

**LANCASTER WEST
NEIGHBOURHOOD TEAM**



Lancaster West Estate Procurement Update

Title	Lancaster West Estate – Refurbishment Update
Date & Version	10 th January 2020
Programme Manager	Elpida Andreou
Purpose of report	Provide an overview of the Programme / procurement for the services and ‘Technical Teams’ required to deliver the Lancaster West Estate major refurbishment programme.
Programme Change	<p>Following much deliberation the team has decided to change the delivery of the programme from 4 discreet projects to 6. The reasons for this include:</p> <ul style="list-style-type: none"> • The smaller projects will provide opportunity for smaller/ local consultants and contractors to bid for and provide services to the LWE. We have engaged with the Economic Development team at RBKC who have provided us with contact details of local practices and small contractors. • The buildings within the smaller projects are all very different and concentrating on bespoke solutions by smaller Consultant Practices would deliver better outcomes. • Treadgold House is being considered for a design competition (Refer to the Sustainability Report for more information) • Smaller projects can progress quicker. • Ability to phase works over the years with a lesser impact on residents.
Procurement: Technical Teams	Due to the likely value of these contracts being above a certain financial threshold according to EU legislation, with the exception of the FRA Type 4 surveys, all tenders are being published in the Official Journal of the European Union and are following due process.
Building Contractors	The same process will be applied to the procurement of the main Building Contractors on projects that are expected to exceed a certain financial threshold.

Leaseholder consultation: Technical Teams	<p>Section 20 Notice of Intent (NOI) consultation was completed on the 16th October 19, and no queries or clarifications were received. .</p> <p>A second stage of consultation will be follow after the teams have been selected and before any appointments are made. The consultation period will run approximately 6 weeks to complete and is referred to as Section 20 Notice of Estimate (NOE).</p>
Building Contractors	<p>A similar consultation exercise will apply when we are preparing to tender for the building works.</p>

Tender Evaluation	<p>The panel of LWRA, block representatives and residents who expressed an interest in partaking in the evaluation and selection of the technical teams is now in place. However this does not preclude other residents from joining this panel in the future.</p>
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Technical Teams	<p>Below is an update for the various specialist services.</p>
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FRA Type 4 surveys	<p>Evaluation of the tender submissions was completed in November 19. Three Officers and Five Residents took part in the evaluating the quality submissions. Residents involved in the process underwent training prior to carrying out the evaluations. Officers were available for any clarifications or queries. Feedback from residents was positive with all wishing to take part in future evaluations. An Operational report has been prepared for consideration and approval by the Doug Goldring.</p>
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It is anticipated that surveys will commence late January 2020, subject to approval being received.

FRA Consultant/ Engineer (The Walkways)	<p>Service to be procured separately as recommended by RBKCs new Fire Officers. Documents are in the final stage of review with tenders anticipated to be sought in late January 2020.</p>
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Principal Designers	<p>Tenders are out for the Principal Designer and due back on the 24th January 2020. Commencement is anticipated by March/April 2020 following evaluation of the returns, leaseholder consultation and delegated authority approval.</p>
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MEP (Mechanical, Electrical & Plumbing)	<p>The MEP tendering is in motion and tenders are due back 20th January 2020. Interest to visit site and talk to the Major Refurbishment Team has been good with all those attending stating they will be submitting bids. Evaluation with residents is planned for completion by 7th February 2020. An Executive Report will prepared for consideration of Kim Taylor Smith under the delegated authority agreed in KD05493. The report is on the Forward Plan. Preparation of Leaseholder information and consultation under Section 20 Notice of Estimate will run for approximately 6 weeks and can run concurrently with the report. We would hope to be in a position to appoint the successful company by end March/April 2020.</p>
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**Multi-disciplinary
Design team**

Documents for procurement of the Multi-disciplinary design teams have been completed and pending some advice from legal on a small matter should go out to tender end of January 2020. It is envisaged that 2-3 teams will be selected to design, specify and help deliver the works on site. We would anticipate the teams commencing surveys April/May 2020.

**Building
Contractors**

The design and preparation of information to tender will require several months. Together with the time required for applications to planning for the new windows, resident consultation, Statutory Leaseholder consultation (NOI & NOE), tendering and evaluation, formal approvals and setting up legal contracts.

We therefore estimate some projects being ready to start early in 2021.
