

## **Parkside Regeneration, (Mark Bawden, Housing Development Manager)**

### **Synopsis of report:**

- 1. Update regarding the appointment of consultants for the Parkside Regeneration project.**

### **Recommendation(s):**

**None. This report is for information only.**

## **1 Context of report**

- 1.1 On 18<sup>th</sup> 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 20<sup>th</sup> 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 (a copy of which has previously been provided to Committee). 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 and then following that the Council will seek a development partner for the technical design and construction phases.
- 1.4 This report updates Members on the progress of the project since the last update at Housing Committee held on 8<sup>th</sup> March 2023.

## **2 Procurement**

- 2.1 The Housing Service, along with colleagues from Corporate Procurement, have worked with STAR, a procurement consultancy. A mini competition was held through the Crown Commercial Services procurement framework for construction professional services, a Public Contract Regulations 2015 compliant framework.
- 2.2 A price was sought for the completion of all tasks required to submit a valid planning application for a viable scheme. Tender submissions from four consultancies were assessed. The prices submitted varied from £1.8m up to £4m.
- 2.3 The tenders were assessed with a weighting prioritising quality over price on a 70/30 basis. The clear winner was Ridge, rated best for both quality and price.

- 2.4 Ridge 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,
  - Architectural services (built form, landscaping and place making),
  - Arranging and supporting consultation with the public and stakeholders.
  - Preparing and submitting the planning application(s).

2.5 Contracts have been executed and a schedule of meetings will be arranged to progress the project.

2.6 As a result of delays through the procurement process and setting up the contract a revised timetable is provided below.

Stage	Completion	Report
RIBA Stage 1	24 November 2023	January 2024
RIBA Stage 1	18 October 2024	TBC
RIBA Stage 1	11 April 2025	TBC

These reports will form the basis for the decision gateways for the Housing Committee to determine whether to proceed with the project.

### 3 Resource implications

3.1 None. This report is for information purposes only.

### 4 Legal implications

4.1 The procurement utilised 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.

4.2 Legal Services have assisted in the procurement process and the drafting of the consultant appointment contract.

4.3 Legal Services are assisting Housing in the procurement of external legal advice on the areas listed below (the cost of which will be taken from the already approved budget),

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

## **5 Equality implications**

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

## **6 Environmental/Sustainability/Biodiversity implications**

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

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

6.3 It is intended that the development would replace poor housing stock with modern, fit for purpose homes.

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

## **7 Other implications**

7.1 None

## **8 Conclusions**

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

### **(For information)**

#### **Background papers**

None