

Future Brixton: Somerleyton Road Steering Group – 02.10.13

Brixton Green - Stephen Jordan / Brad Carroll / Dinah Roake

Ovalhouse - Deborah Bestwick

Lambeth - Cllr Pete Robbins / Bruce McRobie / Neil Vokes

1. Set up a steering group

It was agreed that a steering group, chaired by Cllr Robbins, be set up to manage the development manager and design team and oversee the delivery of the project. The steering group would replace the Core Project Team.

The first meeting of the steering group would be on the 16th October and take place every two weeks. Neil will draft terms of reference for the group to clearly set out the purpose of the group, its decision making powers and its membership.

It was agreed that in conjunction with the steering group, there would be a wider stakeholder group, to ensure that people are engaged and there is an open and transparent process for decision making. Brad and Trisha Boland to meet to develop the different ways in which the steering group and the stakeholder group will engage people. This will include developing criteria for selecting people onto both groups.

The terms of reference and the minutes of each meeting will be posted online. Dinah will draft specific tasks for the steering group.

Neil tabled a workplan for the steering group which is to be reviewed and agreed at the meeting on the 16th Oct. Brixton Green will add in the GLA requirements.

Brixton Green are to run 5 workshops as part of their GLA commission. One of the workshops will focus on the procurement of the development manager and design team and enable local people to shape the questions and criteria which will be used to select them. The first workshop will be 28th Nov and run over a period of two weeks. Brad to liaise with Anna Quigley to discuss invites and publicity.

2. Procurement strategy

Agreed to run a single procurement process for a development manager and design team. The expectation is that the development manager would be the lead in the consortium as managing build costs is a key risk for the project. The evaluation criteria will be weighted towards quality to ensure we appoint a high quality design team.

The steering group want a financial model for the project which can be shared openly so all decision making is open and transparent. Grant Thornton will produce a model for LBL Finance - which they will use to check and benchmark the viability of the scheme whilst the development manager will be expected to develop their own model which will be used to test different options and scenarios.

3. Coop Legal Advice

Brixton Green to procure legal advisors to better understand what would be the best legal structure to deliver the long term stewardship role on Somerleyton Road.

Comments on the brief included: add in the scale of development - using a range. Ask the legal advisors to score each legal structure against the project principles discussed at the Social Life workshops.

Brixton Green to seek 3 quotes.

Lambeth are to procure legal advisors to support the delivery of the whole project and will circulate a brief to the steering group members to be signed off by email.

4. Outputs for the development manager and design team

Neil tabled a list of outputs we would want the development manager and design team to deliver.

Comments on the outputs included: add 'outline' construction strategy and explore potential for whole life value rather than whole life costings.

Need a robust evaluation of community benefit - potentially a specialist study that needs to be commissioned separately.

The outputs are to be agreed at the next meeting

5. Cabinet paper

Cabinet paper due to go to November Cabinet. Minor amendments as per Brad's email. Detailed spec for theatre - DB - revise language.

6. GLA and Meanwhile uses

Brixton Green are allocating £18.5k to Meanwhile at Number 6, this includes developing a business plan for using the building as well as refurbishment. A steering group meeting is planned for Friday and a community workshop is planned for Tuesday night. Criteria will need to be developed which set out the purpose of the space and what it should be used for.

Brixton Green will allocate £12k for further design work which will focus on the potential commercial users i.e. food store, dementia centre, chef's school to better understand what their space requirements would be and how the space can be used as affectively as possible.

Date of next meeting: 16th October 2013.