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| <b>Item No.</b>                    | <b>Classification:</b><br>Open | <b>Date:</b><br>02/12/03                              | <b>MEETING NAME</b><br>Executive |
| <b>Report title:</b>               |                                | Approval of Peckham Partnership - Phase 8A Demolition |                                  |
| <b>Ward(s) or groups affected:</b> |                                | Peckham   |                                  |
| <b>From:</b>                       |                                | Strategic Director of Regeneration                    |                                  |

### **RECOMMENDATIONS**

1. That approval be given to the exemption of Contract Standing Orders 14.1 and 14.3 in respect of the Peckham Partnership Phase 8A demolition contract to enable the appointment of Countryside In Partnership to act as the principal contractor on the Phase 8A demolition contract.
2. That approval is given to appoint Erith Contractors as the demolition sub-contractor on the Phase 8A Demolition contract.
3. That approval be given to the expenditure relating to the demolition works, the details of which are contained in the closed version of this report.

### **BACKGROUND INFORMATION**

4. This scheme forms part of the Peckham Partnership Programme and involves the demolition and site clearance of the following properties on the site referred to as Phase 8A: 1-8 Avington Way, 1-48 Farnborough Way, 1-12 Gosport Way, 1-8 Grately Way, 21-87 Hordle Promenade North and 1-14 Mattingley Way.
5. The Peckham Partnership Strategic Development Agreement specifically identified certain sites with the programme boundary for private for sale development. Phase 8A is one of these sites. The Executive Committee at its meeting on 17<sup>th</sup> December 2002 agreed to the disposal of this site for the development of private houses for sale.

### **KEY ISSUES FOR CONSIDERATION**

6. Under the terms of the Strategic Development Agreement, the Council is obliged to procure the demolition of the buildings in this phase.
7. As part of the original invitation to seek Consortium members for the Peckham Partnership developments, an advert was placed in the

European Journal to comply with EC regulations and this process led to the appointment of Countryside In Partnership.

8. Exemption from Contract Standing Order is requested in relation to the appointment of Countryside In Partnership to act as the Principal Contractor in respect of the demolition contract on the Peckham Partnership Phase 8A. The method of selection used which included price testing complied with EC and domestic legislation and ensures value for money is obtained.
9. For the demolition sub-contract works, the council's own Contract Standing Order requires that tenders be sought and that the appropriate Committee or delegated approval be obtained for each separate contract. In accordance with the Strategic Development Agreement for Peckham Partnership sub contract tenders were selected on the basis of three contractors provided by London Borough of Southwark from the Council's Approved List and three contractors provided by Countryside In Partnership, also from the Council's Approved List. The tender documents were received by 12 noon on Friday 10<sup>th</sup> October 2003 and were opened at the Town Hall on 14<sup>th</sup> October 2003, the details of which are contained in the closed version of this report.
10. In accordance with the Strategic Development Agreement for the Peckham Partnership Scheme, the Main Contractor, Countryside In Partnership is entitled to a management fee of 10% on demolition sub contract costs. Countryside In Partnership have analysed the various tenders submitted and have based their offer on the tender submitted by Erith Contractors on the basis that it is the lowest and most economically advantageous tender.
11. The Employers Agent for this scheme, acting on behalf of the Council is Calfordseaden. They have checked the tender submitted by the demolition sub contractor and the offer made by Countryside In Partnership and have recommended that the offer made by Countryside In Partnership be accepted. Details of the offer made and the full cost of the scheme can be found in the closed version of this report.
12. A demolition start date of January 2004 have been provisionally agreed with a contract period of 33 weeks from the date of site possession although this will be adjusted to accommodate the land completion required to utilise 100% capital receipts.

### ***Policy Implication***

- 13 The demolition of the blocks in this phase of the Peckham Partnership programme is part of the ongoing regeneration and redevelopment of Peckham to transform the old five estates.

***Effects of proposed changes on those affected***

- 14 There are no specific implication on the Council’s Managing Diversity and Equal Opportunities Policy.

***Resource Implication***

- 15 Resource implication can be found in the closed version of this report.

***Consultation***

- 16 The proposed demolition work is part of the Peckham Partnership programme and has been subject to a number of consultation process. The local residents are regularly updated via the Rosemary Gardens Tenants and Residents Forum of the council’s proposal and programme. The Housing Department and the Property section are regularly involved in discussions involving the disposal of this site.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

***Borough Solicitor & Secretary***

- 17 The comments from the Borough Solicitor & Secretary can be found in the closed version of this report.

***Chief Finance Officer***

18. The comments from the Chief Finance Officer can be found in the closed version of this report.

| <b>Background Papers</b>          | <b>Held At</b>           | <b>Contact</b>                      |
|-----------------------------------|--------------------------|-------------------------------------|
| North Peckham Phase 8A Demolition | <i>Peckham Programme</i> | <i>Edwin Emakpose<br/>Ext.51018</i> |

## Audit Trail

|   |   |                          |
|---|---|--------------------------|
| <b>Lead officer</b>   | Paul Evans – Strategic Director of Regeneration |                          |
| <b>Report Author</b>  | Edwin Emakpose – Development Manager            |                          |
| <b>Version</b>  | FINAL   |                          |
| <b>Dated</b>  | 21 <sup>st</sup> November 2003                  |                          |
| <b>Key Decision?</b>  | Yes   |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>                          | <b>Comments included</b> |
| Borough Solicitor & Secretary   | Yes   | Yes                      |
| Chief Finance Officer   | Yes   | Yes                      |
| Neighbourhood Housing Manager   | Yes   | No                       |
| Executive Member  | Yes   | No                       |
| Date final report sent to Constitutional Support Services                 | 24 <sup>th</sup> November 2003                  |                          |