is being produced as part of the project management controls for the project.

8.3 EQUALITY IMPACT CONSIDERATIONS

An initial screening for relevance will be undertaken across the whole programme to help inform decisions as the proposals are developed in more detail.

Any development, including its access / egress, will be built to comply with all modern construction standards and be fully accessible.

8.4 ENVIRONMENTAL CONSIDERATIONS

If required, any proposal will follow the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

8.5 DIGITAL IMPACT /CONSIDERATIONS

Digital platforms, such as the Richmond Council website and social media, will continue to be used to engage with the local community.

9. BACKGROUND INFORMATION:

Further information on the background to the project can be seen on the Council's webpages: www.richmond.gov.uk/twickenham_rediscovered

10. BACKGROUND PAPERS

None.

11. APPENDICES

None.

12. CONTACTS

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