

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: EBURY ESTATE RENEWAL – PHASE 2 QUANTITY SURVEYOR APPOINTMENT

Notice is hereby given that , Cabinet Member for Climate Action, Regeneration and Renters, has made the following executive decision on the above mentioned subject for the reasons set out below.

Appointment of Quantity Surveyor carrying out QS services for the Phase 2 of the Development

1. Executive Summary

- 1.1. The regeneration of the Ebury Bridge Estate will provide more affordable housing and bring about the long-term physical, economic and social sustainability of the neighbourhood.
- 1.2. The hybrid planning application for Ebury Phase 1 & 2 was originally approved on the 6th of October 2021, with the amended application approved on the 21st of July 2023.
- 1.3. The proposed appointment of Stace LLP for Quantity Surveying services sought within this report is consistent with the capital budget approved by full Council on 8th March 2021. Cabinet Member approval is required as the value of the consultancy contract is over £300,000 (excl. VAT).
- 1.4. The appointment of a Quantity Surveyor is proposed to support RIBA Stage 4, 5 and demolition on Ebury Phase 2.
- 1.5. A rigorous and competitive procurement exercise has been undertaken to procure the Quantity Surveyor, which has been endorsed by the Council's Commercial Gateway Review Board (CGRB), the paper of which is appended to this report (Appendix B).
- 1.6. The proposed commencement date of the contract is 26th February 2024, further to conclusion of the standstill period. The anticipated end date of the contract is 31st March 2030, which coincides with the end of the defect liability period of the new build.
- 1.7. A JCT Consultancy Agreement with the Council's standard amendments will be used, which will include the option to instruct work RIBA Stages 4 and 5 as Additional Services.
- 1.8. Subject to approval of this report, officers will progress the appointment of the contracts.

2. Recommendations

2.1. That the Appendices be exempt from publication under Section 100 (A) (4) and Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) as it contains information which should be exempt from publication in that it contains information relating to the business and financial affairs of the authority and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings under paragraph 5 of Schedule 12A of the Local Government Act 1972; and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2.2. That the Cabinet Member for Regeneration and Renters approves:

- Notes the tender result in the total sum of £779,865 for Stace LLP.
- The contract award for Quantity Surveyor services with a contract value of £300,750 to Stace LLP, with the option in the contract to place orders for future RIBA stages, a total of up to £779,865
- Spend of £300,750, up to the completion of RIBA Stage 4 and demolition works.
- Notes that remaining spend of £479,115 for RIBA Stage 5 and budget requirement for subsequent stages will be addressed in the Outline Business Case and accompanying Cabinet Member Report for Ebury Phase 2, along with a refresh of the projects overall viability.
- Delegates authority to the Executive Director of Regeneration, Economy and Planning (REP) to approve the options in the contract to place orders for future RIBA Stages up to a total contract value of £779,865 subject to budget confirmation and satisfactory completion of initial deliverables.

3. Reasons for Decision

3.1. The reason for the recommendation is to secure fees and appoint a Quantity Surveyor to support the Technical Design, Demolition and Delivery of Ebury Phase 2.

3.2. The overarching objective of regenerating Ebury Bridge Estate is to create a comprehensive renewal that brings about physical, economic and sustainable change that creates additional homes and improves the lives of residents, businesses and visitors alike.

3.3. The proposed redevelopment of Ebury is in line with the Council's ambitions for a Fairer Westminster and aims to deliver on the following objectives:

- Re-provision of existing homes and explore opportunities to deliver high quality new homes of all tenures.
- Construction of high quality and energy efficient sustainable new buildings which utilise cutting edge design and technological innovation.
- Improvement to place shaping including play space, bio-diverse green space and enhancement of the public realm including increasing permeability and connectivity with the canal and surrounding areas.
- Promoting a safer and vibrant neighbourhood, which encourages positive community interaction.
- Enhancing community assets and maximising impact through linking to wider provision in the surrounding area.

- Encouraging and facilitating strong public participation from the community in the design and development of the scheme.
- Increasing opportunities for employment and business growth and initiatives.
- Responsible Procurement ensuring ethical treatment and consideration and mitigation of environmental impacts.

**Stuart Love, Chief Executive,
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Implementation Date:

Reference: