

INVITATION TO QUOTE

Equalities Impact Assessments for London Borough of Lambeth's Estate Regeneration Programme (3 Estates)

1. Introduction

- 1.1 Lambeth Council has initiated a major estate regeneration programme comprising six estates and affecting over 1,500 homes. This will, in due course, involve moving up to 1,500 tenants and homeowners to new homes. As a means to deliver this programme, the Council is in the process of establishing Homes for Lambeth; a new group of 100% council-owned companies with a remit to deliver new homes across a variety of tenures.
- 1.2 In order to facilitate the delivery of the estate regeneration programme, the Council has adopted a set of Key Guarantees to tenants and homeowners as a means of minimising uncertainty for those affected by estate regeneration, enabling communities to stay together and ensuring that tenants and homeowners are appropriately compensated for having to move home.
- 1.3 In due course, it is likely that the Council will need to make compulsory purchase orders (CPOs) on most of the six estates in order to progress these regeneration projects.
- 1.4 The Council now needs additional resource to undertake an Equalities Impact Assessment of three of its front running Estate Regeneration projects to support fulfilment of its Equalities Act duties in taking forward the proposed development schemes and underpinning the CPO processes.
- 1.5 An initial Equalities Impact Assessment has been undertaken internally for South Lambeth Estate, Westbury Estate and Knights Walk Estate projects. However the council wishes to perform an external review and refresh exercise of these at this stage to ensure that the Equalities Impact Assessments are both technically fit for purpose and developed to a standard that is suitable for external scrutiny and challenge.
- 1.6 If you would like to express an interest in this project, please contact Lauren Tyrrell at LTyrrell2@lambeth.gov.uk or Julian Hart at jhart@lambeth.gov.uk.

2. Context

- 2.1 The Borough faces a major housing crisis, with 21,000 people on the waiting list; over 1,800 families in temporary accommodation, overwhelmingly families with children; and 1,300 families are severely overcrowded.
- 2.2 There are simply not enough homes to meet the needs of people in Lambeth, and there are not enough homes, particularly social homes, to meet the needs of local families. This is a stark challenge and instead of watching the housing crisis become worse, the Council is committed to taking what action we can by investing in our neighbourhoods and building new homes.

- 2.3 Lambeth’s ambition is to ensure that every resident in the Borough has the opportunity to live in a good quality home that is affordable and suitable for their needs. To address this challenge the council administration was re-elected in 2014 on a pledge to build 1,000 additional council rent homes by 2018-19.
- 2.4 The Council is committed to building 1,000 extra homes at council rent levels to deliver a new generation of homes for Lambeth’s residents. With local communities being priced out of London, we want to ensure that new homes are built at a range of affordability levels. Our commitment to 1,000 new council rent homes will renew our estates and maintain the mixed communities reflective of Lambeth’s diverse population.
- 2.5 These homes will be delivered over the next 4 years through a combination of initiatives, including estate regeneration, small sites development and specific housing projects. This piece of work directly relates to the estate regeneration programme.
- 2.6 The estate regeneration programme gives us the opportunity to improve the quality and size of homes on selected estates, invest in the wider neighbourhood and increase the provision of new homes on those estates. This programme will contribute towards the 1,000 extra homes we want to build over the next 4 years and importantly the Council is giving all existing tenants and leaseholders on these estates a series of key guarantees so that they will be able to continue living there.
- 2.7 The Council is acutely aware of the recent CPO decision in the London Borough of Southwark in relation to the Aylesbury Estate and needs to ensure that issues around equalities are appropriately dealt with during the estate regeneration process.

3. Overview of Estates

3.1 South Lambeth

Breakdown	Numbers
Total units on the estate	206
Units to be demolished	101
Tenants	55
Resident Leaseholders	24
Non-resident Leaseholders	17
Temporary accommodation	1
Voids	4

Link to South Lambeth cabinet paper and appendices including EQIA:
<https://modern.gov.lambeth.gov.uk/ieDecisionDetails.aspx?AllId=29754>

3.2 Westbury

Breakdown	Numbers
Total units on the estate	242
Units to be demolished	82
Tenants	41
Resident Leaseholders	28
Non-resident Leaseholders	6
Temporary accommodation	4
Voids	3

Link to Westbury cabinet paper and appendices including EQIA:
<https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?AllId=29815>

3.3 Knights Walk

Breakdown	Numbers
Total units on the estate	33
Units to be demolished	18
Tenants	14
Resident Leaseholders	0
Freeholder	1
Temporary accommodation	0
Voids	4

Link to Knights Walk (Cotton Gardens) cabinet paper and appendices including EQIA:
<https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?AllId=29813>

3.4 Other relevant documents/sites:

- Cabinet report: Improved Key Guarantees to tenants and leaseholders
<https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=38855>
- TPAS review of Key Guarantees
http://estateregeneration.lambeth.gov.uk/reviewing_the_key_guarantees
- Estate Regeneration website (engagement and masterplan development to date) <http://estateregeneration.lambeth.gov.uk/>

4. Services required

4.1 The commission involves the refresh and review of the existing Equalities Impact Assessments for South Lambeth Estate, Westbury Estate and Knights Walk initially undertaken internally. The EQIA commission is aimed at ensuring that protected characteristics of people affected by any potential compulsory purchase order processes are recorded and any specific impacts identified for mitigation.

4.2 The client anticipates this piece of work will provide:

- A summary and review of the requirements of relevant legislation in this context
- A review and interrogation of existing data
- Identification, interrogation and possible collection of additional data where required within or outside the development red line in relation to the CPO process
- An appraisal of impacts on people with protected characteristics
- Identification of appropriate actions to mitigate identified impacts
- A review programme to be adopted by the team for the EQIAs alongside predicted key milestones in the project lifetime

4.3 The work must take into consideration all current legislation and associated case law which would affect the project, including the Equalities Act 2010 whilst also taking note of the wider context of this piece of work:

- Potential for a Compulsory Purchase Order and recent relevant rulings
- The obligations of the above authority to consider the Equality related impact of the project in respect of both The Equality Act Public Sector Duty 2011 and The Human Rights Act 1998.

- The London Borough of Lambeth's own values of promoting equality and diversity and maintaining good community relations.
- 4.4 This piece of work may need to be presented at key milestones to the councils internal Equalities Panel and the Estate Regeneration Board. Please allow for attendance and presentation at two meetings within your tenders above regular project contact.
- 4.5 The consultant should allow for time / travel spent with the community / client in their costs.

5. Budget and reporting

- 5.1 It is estimated that this work should take three/four months, with final reports to be produced by the end of August 2017. It is anticipated that draft reports for each estate be presented by the end of July 2017, with the final reports to be completed by the end of August 2017. These will be appended to Cabinet Reports seeking authorization to proceed with compulsory purchase orders.
- 5.2 The study will be managed by London Borough of Lambeth, Housing Regeneration Team under estate specific project and programme managers. The consultant is expected to contact the nominated estate officers at the start of the project.
- 5.3 The budget for this study will be in the region of **£30,000 - £50,000** inclusive of expenses. It is envisaged that this study should take no more than 4 months to complete, and that the **total fee should not exceed £50,000**.

6. Proposal to Tender

- 6.1 The consultant's proposal to tender for this study should include details of:
- the relevant experience and competency possessed by the consultant and other personnel who will work on the project
 - overview of the relevance and adequacy of the existing EQIA
 - the methodology to be used in the study
 - full costs and expenses
 - a study timetable

7. Evaluation Criteria

- 7.1 Responses to this invitation to quote will be assessed on the basis of the information within quotes according to the following criteria: 50% price and 50% quality and technical.
- 7.2 **Price**
- Quantitative bids will be scored on the basis that the cheapest fixed price will be awarded the full 50 percentage points and the other bid prices awarded a score that reflected their proportional difference to the cheapest score, as follows:
- the Lowest price (A) will be awarded 50 points; and
 - other bids (B, C, D etc) will be scored on the basis of the following formula $(A/B) \times 100$ with this score (X) converted to a score out of 50 $(50 \times X/100)$.

7.3 Quality

Qualitative responses should not exceed 5 sides of A4 and should address the following issues:

No.	Requirements	Score
1	Relevant competency and experience – in particular experience operating within a compulsory purchase context	10%
2	Understanding of the brief and understanding of Lambeth's approach to equalities	15%
3	Methodology	10%
4	Set out what you consider to be the most important issues to be addressed by this work and what is required to enable the Council to meet its wider objectives	15%
Total		50%

7.4 Clarification interviews will be carried out with the top three scoring responses.

8. References

Please provide two references detailing:

- Project undertaken
- Client contact number and e-mail address

9. Form of Contract

It is proposed to use Lambeth Standard Contract Terms.

10. Timetable

Publicise Request for Quotation	21.04.17
Deadline for Returns	08.05.17
Interviews	w/c 15.05.17
Start of Contract	End of May/June 2017
Contract Completion	End of August/September 2017

11. Where to send quote

Please send quote by email to LTyrrell2@lambeth.gov.uk by noon on Monday 8th May 2017.

Supplier Declaration

After you have completed this form, please read the statements below and agree to the following statements:

- I have read and understood Lambeth's procurement guidance for suppliers, "Selling to the Council"
- I accept the Terms and Conditions indicated on this form
- If I am selected to provide the above services and/or supplies this form and the information on it will form part of my contract with the London Borough of Lambeth
- If I am selected to provide the above services and/or supplies I will complete the Council's Supplier Self Certification form. Failure to complete this form will result in my quotation not being accepted
- Lambeth is under no obligation to accept the final results of the quotation competition or the lowest price for any particular item submitted by a supplier
- Non-delivery of services or products will result in non-payment by the Council
- False representation could result in de-selection from any competition or termination of contract
- It is a criminal offence to give or offer any gift or consideration whatsoever as an inducement or reward to any servant of a public body. I understand that any such action will empower the Council to cancel any contract or commission currently in force and may result in my exclusion from future work.
- Lambeth has the right to use this information for the prevention and detection of fraud
- If you understand and agree to these statements please check the box below. By checking the box you also certify that the information you have supplied is accurate to the best of your knowledge, has been prepared by your firm with the absence of collusion and that you accept the conditions and undertakings in this form. If you do not check the box you will not be able to work with the London Borough of Lambeth:

Yes