

Policy and Sustainability Committee

10.00am, Thursday, 28 May 2020

Award of Contract – Pre-Contract Design Services for Western Villages, Granton

Executive/Routine Wards	Executive 4
Council Commitments	1, 4 and 10

1. Recommendations

- 1.1 It is recommended that Policy and Sustainability Committee:
- 1.1.1 approves the award of contract to CCG (Scotland) Ltd under Lot 2 of the Council's New Build Housing Framework Agreement to provide pre-contract design services including the submission of a tender proposal for the works associated with Western Villages new build affordable housing project. The notional value is £1.5 million; and
 - 1.1.2 notes that the Council, on completion of each stage, retains the option to review the scope or terminate the contract.

Paul Lawrence

Executive Director of Place

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Report

Award of Contract – Pre-Contract Design Services for Western Villages, Granton

2. Executive Summary

- 2.1. This report seeks approval to appoint CCG (Scotland) Ltd under Lot 2 of the Council's New Build Housing Framework Agreement to design the Western Villages new build affordable housing project in Granton, in line with the Granton Development Framework, and to submit a tender proposal for the works.
- 2.2. The scope of service is split into two key stages:
 - Stage One: Pre-Contract Design; and
 - Stage two: Post Contract Construction.
- 2.3. On completion of stage one, the Council retains the option to review the scope or terminate services.

3. Background

- 3.1. On [10 October 2019](#), Finance and Resources Committee approved the award of Lot 2 of the New Build Housing Contractor Framework Agreement to the following six Contractors:
 - CCG (Scotland) Ltd;
 - CBC (Glasgow) Ltd;
 - ENGIE Regeneration Ltd;
 - Hadden Construction Ltd;
 - Hart Builders (Edinburgh) Ltd; and
 - Robertson Partnership Homes Ltd.
- 3.2. The Committee also approved delegated authority to the Executive Director of Place and the Head of Place Development in line with the Scheme of Delegation for the awarding of contracts which are undertaken using the Framework Agreement.

This arrangement is currently superseded by the temporary change to Contract Standing Orders.

- 3.3. The Granton Waterfront Development Framework was approved by Planning Committee on [26 February 2020](#).

4. Main report

- 4.1. Western Villages is the first phase of the Granton regeneration programme to be progressed.
- 4.2. The construction industry plays a vital role in Scotland and Edinburgh's economy providing a range of jobs and supporting local Small and Medium Enterprises (SMEs). By progressing pre-contract affordable housing construction projects like Western Villages, the Council can ensure there are market ready opportunities for the industry, helping to build economic resilience within the supply chain to mitigate the effects of the current Covid-19 pandemic.
- 4.3. Lot 2 of the New Build Housing Framework Agreement provides contractor led Design and Build services (where the contractor provides the design team). The services provided by contractors are split into two stages:
- Stage one: Full design team services including all associated studies, site investigations, submission and approval of the planning application and the preparation of a tender proposal for the building works.
 - Stage two: Construction of the approved design to an agreed specification and cost.
- 4.4. CCG (Scotland) Ltd are the top ranked Contractor on the Framework Agreement and have been engaged to provide stage one services in line with the principles of the development framework. CCG (Scotland) Ltd have prepared a fee for this stage in line with the framework rates. The value of this stage is a notional value of £1,456,877.56. The full sum breakdown is available in Appendix 1.
- 4.5. The fee draw-down will be in arrears for work completed, ensuring that the Council is not exposed to undue risk of the contractor or design team going in to administration during these uncertain times.
- 4.6. Following the completion of stage one services by CCG (Scotland) Ltd, negotiations will be undertaken before progressing with Stage Two, the construction of the development, should that be proven to be in the Council's best interest. The Council retains the option to review the scope or terminate services at the end of stage one.
- 4.7. CCG and the design team have provided assurance that they will be able to progress the project during the current Covid-19 pandemic by working remotely and communicating digitally. While uncertainty remains on the duration of current working restrictions it is anticipated progress will be made as far as possible. Should

the current situation change, and progress can no longer be made there will be a stand down period in the commission which will recommence once restrictions are lifted.

- 4.8. A Pre-Application Notice (PAN) was submitted to the planning authority on Monday 2 March 2020 and Pre-application advice will be undertaken by the design team.

5. Next Steps

- 5.1. By accelerating Western Villages invaluable live information will inform the wider business case helping towards forming a fully robust case based on actual and local due diligence.
- 5.2. CCG will undertake stage one services of the New Build Housing Framework Agreement Lot 2 including the studies listed in Appendix 1.
- 5.3. Public and stakeholder consultation for the Western Villages proposal will be undertaken. In light of the current Covid-19 pandemic full details of how the Council will seek to engage with the public will be driven by the emerging advice from Scottish Government on statutory planning consultation.
- 5.4. Following public and stakeholder consultation and any resulting design revisions the planning application will be submitted.
- 5.5. Progress of the anticipated programme will be dependent on the working restrictions in place due to Covid-19 pandemic.

6. Financial impact

- 6.1. The value of this contract to provide pre-tender design services is notional value of £1,456,877.56. This will be contained within the Housing Revenue Account (HRA) Capital budget.

7. Stakeholder/Community Impact

- 7.1. There are no direct stakeholder or community impacts as a result of this contract.
- 7.2. Significant consultation has taken place over the last 12 months with partners and the local community on developing the Framework to guide future development in Granton Waterfront.
- 7.3. Public consultation will be undertaken as part of the planning process for the detailed design of Western Villages.

8. Background reading/external references

8.1. None.

9. Appendices

9.1. Appendix 1 – Western Villages Stage One Services Fee Proposal Pre-tender Costs.

Western Villages Stage One Services Fee Proposal Pre-tender Costs

Western Villages Stage One Services Fee Proposal Pre-Tender Costs to (RIBA Stage 4)			
Service	Supplier	Value	Status
Architect	Cooper Cromar	£832,500.00	Confirmed
Engineer	BSA	£238,500.00	Confirmed
M&E Engineer	TBC	£95,850.00	Provisional
Landscape Architect	Oobe	£28,800.00	Confirmed
Energy Consultant	Carbon Futures	£38,000.00	Confirmed
Further SI	Aitken Lab/BSA	£38,681.00	Ongoing
CCTV survey	TBC	£10,000.00	Provisional
GPR survey	TBC	£10,000.00	Provisional
Extended TOPO	TBC	£3,500.00	Provisional
Initial Eco/Arb survey	TEP	£3,389.00	Complete
Any follow up Eco/Arb	TBC	£3,300.00	Provisional
Acoustic survey	TBC	£3,000.00	Provisional
Daylight /Sunlight survey	TBC	£2,000.00	Provisional
FRA	TBC	£20,000.00	Provisional
DIA	TBC	£20,000.00	Provisional
Archaeological Survey	TBC	£10,000.00	Provisional
EIA Screening survey	TBC	£5,000.00	Provisional
EIA if required	TBC	£20,000.00	Provisional
Air Quality survey	TBC	£5,000.00	Provisional
Noise Impact survey	TBC	£5,000.00	Provisional
SEPA CAR License	TBC	£10,000.00	Provisional
Transport survey	TBC	£5,000.00	Provisional
VARs	TBC	£20,000.00	Provisional
Sundry Surveys	TBC	£25,000.00	Provisional
SUB TOTAL		£1,452,520.00	
CCG overhead & Profit	0.30%	£4357.56	Provisional
SUB TOTAL		£1,456,877.56	