

APPENDIX 7D

DESIGN QUALITY & SUSTAINABLE DEVELOPMENT CHECKLIST

- *Does the authority have a track record of well-designed buildings? Has the Authority appointed an overall local authority Design Champion?*

Leeds City Council has a firm commitment to highest quality urban design – with its City Centre Urban Design Strategy achieving national recognition and the Renaissance Leeds initiative for the whole district well underway. The Council has agreed Ten Urban Design Principles at Executive Board (2005) and these underpin all the procurement and planning work by Leeds City Council and its partners throughout the city.

Design championing in the City Council is well coordinated and effective. The Executive member for Development and Regeneration (currently Deputy Leader of the Council) works with the Civic Architect and the Director of City Development to ensure all major initiatives develop creatively to achieve the best possible outcome and they provide strong advocacy of highest quality design (in line with the Ten Urban Design Principles and the Renaissance Leeds initiative).

Within the PFI programmes in Leeds design championing has been central to its recent success – a designated Design Champion (Architect/Planner/Urban Designer) has steered the process. The ‘Leeds way’ has recently been presented as part of the Commission for Architecture and the Built Environment’s (CABE) national series of workshops for Design Champions and Design Advisers. The Authority therefore has a clear track record of appointing a designated Design Champion for its projects, working with specific urban design principles and intends to follow a similar process for this scheme.

The Ten Urban Design Principles are as follows:

1. Investing effectively – *recognize that good design is good business*
2. Working together – *get the team right*
3. Involving the community – *make places for (and by) people*
4. Regenerating throughout Leeds – *close the gap and move forward*
5. Delivering sustainable environmental solutions – *provide for future generations*
6. Creating excellent new places – *take a visionary approach*
7. Improving existing identity – *analyse and enhance the character*
8. Connecting places – *create visual and physical links*
9. Managing the investment – *look after the place*
10. Reviewing our work – *improve continuously*

- *Where more than one site is available, have design/sustainability issues influenced the choice of site, and has the context influenced the approach to design?*

The Council has a short-list of four suitable sites, which includes a Council owned reference site identified in the OBC. However, the Council has yet to determine a preferred site, and intends to providing full opportunity for other sites to come forward from, or in addition to, the short list. The Site Selection Report is attached as an appendix to the OBC. This study used a range of criteria to determine appropriate locations, with the impact on economic development and regeneration being key considerations. Clearly, these potential benefits can be maximised and negative impacts mitigated through the delivery of facilities with high quality design. Sites have been selected as being suitable for a range of technologies which will necessarily produce differing design solutions. However, it is anticipated that any of these sites will be suitable for the technologies under consideration.

- *Are stakeholders involved in deciding on design/sustainability issues?*

The Council intends to consult stakeholders in respect of the design and layout of the facility to engender a sense of ownership and ensure community issues are catered for as far as possible. The Council intends to use the Design Quality Indicator (DQI) process to measure the reaction of a range of stakeholders, to designs put forward by bidders. This will be carried out during the Competitive Dialogue period as designs and bids are received and will form part of the bid evaluation.

- *Is there evidence of Egan objectives in the scope of the project?*

The Council intends to use the Competitive Dialogue process for this procurement. Bidders will be expected to provide bids which demonstrate how value for money and construction cost minimisation processes will operate and these points will be incorporated into the bid evaluation.

- *Are external design advisers (e.g. CABE or appointed client-side firms) being used?*

The Council intends to request CABE and its own local strategic partnership (Leeds Architecture Design Initiative and Leeds Civic Architect) to provide design representatives. These will be managed by the Project Design Champion.

- *Has the Authority produced clearly stated design quality and sustainability criteria which are in the OBC, and will be sent to bidders in an Information Memorandum?*

The OBC for this project has been prepared on a neutral basis in terms of choice of technology. The specific urban design principles for this programme will be developed from the site, the brief and good practice precedent. As with previous PFI projects – a framework will be established which includes generic urban design principles and urban design issues drawing based on site analysis and

opportunities. Themes of *use, movement, space and form* have been used in the past to capture all the urban design issues creating a thorough framework with clarity for bidders and stakeholders. This will be used at the outset to initiate ideas, provide basis for Outline Planning submission and be used by bidders and procurement team to assess bid proposals as they emerge. Central to these themes and principles will be issues of presence to the public realm (distant and streetscene views), massing, architectural expression, orientation, boundary treatment, landscape and sustainability.

- *Is the intended quality affordable? Does the reference scheme adequately reflect the standards required in the PFI scheme?*

The capital cost used in the shadow bid model and affordability assessment incorporates £3.86m for architectural design which is believed adequate to deal with this aspect of the likely range of technology options. This figure was derived from data relating to actual reference projects supplied by the Council's technical advisors.

- *Has adequate time been allowed in the Authority's procurement programme for quality responses to be produced by bidders, especially for grouped projects?*

The procurement programme allows for a period of 21 months from the release of the OJEU notice to the commercial close with the selected contractor. The contractor will apply for planning consent having completed their EIA. This period has been arrived at through experience gained on other PFI projects that the Council has undertaken and in consultation with advisors from WIDP. It is believed adequate to ensure effective evaluation and clear decision making.

- *Have any potential environmental risks - and possible ways to manage these - been identified in the risk register?*

Environmental risk is identified within the risk register.

- *Has an environmental impact assessment been carried out?*

No, as at present there are multiple site opportunities and the EIA needs to be targeted towards the specific technology selected. The facility will be subject to an Environmental Impact Assessment as a requirement of the planning process. Detailed work in respect of the scoping of the EIA will be undertaken by the Council prior to its commencement. The Council has built in sufficient time for the development of the EIA as far as possible by each bidder during the procurement phase of the project and the EIA will then be completed by the successful bidder to reflect the selected bid and technology. A period after this of one year has been assumed for obtaining planning permission.