

Report title	Parkside Regeneration Update
Report author	Mark Bawden, Housing Development Manager
Department	Housing
Exempt?	No
Exemption type	Not applicable
Reasons for exemption	Not applicable

Purpose of report:
For information

Synopsis of report:

- 1. Review of project plan and structure.**
- 2. Update regarding the progress of the project and actions taken.**
- 3. Update on the appointment of Legal advisors.**

Recommendation(s):
This report is for information only.

1. Context and background of report

- 1.1 On 18th October 2022 Housing Committee resolved to recommend that Full Council approve a 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. At the completion of RIBA stage 3 it is anticipated that Planning Permission will be achieved.
- 1.2 A procurement exercise was carried out, supported by Runnymede’s internal Procurement Team and with the assistance of Star, an external procurement consultancy. On 1st June 2023 Ridge and Partners, construction consultants, were appointed. The full detail of their appointment is extensive but can be summarised as encompassing those actions required to prepare a Planning Application. The planned scheme must be deliverable from both a physical and financial perspective.
- 1.3 This report updates Members on the progress of the project since the last update to Housing Committee held on 7th June 2023 and, for new members of the committee, sets out the project plan and governance arrangements.

2. Project Plan and Structure

- 2.1. Construction projects typically follow the stages set out in the RIBA Plan of Work. The full detail of the RIBA stages is set out in Appendix 1 (RIBA Plan of Work 2020). In summary the 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
- 2.2. The Parkside Regeneration project plan follows this standard methodology which provides logical decision gateways where approval will be sought from Housing Committee before moving from one stage to the next.
- 2.3. Currently we are working through stage 1. Committee members approved a Brief for the project in October 2022 (Appendix 2 - Parkside Brief October 2022). Working with our Architects and other specialists the brief is being refined, with studies of the local area informing the direction of travel. We start from a position of hoping to achieve all of the aims within the Brief, although acknowledgment must be made to the fact that as the project develops, priorities may need to be set as some aims might not be feasible or viable.
- 2.4. Stage 1 also includes undertaking feasibility studies and site surveys. These will provide information regarding flood risk, utility locations, ecology, topography, local heritage, transport, residential noise. As an example, Ridge are already in contact with the Environment Agency regarding the flood risk, which is one of the main risks to the project.
- 2.5. A project programme has been produced showing how Ridge will provide the required information for stage 1 so that an end of stage report can be presented to a Special Housing Committee on 6th December 2023, if not before. At this point Members will be presented with the revised and honed brief, information regarding what is likely to be feasible, a project programme and a projection of the cost of the project.
- 2.6. Architects from Ridge and Officers from the Housing team have met with The Corporate Head of Planning, Economy and Built Environment to discuss the early direction of travel. The flood risk is identified as an area for scrutiny. Conversations about density suggest that a higher number of homes than was originally discussed may be possible, which would help to make the project financially viable and provide further, much needed, housing. Further details will be provided to Members regarding this at the end of stage 1 report.
- 2.7. At the end of stage 1 we will not know the answers to all questions regarding what will be possible. Further design work and surveys will be required, but a lot more information will be available. Continuing the example from paragraph 2.4, whilst we will have a better understanding of the flood risk at the end of stage 1, we are unlikely to know exactly what the solution will be.
- 2.8. Members will be presented with a recommendation and a decision will be sought to determine whether to proceed with the project to RIBA stage 2. Below is a timetable, updated from the last report in June, that provides greater detail regarding what will be reported at the end of each stage, before requesting approval to move on to the next.

RIBA Stage	Completion	Report	Report
Stage 1	October/ November 2023*	December 2023* (possibly before)	Findings of feasibility reports and site investigations. Recommendations to update the Brief as a result of findings. Project programme. Budget update. Recommendation regarding results.
<u>Stage 1 Decision Gateway.</u> Proceed to stage 2?			
Stage 2	18 October 2024	TBC	Present architectural concept. Further update on strategic approach to constraints (e.g., flooding and overhead powerlines). Cost plan and exploration of delivery options. Planning advice. Recommendation regarding results.
<u>Stage 2 Decision Gateway.</u> Proceed to stage 3?			
Stage 3	11 April 2025	TBC	Details of planning application prior to submission, setting out approach to delivery. Recommendation regarding planning application and delivery route.
<u>Stage 3 Decision Gateway.</u> Submit Planning Application? Proceed with preferred delivery option?			

*Please note that these dates have been brought forward. All other dates remain the same as was reported in June 2023.

3. Policy framework implications

3.1. The Housing Development Strategy 2021-2016 set a target to deliver 125 new Council homes. Whilst the timescales mean that this is unlikely, the Parkside Regeneration may contribute towards this target. The principles set out in the Housing Development Strategy are incorporated into the Parkside Regeneration brief, i.e., highly desirable and energy efficient properties.

4. Resource implications/Value for Money

4.1. None. This report is for information only.

5. Legal implications

- 5.1. Legal Services have assisted Housing in the procurement of firm of external solicitors called Freeths to provide 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
- 5.2. The appointment of Freeths has been made through the Public Contract Regulations 2015 compliant EM Law Services framework.

6. Equality implications

- 6.1. A full Equality Impact Assessment has been carried out.

7. Environmental/Sustainability/Biodiversity implications

- 7.1. Policy EE9 of the Runnymede 2030 Local Plan sets out when biodiversity net gains are required.
- 7.2. A balance would need to be sought between the cost of construction and the energy performance of any new development.
- 7.3. It is intended that a majority of development would replace poor housing stock with modern, fit for purpose homes.
- 7.4. Large parts of Site B (Parkside) and Site F (Heathervale Way) are within a flood zone 3a (high probability of flooding). Specialist flood consultants are assessing the regeneration area to mitigate flood risks.

8. Other implications

- 8.1. We are in the process of updating the Communications Plan alongside Ridge, who will facilitate the continued community engagement with us.

9. Timetable for Implementation

- 9.1. Not applicable, this report is for information only.

10. Background papers

None.

11. Appendices

Appendix 1 - RIBA Plan of Work 2020
Appendix 2 - Parkside Brief October 2022