

Document Title: SHDP – Market Engagement Summary

Date: 26th February 2024

Introduction

HBS, part of the Norse Group, are providing technical design team services to support Brentwood Borough Council's SHDP programme. Services include Project Management, Architectural Design, Engineering and Quantity Surveying.

HBS have been involved with the Brookfield Close and Harewood Road development schemes from the outset. HBS have assisted the client in realising the potential of the existing site, developed feasibility options for the schemes, secured planning consent for the agreed preferred options and are now coordinating procurement activities to secure suitable contractors to undertake the construction works.

Current Project Status

The project programmes for the Brookfield Close and Harewood Road schemes are now aligned and are running concurrently. Both projects are within the contractor procurement stage, the challenges of which are detailed within the SHDP Committee Reports. Progress has now been achieved via a market engagement exercise with suitable and experienced contractors. An information pack including designs, specifications and survey information was issued to the contractors on 21st December 2023 and subsequently returned by all on 16th February 2024.

Market Engagement outcome

The market engagement exercise has provided a positive response. The overall construction cost estimates provided by the contractors have been reviewed by the technical team and were generally consistent and fall within the budgets as recommended by HBS. Furthermore, the cost for the next project Stage, namely the Pre-Construction Services Agreement, is well within both the estimated cost and SHDP budgeted figure.

The contractors were also able to demonstrate experience and competence in terms of general contracting and residential development, with one contractor excelling in demonstrating experience of comparable schemes. This includes examples of sustainable developments, including PassivHaus design and construction.

Pre-Construction Services Agreement (PCSA)

PCSA is the next stage of the project and the point where a contractor is appointed by the client. It should be noted that the appointment is not for construction / site activity, but instead for detailed technical design activity, as necessary for the Design and Build procurement route. The stage allows for detailed designs to be produced by the contractor's design team without committing the client to subsequent construction costs. The construction costs will be determined during the PCSA period and formalised once the design activity is complete. These will then be presented to the client and approval sought prior to any commitment being made to the contractor.

HBS recommendations

Following the success of the market engagement exercise HBS recommend that Brentwood Borough Council proceed to the Pre-Construction Services Agreement stage for both Brookfield Close and Harewood Road. This will enable the contractor's design team to complete the necessary detailed design activity for both developments as well as securing fixed price certainty for the resultant construction activity.