

Parkside Regeneration (Housing, Mark Bawden)

Synopsis of report:

1. Update regarding the procurement of consultants for the Parkside Regeneration project.
2. Update regarding the Communications Plan and actions taken.
3. Update regarding early talks with UK Power Networks regarding the high voltage overhead powerlines.

Recommendation(s):

None. This report is for information only.

1 Context of report

- 1.1 On 18th October 2022 Housing Committee resolved to recommend that Full Council approve the budget to appoint consultants to progress the Parkside Regeneration project through RIBA (Royal Institute of British Architects) stages 1 to the completion of stage 3. On 20th October 2022 Full Council approved the budget.
- 1.2 The full detail of the RIBA stages is set out in the RIBA Plan of Work 2020 (Appendix 6). In summary the RIBA stages are.
 - Stage 0: Strategic Definition
 - Stage 1: Preparation and Brief
 - Stage 2: Concept Design
 - Stage 3: Developed Design
 - Stage 4: Technical Design
 - Stage 5: Construction
 - Stage 6: Handover and Close Out
 - Stage 7: In use
- 1.3 At the completion of RIBA stage 3 it is anticipated that Planning Permission will be achieved. Following that the Council will seek a development partner for the technical design and construction phases.
- 1.4 This report updates Committee on the progress of the project since the approval for the budget was granted.

2 Procurement

- 2.1 The Housing Service, along with colleagues from Corporate Procurement, have worked with STAR, a procurement consultancy. STAR have helped to develop a tender specification and have advised regarding the potential costs of employing a multi-discipline building construction consultancy (MDBCC) to work through the RIBA stages 1, to the completion of stage 3. A mini competition is being held through the Crown Commercial Services procurement framework for construction professional services, a Public Contract Regulations 2015 compliant framework.

- 2.2 The MDBCC will provide the following services:
- Procure the required surveys and reports on behalf of the Council,
 - Advise the Council regarding the results and procuring further surveys and reports as appropriate,
 - Provide advice regarding sustainability and Mechanical and Electrical (M&E) elements of the scheme with a focus on carbon reduction,
 - Act as Lead Consultant,
 - Act as Principal Designer as well as providing Health and Safety advice in relation to The Construction (Design and Management) Regulations 2015,
 - Provide cost advice, financial planning, and viability assessments,
 - Contract administration,
 - Architectural services (built form, landscaping and place making),
 - Arranging and supporting consultation with the public and stakeholders.
 - Preparing and submitting the planning application(s).

2.3 The cost of these services are charged as a percentage of the total cost of construction. As has been widely reported construction fees (labour and materials) have gone up significantly in recent years. For this reason and because it is not yet clear what will be possible on the various sites, it is not currently possible to predict with certainty what the cost of any scheme will be.

2.4 More detailed cost analysis will not be available until the site has been fully assessed and outline plans for the new homes established. The intended aims are ambitious, and the site is constrained by the flood risk, electricity pylons and other issues such as working around the existing road network and increasing occupation density with a scheme that is still in keeping with its surroundings. Whilst efforts will be made from the earliest stages to mitigate the risks/issues, delivery of the total cost of the regeneration may exceed the current estimates.

2.5 A timeline for the procurement process is set out below.

Stage	Date
Issue of Invitation to Tender	November 30 th 2022
Deadline for Receipt of Clarifications	January 4 th 2023 at 12 noon
Target date for Clarification Responses	January 6 th , 2023 at 12 noon
Tender Submission Deadline	January 20 th 2023 at 12 noon
Evaluation of Tenders	January 20 th – February 3 rd 2023
Award Decision Notification (ADN)	February 3 rd 2023
Standstill Period End	February 13 th 2023 at 23:59
Due Diligence Checks (Accounts, Insurance, Accreditations, Certificates, References)	February 3 rd to February 13 th 2023

Stage	Date
Expected Contract Award Confirmation Date	February 14 th , 2023
Contract Execution	February 14 th to 24 th 2023
Start of mobilisation period	February 24 th 2023
Anticipated Contract Commencement Date	March 1 st 2023

3 Communications Plan

- 3.1 Involving the community in the Parkside Regeneration project is accepted to be key to its success. It is acknowledged that the regeneration will have a greater effect on some people more than others.
- 3.2 Although at this early stage many questions regarding the regeneration are yet to be answered residents of the area have been informed that the regeneration is being explored.
- 3.3 Letters were hand delivered to the occupied properties within the regeneration areas on Friday 21st October 2022. The letters informed residents of the proposal, provided a site plan, and invited them to one of three public events. Letters were also sent to a further 863 households within a close proximity to the regeneration sites (i.e., those properties within the boundary created by Woodham Lane, the M25, The Basingstoke Canal and Scotland Bridge Road) to inform them of the proposals and inviting them to seek more information from the website.
- 3.4 On Friday 21st October 2022 dedicated web pages were launched providing further details regarding the project, www.runnymede.gov.uk/parkside-regeneration. Visitors to the site can:
- find information about the background and aims of the project,
 - view a Frequently Asked Questions page that is designed to answer questions in an accessible way,
 - sign up for further information to be sent to them,
 - view a site plan that provides individual site information.
- Between 21st October 2022 and 24th November 2022, the web pages received 437 hits. 118 people have signed up to receive further information either through the post or via e-mail.
- 3.5 On 31st October 2022 two events were held, providing residents within the site areas the opportunity to hear directly from the Chair of Housing Committee and Officers regarding the proposals. The first event was held for residents of Heatherfields, Independent Retirement Living Scheme. The second, at New Haw and Woodham Day Centre, was for residents of the other sites within the proposed regeneration area. On 1st November 2022 an online event provided a further opportunity for early engagement with the community. In total 101 residents attended the events.
- 3.6 Contact has also been established with the two Scout Groups within the site areas. A commitment has been given to keep them informed as the project proceeds.

3.7 Next steps.

Activity	Time Scale
Update web pages	Ongoing, FAQs updated November 2022
Record easy to access short videos	January 2023
Produce first of the quarterly newsletters	January 2023
Consultancy instructed to engage with community	After appointment and feasibility assessments
Produce second of the quarterly newsletters	April 2023

4 High Voltage Overhead Powerlines

- 4.1 Following early talks with UK Power Networks (UKPN) it appears it could be possible to move the overhead high voltage powerlines. A balance will need to be struck between the constraints that the powerlines and pylons present, the cost of moving them and the impact on the local community in terms of the work to have them removed and the future improvement to the aesthetic of the area.
- 4.2 A Budget Estimate (which serves only as a guide) has been provided by UKPN. This sets out a plan to remove the powerlines and pylons and re-route them under the existing road network and is attached as (confidential) Appendix 7.
- 4.3 Although removing the powerlines and pylons would clearly be incredibly expensive the viability of doing so will still depend on the advice that is received from our consultants as well as further discussions with Homes England (HE) about the availability of Infrastructure Grant. HE will assess the value for money of any proposal.
- 4.4 If it is viable to move the powerlines, UKPN anticipate a time period of between 24 to 36 months to complete the works, after RBC's acceptance of their formal offer.

5 Resource implications

- 5.1 None. This report is for information purposes only.

6 Legal implications

- 6.1 The procurement is utilising the Crown Commercial Services RM6165 Construction Professional Services framework which has been set-up in accordance with the Public Contract Regulation 2015 (PCR 2015). Any call-off contract as a result of the further competition is compliant with the PCR 2015.
- 6.2 Legal Services have already assisted in the procurement process and the early drafting of the consultant appointment contract.
- 6.3 Legal Services are assisting Housing in the procurement of external legal advice on the areas listed below.

- Due Diligence
- Land Assembly
- Planning
- Compulsory Purchase Orders (if required)
- Biodiversity Net Gain
- Energy Generation and Management
- Construction and Procurement

7 Equality implications

7.1 An Equality Impact Assessment was completed prior to engagement with the public.

8 Environmental/Sustainability/Biodiversity implications

8.1 Policy EE9 of the Runnymede 2030 Local Plan sets out when biodiversity net gains are required.

8.2 A balance would need to be sought between the cost of construction and the energy performance of any new development.

8.3 It is intended that a majority of development would replace poor housing stock with modern, fit for purpose homes.

8.4 A large part of Site B (Parkside) is within a flood zone 3a (high probability of flooding) – See Appendix 5. Specialist flood consultants will assess the regeneration area to mitigate flood risks.

9 Conclusions

9.1 The regeneration of the Parkside area of New Haw is progressing in line with expectations.

(For information)

Background papers

Report to Housing Committee 18th October 2022

Appendices

1. Parkside Regeneration Site Plan (Sept 2022)
2. Parkside Regeneration Brief Sept 2022
3. Communications Plan December 2022
4. RIBA stages costs and deliverables
5. Parkside Regen Flood Zone 3a
6. RIBA Plan of Work 2020
7. Appendix 7 UKNP Budget Estimate (Confidential)