

**UPDATE PAPER FOR BDC OVERVIEW AND SCRUTINY COMMITTEE: LEVELLING UP FUND  
(LUF) PROJECTS**

**1. Background:**

This paper provides an update to the LUF projects (LUF0297) in Bromsgrove town centre. The projects are the Windsor St. and Former Market Hall sites. The update paper covers the progress on the projects over the last six months from August 2022 to January 2023, and the update is provided by the Programme Delivery Manager appointed to manage the projects in April. A summary table outlining key progress e.g., milestones/achievements during this period is provided before more detailed reporting.

**2. Windsor St. Project:**

September 2022	Draft Remediation Strategy and DQRA prepared for the site
October 2022	EA consultation response on the proposed remediation strategy and DQRA received
November 2022	Soft market testing for principal contractor procurement commenced with BDC Procurement and relevant frameworks
December 2022	Draft Remediation Specification and Monitoring Plan completed and issued on 9 <sup>th</sup> December
January 2023	Initial EOI issued to Pagabo framework

2.1 In October 2022 we received the Environment Agency (EA) response to the proposed remediation strategy for Windsor St. The feedback was positive with the EA stating approval in terms of the approach and remedial target values proposed for the soil and groundwater. They gave the green light to proceed with preparing a remediation specification and monitoring plan. They also required further detail on infiltration rates (extent of leaching because of the future development - this relates to amount of building and hard standing vs. soft landscaping) and highlighted concerns over re-use of materials onsite such as surface aggregates/concrete due to PFAS (per and polyfluorinated alkyl substances associated with the former on-site fire station) contamination.

2.2 The additional data and modelling on the infiltration rates were concluded by Brownfield Solutions Limited (BSL are the consultant leading the production of the remediation strategy and associated documents) in November and the remediation

strategy was updated accordingly. In the same period Worcestershire Regulatory Services (WRS) also provided a review of the Phase II Investigation, Detailed Quantitative Risk Assessment & Remediation Strategy. It is noted that this WRS were consulted for their opinion on the findings and conclusions of the following reports from a regulatory perspective in relation to Part 2A of the Environmental Protection Act 1990. WRS have not provided comments on the suitability of the reports in relation to any future planning application for redevelopment of the site. They concluded that they had no objection in principle to the proposed remediation strategy.

- 2.3 Discussions were held with BDC Procurement to obtain advice on the most suitable route to procurement to appoint a suitable remediation contractor. They recommended soft market testing via Crown Commercial Services (CCS) framework, Procure Partnership Framework and the Pagabo Framework. The duration of the soft market testing was extended last month following agreement from the Programme Board, this was because both CCS and Procure Partnership frameworks were deemed not suitable as there were concerns about the potential of an inadequate number of returns following the tendering process and therefore a lack of competition.
- 2.4 In January 2023 NWedR issued an expression of interest (EOI) to the Pagabo framework with a request that the framework extends the opportunity to their reserve list of suppliers to increase the overall pool of contractors. Pagabo framework have not confirmed yet if this will be possible. The outcome of the EOI request will be determined on 13<sup>th</sup> January. A second framework was recommended by BSL (consultant leading the production of the remediation strategy documentation and specification). The Consortium Procurement Construction framework is dedicated to new build housing procurement. Due to the extended period of soft market testing the project programme has been amended with the appointment of the contractor expected in Feb 2023, and planning permission to be secured in April 2023. (See risk log – appendix 2).

### 3. **Former Market Hall Project:**

September 2022	Update report on route to procurement received and reviewed with BDC Procurement team
October 2022	Technical advisor and cost consultant (pre-contract phase RIBA stage 2-4 appointed).
November 2022	Design team procurement commenced
December 2022	Design team appointment and inception meeting held
January 2023	RIBA stage 3 design commencement

3.1 Following appointment of Arcadis as the project technical adviser and cost consultant, the project commenced the procurement of the design team in early November 2023. Worcester based architects One Creative Ltd. were successful at the tender stage and will be appointed as the multi-disciplinary design team, bringing with them the disciplines of Lead/Principal designer, Landscape Architecture, Structural Engineering, Civil Engineering, MEP Design, Principal Designer, Fire Engineering and Sustainability. In their submission One Creative Ltd. displayed local knowledge and understanding of the site and were also the designers of the interim provision BirdBox.

3.2 The formal closure of RIBA stage 2 in December last year was marked with a RIBA stage report which summarised the following brief for the design team:

The proposal for the Main Building – A mix of open plan office spaces, and adaptable workspaces for users with flexible working requirements, there will be Food and Beverage uses provided on the ground floor.

The proposal for the Pavilion Building – To provide a 2- storey ‘pavilion-like’ building, with a covered outdoor area to perform as a market-square. The ground floor should be open and adaptable to allow a range of community events and seasonal festivals.

3.3 Alongside the RIBA stage 3 design, several surveys have been commissioned for the new year including topographical and subterranean scan, an ecology assessment, heritage assessment and appointment of a BREEAM consultant. As required by BDC policy the project is targeting BREEAM ‘very good’ standard. BREEAM stands for Building Research Establishment Environmental Assessment Method and sets out a method for assessing and rating the sustainability of buildings based on several elements relating to energy efficiency, water management, ecology and biodiversity and resilience of buildings. The project risk register is attached as requested – appendix 3.