

26 April 2022

Homes for Lambeth is putting together the best possible project team to work with residents to design the new estate; this is often called masterplanning.

As a part of this, following a competitive tender process, Homes for Lambeth has appointed PRP to work with residents to design the new estate. The masterplan will be developed using a co-design approach, working with residents and local stakeholders to deliver a plan that will improve the lived experience for the existing residents whilst also delivering new council and affordable homes to tackle the housing crisis.

The appointment of PRP follows several 'select the architect' workshops held on Central Hill since December 2021. More than 150 residents took part in our consultation on how they would like to be involved in the masterplanning process and provided their feedback.

Volunteer residents from Central Hill, plus representatives from Lambeth Council and Homes for Lambeth, looked at various aspects of the bids assessing things like the architects' experience and proposals. Resident volunteers were involved in scoring the bidders' community engagement experience and their proposals to deliver additional benefits to the community – this is sometimes called social value.

Over the coming weeks and months, Homes for Lambeth will talk with you about how we can work together and when and how the key decisions about the future of the estate will be made. There will be many ways to get involved – we want to make sure there's something that suits everyone. Central Hill's Future hasn't been decided yet – this is your invitation to help shape that future.

In this document you will find reports, documents and notes from this process. These are:

- Pages 2-3 The timeline for the process
- Pages 4-13 The feedback report from resident involvement
- Pages 14-21 Presentations from the 11 January 2022 meeting
- Pages 22-24 Notes from the 11th January 2022 meeting
- Pages 25-41 Tender Evaluation Guidance
- Pages 42-45 Resident Evaluation and Moderated Score for bidder A, B and C
- Pages 45-51 Feedback on process to residents on the 11 April 2022

Timeline of Central Hill Resident Architect Procurement Meetings since January 2022

Introduction - Architect selection process

PPCR were asked to bring together a group of residents keen to get involved in the selection of the architects who would develop the Masterplan for Central Hill. Invitations to attend an introductory ZOOM meeting were sent to residents who had attended – or shown interest in - PPCR workshops focusing on Master Planning and the Selection of Architects or had provided their contact details to PPCR at one of the exhibitions.

PPCR also invited residents who had indicated in their residents' survey that they might be interested in getting involved in the REP (63). Of all the residents invited, 12 responded to the invitation and 7 attended the meeting and 5 wanted to be involved in the selection process going forward.

Homes for Lambeth were keen to extend the group and asked PPCR reach out to a wider section of the Central Hill community. PPCR sent out reminders/invitations to residents who had attended the exhibitions and shown interest earlier (18) but none responded.

PPCR would like to thank the 5 residents that attended the Architects Selection Tender Evaluation Guidance on 26 January 2022 and the 4 residents that attended both the Evaluation of Architects Resident Moderation on 7 February 2022 and Resident and Homes for Lambeth Moderation on 15 February 2022.

11 January 2022 – Central Hill Zoom Session - Regeneration History and Where We are Now

Resident Attendees – Peter Culley, Florence Concepcion, Catherine Pengelly, Sabine Mairey, Lisa Doyley, Diane Skidmore, Jeavon Moo-Young

Please see minutes and presentation.

26 January 2022 – Architects' Selection – Tender Evaluation Guidance Introductory Session

Resident Attendees – Sabine Mairey, Lisa Doyley, Florence Concepcion, Jeavon Moo-Young, Pete Elliott

No Minutes were taken, as this was a Training Session.

Please see the Evaluation Guidance presentation

7 February 2022 – Evaluation of Architects – Resident Moderation

Resident Attendees - Sabine Mairey, Lisa Doyley, Florence Concepcion, Pete Elliott

Due to procurement no Minutes were taken, however comments were captured along with agreed Resident Moderated scores.

Please see the scores and comments.

15 February 2022 – Evaluation of Architects – Moderation Residents/HFL/LBL

Resident Attendees - Sabine Mairey, Lisa Doyley, Florence Concepcion, Pete Elliott

Due to procurement no Minutes were taken, however HFL agreed to all the scores put forward by the residents' moderation and no changes to scores took place to the residents moderated scores.

Please see the scores and comments, same as above*

11 April 2022 – Central Hill Procurement of Architect Feedback to Resident Panel

No resident Attendees

Please see the presentation prepared by Homes for Lambeth which was circulated to the Residents Panel.

Central Hill - Resident feedback on architect selection

Introduction

Residents of Central Hill were consulted on the architects that will work with them to design the masterplan for their estate. This consultation was carried out in several ways, including:

- A mailing to all residents which included summary information from the bidding architects and a hard copy responses form
- An online response form with the same summary information on the Homes for Lambeth website that was sent to residents as well
- Two exhibitions where the architect teams were available to discuss with and respond to resident comments and give feedback via the same response form
- And an online meeting where residents could ask questions of the bidding architects. At the end of the meeting residents were reminded to complete the online response form

Response from residents

The residents were asked to score the architects in several areas. These were:

Design: Design quality and proposed approach

Experience: Proposed team and company based on what they have done elsewhere

Resident consultation: Experience in involving residents in the design going forward

Social value: Benefits for residents on the estate

In scoring the architects, residents were given the following guide:

1. Unsatisfactory: Doesn't meet the requirements
2. Poor: Meets some of the requirements, but not all
3. Satisfactory: Meets the requirements, but doesn't show a full understanding of the estate and residents needs
4. Good: Meets the requirements and show and sufficient understanding of the estate and residents needs
5. Excellent: Exceeds the requirements and shows an understanding of the needs of the estate and residents needs

In addition, for each architect, residents were asked if they had 'Any Comments?'

The scores were given to those evaluating the bids. This meant that residents' views were considered when the bids were evaluated. The consultation opened on 6 December 2021 and ran until midnight 7 January 2022. 25 residents provided feedback.

The result of this feedback is summarised below

BIDDER A

1) Design: Design quality and proposed approach

Row Labels	Number of responses
0 Blank	3
1 Unsatisfactory	2
2 Poor	0
3 Satisfactory	2
4 Good	11
5 Excellent	7

2) Experience: Proposed team and company based on what they have done elsewhere

Row Labels	Number of responses
0 Blank	3
1 Unsatisfactory	1
2 Poor	0
3 Satisfactory	4
4 Good	14
5 Excellent	3

3) Resident consultation: Experience in involving residents in the design going forward

Row Labels	Number of responses
0 Blank	4
1 Unsatisfactory	2
2 Poor	0
3 Satisfactory	5
4 Good	9
5 Excellent	5

4) Social value: Benefits for residents on the estate

Row Labels	Number of responses
0 Blank	4
1 Unsatisfactory	2
2 Poor	1
3 Satisfactory	3
4 Good	9
5 Excellent	6

BIDDER B

1) Design: Design quality and proposed approach

<u>Row Labels</u>	<u>Number of responses</u>
0 Blank	0
1 Unsatisfactory	3
2 Poor	0
3 Satisfactory	3
4 Good	6
5 Excellent	5

2) Experience: Proposed team and company based on what they have done elsewhere

<u>Row Labels</u>	<u>Number of responses</u>
0 Blank	0
1 Unsatisfactory	1
2 Poor	1
3 Satisfactory	4
4 Good	6
5 Excellent	5

3) Resident consultation: Experience in involving residents in the design going forward

<u>Row Labels</u>	<u>Number of responses</u>
0 Blank	0
1 Unsatisfactory	3
2 Poor	2
3 Satisfactory	2
4 Good	5
5 Excellent	5

4) Social value: Benefits for residents on the estate

Row Labels	Number of responses
0 Blank	0
1 Unsatisfactory	3
2 Poor	1
3 Satisfactory	3
4 Good	7
5 Excellent	3

BIDDER C**1) Design: Design quality and proposed approach**

Row Labels	Number of responses
0 Blank	0
1 Unsatisfactory	3
2 Poor	1
3 Satisfactory	5
4 Good	4
5 Excellent	2

2) Experience: Proposed team and company based on what they have done elsewhere

Row Labels	Number of responses
0 Blank	0
1 Unsatisfactory	0
2 Poor	3
3 Satisfactory	5
4 Good	6
5 Excellent	1

3) Resident consultation: Experience in involving residents in the design going forward

Row Labels	Number of responses
0 Blank	0
1 Unsatisfactory	2
2 Poor	2
3 Satisfactory	5
4 Good	6
5 Excellent	0

4) Social value: Benefits for residents on the estate

Row Labels	Number of responses
0 Blank	0
1 Unsatisfactory	3
2 Poor	0
3 Satisfactory	4
4 Good	7
5 Excellent	1

5) Appendix:

Any further comments about BIDDER A?

No
Focus on sustainability and greenery is very positive
<p>None of the architects were satisfactory because the brief that they have been given was not supported by the residents and the residents had no say in the architect selection process and what would be important for them.</p> <p>Residents have been assured that they will be involved - a check box survey like this is not adequate feedback, there has been no explanation about the process and how the scoring will be used, what weightings there are and it all just demonstrates the utter disregard that HfL has for residents views.</p> <p>Nothing residents have said in so far in the last 7 years has changed any approach or design and HfL management and those driving things through against the wishes of residents and against their interests should be ashamed of themselves.</p> <p>Resident engagement has been an utter sham. It has been propaganda, spin and false promises. There has been no attempt to educate and train residents in what to look for; the 'newsletters' through doors have not informed residents in respect of the planning that is going on and what is useful for them.</p> <p>Bidder A are involved with [REDACTED] and that has been an utter disaster in terms of resident satisfaction, engagement, design, influence so absolutely not.</p>
They had many great ideas, but some have a few issues with them.
The company being local seems to know the area and has given some points in their presentation which drew including their focus of; better access, security, community spirit and making the most of the views for all residence.
Unnecessary gentrification
Keep these Guys
Best for asking residents what they like
Nice approach. It will be good to see people living in the property they love
Really liked this one.
Aaaah Bidder A.

Any further comments about BIDDER B?

Hands down the clearest, most professional presentation. There was no time to get into the substance of any of the proposals, but Bidder B gave the impression that they had put the most time and thought into what they were proposing. The multi-generational homes were a very good idea
No
<p>None of the architects were satisfactory because the brief that they have been given was not supported by the residents and the residents had no say in the architect selection process and what would be important for them.</p> <p>Residents have been assured that they will be involved - a check box survey like this is not adequate feedback, there has been no explanation about the process and how the scoring will be used, what weightings there are and it all just demonstrates the utter disregard that HfL has for residents views.</p> <p>Nothing residents have said in so far in the last 7 years has changed any approach or design and HfL management and those driving things through against the wishes of residents and against their interests should be ashamed of themselves.</p> <p>Resident engagement has been an utter sham. It has been propaganda, spin and false promises. There has been no attempt to educate and train residents in what to look for; the 'newsletters' through doors have not informed residents in respect of the planning that is going on and what is useful for them.</p>
<p>They do not discuss with the residents the needs and feelings of the people that live here. Scaremongering on social media with implications of this estate that cannot be sustained is not acceptable and is insensitive to the residents of the estate and local area. Also, I did not like some of their proposal ideas.</p>
<p>This was an interesting presentation in that they had clearly had a lot of previous input to Central Hill, I just hope with the generational living that they would clearly listen to the residents of what would benefit the community rather than just putting their unique stamp of generational living, really liked the illustrations and would like to see more from them.</p>
Unnecessary gentrification
Least interested in what residents want, but good ideas on elderly working from home.
Nice good customer service. Still need to talk to their previous customers

Any further comments about BIDDER C?

Seem to know buzzwords, but not the community
<p>None of the architects were satisfactory because the brief that they have been given was not supported by the residents and the residents had no say in the architect selection process and what would be important for them.</p> <p>Residents have been assured that they will be involved - a check box survey like this is not adequate feedback, there has been no explanation about the process and how the scoring will be used, what weightings there are and it all just demonstrates the utter disregard that HfL has for residents views.</p> <p>Nothing residents have said in so far in the last 7 years has changed any approach or design and HfL management and those driving things through against the wishes of residents and against their interests should be ashamed of themselves.</p> <p>Resident engagement has been an utter sham. It has been propaganda, spin and false promises. There has been no attempt to educate and train residents in what to look for; the 'newsletters' through doors have not informed residents in respect of the planning that is going on and what is useful for them.</p> <p>Bidder C came to the presentations with a more blank sheet of paper and seemed more willing to go back to basics and listen to residents. They also are developing homes in Camden that are Passivhaus and whilst these are not good enough for Lambeth to address the climate emergency at least there is some understanding of the problems we all face.</p>
<p>The architects appeared to have relevant experience, be more forward-thinking, and be open-minded on what the estate could become.</p>
<p>I just didn't get a sense of effort in the presentation to the cause of central hill estate, although there was a focus of quality, the emphasis was on doing the same so it could be better bathrooms, I wasn't completely happy with this presentation and no real inspiring ideas to start with in the illustrations.</p>
Unnecessary gentrification
Best for environment
Nice approach, but understand them

BIDDERS	A		B		C	
Total replies	25		17		15	
Design						
Blank to Poor	5	20%	3	18%	4	27%
Satisfactory	2	8%	3	18%	5	33%
Good/Excellent	18	72%	11	65%	6	40%
Experience						
Blank to Poor	4	16%	2	12%	3	20%
Satisfactory	4	16%	4	24%	5	33%
Good/Excellent	17	68%	11	65%	7	47%
Consultation						
Blank to Poor	6	24%	5	29%	4	27%
Satisfactory	5	20%	2	12%	5	33%
Good/Excellent	14	56%	10	59%	6	40%
Social Value						
Blank to Poor	7	28%	4	24%	3	20%
Satisfactory	3	12%	3	18%	4	27%
Good/Excellent	15	60%	10	59%	8	53%

Central Hill

Regeneration History 2015 - 2022

January 2022

Agenda

1

Introductions

2

Purpose of the event (PPCR)

3

Summary of Central Hill regeneration from 2015 (PPCR)

4

Interim Director of Regeneration update

5

Feedback and questions from residents

6

Overview of the selection process for architects for master planning at Central Hill

7

Next steps

Summary

Central Hill
regeneration
from 2015

1

Setting the scene

2

Council Policy about increasing housing supply

3

First Lambeth Council regeneration newsletter 2015

4

Next steps in spring/summer 2015

5

PPCR appointed autumn 2015

6

Stock condition survey

7

The council position on refurbishment in 2015

Summary

Central Hill
regeneration
from 2016

1

Next steps in early 2016

2

The Key Guarantees

3

Summary of activities in 2016

4

Council summary of options for Central Hill in November 2016

5

Lambeth Cabinet Decision 23 March 2017

6

The Development Management Team (DMT)

7

2017-2021

2022 and beyond.....

Where we are now?

The procurement of architects

ITT Strategic Design Brief

Architectural Services for Central Hill Estate

***RIBA Stages 1&2 -
Masterplan up to
1,200 units***

***RIBA Stage 3 -
First phase - circa 250
units***

Deliver a high-quality scheme that:

- delivers **homes that are sustainable**
- delivers desirable, **high quality residential neighbourhoods** with **mixed use and community facilities and amenities.**
- is **cost effective to manage and maintain**
- **supports mixed communities** with varied income profiles
- provides **good quality environments**
- **maximises the number of new homes** - specifically affordable homes at council rent levels.
- **minimises disruption** for existing residents during both the decant and construction processes
- **meets all relevant design standards**

Procurement of Architects

Invitation To Tender - ITT

'Key to the development of both outline and detailed design will be the involvement and consultation with residents on Central Hill.'

Ten Architectural Practices approached and a shortlist of four invited to tender.

Practices are required to **sub-contract part of the design project to a local/Lambeth, SME Architectural Practice.**

70% of Selection Criteria weighting is for Quality:

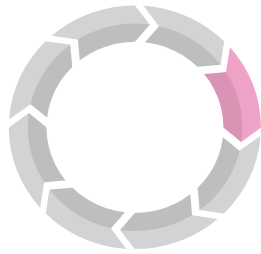
- **25%** based on examples of **effective consultation and references from resident groups**
- **10%** based on **Social Value initiatives.**
- **35 % on quality of tender, resident exhibition and presentation to Lambeth Officers and local residents.**

30% of Selection Criteria weighting for Price

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RIBA WORK STAGES

1



Preparation and Briefing

- Project Brief
- Feasibility Studies
- Site Information
- Project Budget
- Project Programme
- Procurement Strategy
- Responsibility Matrix
- Information Requirements
- Project Brief Derogations(!)
- Signed off Stage Report

2



Concept Design

- Project Strategies
- Outline Specification
- Cost Plan

3

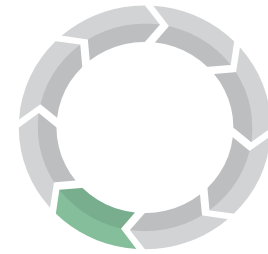


Spatial Coordination

- Signed off Stage Report
- Project Strategies
- Update Outline Specification
- Update Cost Plan

Planning Application

4



Technical Design

- Manufacturing Information
- Construction Information
- Final Specifications
- Residual Project Strategies

Building Regulations Application

Central Hill Regeneration History & Where We Are Now Notes

Zoom Session

11th January 2022

18:30 – 20:00

Participants:

Homes for Lambeth

Kathryn Eames – Interim Director of Regeneration

Keith Smith – Masterplan Engagement Manager

PPCR

Mo Ali – Chair

Ron Houston

Pamela Kovachich

Danielle Day

Attendee's (7)

Peter Culley

Florence Concepcion

Catherine Pengelly

Sabine Mairey

Lisa Doyley

Diane Skidmore

Jeavon Moo-Young

Introduction (Mo Ali & Kathryn Eames)

Mo explained that PPCR had invited residents who had attended recent workshops and expressed interest in getting involved in the procurement process. Mo explained that the sessions would be focused around providing an update to the attendee's about where we were in the procurement process and to look at the history of regeneration on Central Hill however, all questions from attendees would be captured and passed onto Homes for Lambeth.

Kathryn apologised for the attendee's unhappiness in the process so far and explained that herself and her team would be drafting a detailed programme of engagement for the coming year. Kathryn thanked the attendee's for putting their names forward to support the selection of the architects and explained that although they may not always agree on everything, she will be running an honest process and building trust with residents along the way.

PPCR Presentation (Ron Houston & Pamela Kovachich)

Ron gave a historical account on what had happened on Central Hill from 2015 – present, as it had come to light that a number of residents involved did not know what had happened in the past. Ron stated that he would send copies of the documents and notes of the presentation to anyone who wanted them.
(Florence & Catherine requested copies)

Pamela explained to the attendee's, where the project was at with the procurement of the architects and gave a brief overview of what the architects were expected to deliver, the selection criteria and RIBA work stages.

Comments:

- The entire process has been a shamble.
- It is disheartening to see the process start back at square one.
- Refurbishment has been overlooked.
- Housing needs are not being met through the redevelopment scheme.
- Lambeth are trashing the area and need new ideas on how to treat people and the planet better.
- The council have not carried out maintenance on the properties for a long time and the properties are now run down.
- Residents would like to agree that a certain number of social rent homes would have to be provided in the redevelopment for it to be worth it.
- It is ridiculous to allow resident to choose a poor climate decision.
- Lambeth will choose

Questions:

1. Why should residents pay taxes for a new director and team, when the council has no money for repairs on the estate?

Kathryn stated she was sorry to hear that the resident was unhappy with the repairs to the council owned homes and maintenance of Central Hill and understands that the daily care and maintenance of your homes and your estate is really important regardless of the masterplanning and reassured the resident that repairs to homes are taking place. If you have any repair issues that you believe are not being dealt with, please send them to the team at centralhill@homesforlambeth.co.uk and we will look into them for you.

2. Why did the previous architects drop out?

The invitation to tender for the masterplanning design work was put out to lots of architects. Three submitted bids and were evaluated.

3. Why is refurbishment not being looked at during a climate emergency?

Kathryn explained that herself and her team will be putting together a project plan as they want to engage with as many people on the estate and give them the chance to comment on the plan also. Kathryn will also be looking at the details of the project to understand why the final decision was redevelopment. Any masterplan approaches that are deliverable and affordable will be discussed with residents.

4. How many of the additional properties will be at social rent level?

Kathryn explained that as they work through the masterplan they would have the answer to this, but that it was an objective of the Council to increase the amount of genuinely affordable council owned homes as a result of the masterplanning.

5. When will residents have the opportunity to speak about the many issues on Central Hill?

Kathryn explained that there would be many touch points throughout the process for residents to speak to herself and the team and herself and her team would be visiting Central Hill.

- 6. Will the council be offering changes in tenure on the new estate? For example, there are a lot of residents on the estate living in temporary accommodation and they have been living there for years.**

Kathryn explained that on some estates they do offer temporary tenants a secure tenancy as a result of redevelopment. For Central Hill, if they go to ballot a detailed Landlord Offer would be drafted outlining the offer for all residents, following the existing Key Guarantees already published.

- 7. Will repairs be carried out on homes in the interim?**

Kathryn reassured residents that repairs to homes would continue to be carried out throughout.

Next Steps

Mo explained that another specific training session would be taking place in a couple of weeks and Pamela would be contacting residents to know who would be interested in attending that.

The date for the next session is to be confirmed.

Central Hill Tender Evaluation Guidance



Agenda:

- Introductions and overview – where are we now?
- What's in your pack?
 - Invitation to Tender document
 - Bids x 3
 - Scoring sheet with notes section
- What are you evaluating?
- Your role in the evaluation process
- Scoring & Rationale
- After evaluation process
- Moderation meetings

Where we are now?

The procurement of architects

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Procurement of Architects

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- **35 %** on **quality of tender, resident exhibition and presentation to Lambeth Officers and local residents.**

30% of Selection Criteria weighting for Price

Evaluation Criteria –Quality and Cost

- Homes for Lambeth (HfL) are using the Hyde Framework to procure the architectural services with a mini-competition process involving residents.
- Tenders shall be evaluated based on quality and price in line with the evaluation methodology.
- The evaluation of submissions will be based on 70% quality and 30% price.
- Evaluating the qualitative aspect of Effective Consultation / communication with residents **25%** and Social Value proposals **10%**
- The preferred architect practice will be the one with the highest total score from both the quality and price elements.

What's in your pack?

- Covering letter
- Invitation to Tender document (ITT)
- Bids x3 - Bidder A, Bidder B and Bidder C
- Scoring sheet for each bidder

What are you evaluating?

- **Experience of the team in terms of effective consultation and communication with residents (25%)**
e.g. Examples of effective consultation / communication on similar schemes and references from resident groups.
- **Social value proposals (10%)**
 - Offer of social value initiatives that will be offered as part of this contract.

Procurement Evaluation Process

1. Evaluation of bids:

You will be involved in this stage to evaluate each bid independently, in accordance with today's guidance.

2. Resident Moderation Meeting:

You will attend the moderation meeting next week where the scores are reviewed and a moderated collective score is reached for all three bidders.

You will appoint a couple of resident reps to attend the moderation meeting with HfL.

3. Homes for Lambeth (HfL) / London Borough of Lambeth (LBL) Moderation:

The panel will discuss HfL/LBL and resident scores for the quality aspects of the bids, which will be used as part of the overall selection.

4. Contract Award Notification:

The preferred architects practice will be notified that they have been selected.

All bidders will be informed if they have been successful or not.

**What do you think your
role in the process will be?**

Your role in the Evaluation Process

Probity

- You have all had the Conflict of Interest/Confidentiality Forms
- Working Practices
 - No conferring – read, comment and score **independently**
 - Only evaluate information in front of you
 - All evaluation must be consistent with the criteria - ensuring equal treatment, fairness and transparency to bidders

Your role in the Evaluation Process

Each panel member should:

- Ensure they understand how each question relates to HfL requirements as set out in the Invitation to Tender document pack for the two questions they are scoring;
- Ensure that they have read and understood the scoring criteria to apply the criteria correctly;
- It is very important that you only **evaluate, comment** and **score** the information written in the bid for the **TWO QUESTIONS** you are evaluating;

Scoring Mechanism for Quality

Score	Rating	Description
0	No Response	No proposal has been received The response is unacceptable.
1	Unacceptable	Builds very little or no confidence that the Tenderer can deliver the requirements due to insufficient evidence of relevant ability, understanding, skills, resources and quality measures;
2	Poor	Raises reservations that the Tenderer can deliver the requirements due to insufficient evidence of relevant ability, understanding, skills, resources and quality measures;
3	Acceptable	Provides an acceptable approach . Confirms that the Tenderer can deliver the requirements through evidence of relevant ability, understanding, skills, resources and quality measures;
4	Good	Provides a good approach. Builds confidence that the Tenderer can deliver the requirements through evidence of relevant ability, understanding, skills, resources and quality measures;
5	Excellent	Provides an exceptional approach. Builds a high level of confidence that the Tenderer can deliver the requirements through evidence of relevant ability, understanding, skills, resources and quality measures;

Scoring

- You must allocate a score to each question based on the scoring criteria;
- Use the full range of scores available (Between 1 and 5);
- Check that the bidder's response to the question answers all the elements contained in the question;
- Finally, before you score each section, ask yourself this question:
“If I was asked by this bidder to provide face-to-face feedback could I reasonably justify the score I have given?”

Rationale

- Comments should be used to help you, as the basis for your individual feedback
- Reflect strong and weak elements of the bidder's response
- Keep things simple and a system that works for you

After Evaluation:

- Panel members must attend Resident Moderation Meeting next week.
- Agree a consensus score and rationale for the agreed score which will be forwarded to HfL.
- Group to nominate 1-2 residents to attend Moderation Panel meeting with HfL/LBL.

Why following the evaluation process is important

Bidder Challenge:

- Bidders can challenge the procurement process at any stage.

Grounds for Challenge:

- Lack of clarity of the evaluation criteria;
- Application of the evaluation criteria; and
- Error in marking.

Effect of a Challenge:

- Award of contract automatically suspended;
- Amendment of any document (may mean procurement has to be rerun);
- Damages;
- Reputational damage.

Any questions?



QUESTION 1

Questions		Comments	Scoring 1 -5 (1 = Poor / 5 = Good)
			Score
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Some positive thoughts on this. Easy to read. - Accountability to residents stressed - Come with no preconceptions - listen to views of residents - instilled confidence.	3
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	A good read - talked of accountability and building trust. A lot of strengths - engagement ideas. But have they built anything? Seems to focus on Masterplanning and the final outcome is what's important.	3
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Tender and remit issues but not addressing here. Seem to recognise concerns of the residents- talk of coach tour - Seemed considerate and well rounded.	4
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	They have answered the 'exam questions' well but know what they're like, very dubious about their work on bit of land they've had and the lack of consultation. Won't be pressured to give a score....	-
		Score Total	10
		Moderated Score	3

QUESTION 2

Questions		Comments	Scoring 1 -5 (1 = Poor / 5 = Good)
			Score
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Very well laid out and expressed couple of subsections on what could be done for each topic well thought out. Have confidence in them achieving good social values.	3
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.		5
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Answer question well	5
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.		
		Score Total	13
		Moderated Score	4

QUESTION 1

Questions		Comments	Scoring 1 - 5 (1 = Poor / 5 = Good)
			Score
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Found it difficult to read and had ipreconceptions but it was community focussed and they have done it all before. However they talked about connecting/integrating with areas outside the estate but this could have both positives and negatives.... Focused on preconceptions from what they\done before, felt it lacked substance	2
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Impressed with what they've done. Found it easier to read and loved the way it was broken down by projects showing engagement activities for each and the number of homes involved. Didn't like the % of private homes - 70% - in the Lambeth project.	4
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Knows it is . They publicly ran down the estate in 2015 - would you walk down this alley way? When asked aobut options they were only practice that said demolition wasn't the only option and offered a possible option. They aren't imaginative and are not to be trusted.	1
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.		-
		Score Total	7
		Moderated Score	2

QUESTION 2

Questions		Comments	Scoring 1 - 5 (1 = Poor / 5 = Good)
			Score
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Very well laid out with paragraphs and sub-sections and what could be done set out in topics. But used demographic rather than survey data - why didn't they ask residents, are they not a proirrrity?	3

Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Not as good as A.	2	
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Limited, felt unauthentic - no trust in social value after that photo, not transparent or honest.	2	
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Underwhelming.		
			Score Total	7
			Moderated Score	2

QUESTION 1

Questions		Comments	Scoring 1-5 (1 = Poor / 5 = Good)
			Score
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Liked the fact that they were working with everyone, reaching out and inclusive including BAME and those not able to engage - accessible. They have experience with phasing, consulting, and sharing feedback.	5
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Have they built something? (confirmed). Involved in quite a few things and engaging with BAME, those who would not naturally engage, seem to be really reaching out to people who wouldn't naturally engage. Also impressed that they only had 1 objection out of 500 returns to their Camdden project. Also engage with surrounding area.	4
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Impressed that they've retrofitted an estate but no info on this project, working with the community and producing what they want. Paper was generic.	5
Q01	Experience of the team in terms of effective consultation and communication with residents - Examples of effective consultation and communication on similar schemes. References from resident groups.	Very clear. Visited their Passivhaus site, gives credibility. Only practice that started with clean sheet with no preconceived ideas.	5
Score Total			19
Moderated Score			5

QUESTION 2

Questions		Comments	Scoring 1-5 (1 = Poor / 5 = Good)
			Score
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Liked detail.	4
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Liked the way it was presented - the table with a breakdown, the way they referred to training, employment, environment, governance, tracking and accountability.	4
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	More environmental than the others.	4
Q02	Social value proposals - Offer of social value initiatives that will be offered as part of this contract.	Well laid out, plenty of information.	4
Score Total			16
Moderated Score			4

CENTRAL HILL PROCUREMENT OF ARCHITECT FEEDBACK TO RESIDENT PANEL

MONDAY 11 APRIL 2022,
6PM



AGENDA

1. Introductions
2. Purpose of meeting
3. Outcome of design architect selection process
4. Mitigation plan and engagement
5. Next steps
6. Any questions

Outcome of design architect selection process

- As recap, purpose of the procurement process was to select the best architect to work with residents, stakeholders and HFL/LBL in the development of a masterplan
- HFL followed a robust procurement process
- When scoring was complete PRP came out top
- Overall PRP scores below

	Overall	
Contractor	Score (out of 100)	Weighed Score (100%)
PRP	82	94%

Outcome of design architect selection process

PRP scored particularly highly in:

- cost
- experience in urban regeneration and co-design
- proposals for, and experience of, delivering additional community benefits

Of residents providing feedback in December 2021, most found PRP's proposals to be good or excellent. This applied to:

- quality of design and the proposed approach
- experience of the proposed PRP team and company
- resident consultation and experience of involving residents in design
- providing social value benefits to residents on the estate.

Mitigation plan and engagement

- HFL aware of previous concern regarding tweet/s posted, therefore work with Resident Engagement Group regarding any risks around engagement
- Clear clause in the appointment contract regarding seeking HFL's approval ahead of posting tweets or publishing social media stories:
 - *“The contractor shall not, without the prior consent of the Client, take or authorise the taking of any photographs of the Site or the Project for use in any publicity or advertising nor publish alone or in conjunction with any other person any articles, photographs or other illustrations relating to the Project or any part of it, nor shall he impart to any publication, journal or newspaper or any radio or television programme any information about the Project, or refer to the Project for marketing purposes through any internal or external communications or social media.”*
- We will work with the Resident Engagement Group to ensure the approach taken is community led.
- The engagement plan will be shared and built on by the Resident Engagement Group once set up, to respond to concerns about engagement

Next steps

- Central Hill residents will receive Newsletter this week communicating this news
- Meet the Team events scheduled for Saturday 14 and Monday 16 May 2022
- Setting up the Resident Engagement Group

Any Questions