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## introduction

### 2.1 Preamble

This RIBA Stage E Report (the Report) is presented in support of the visual documentation, CAD drawings, specialist reports and specifications produced for the regeneration of the South West Corner of the Aylesbury Estate, London SE17.

The Report is submitted on behalf of the Corporate Client, which comprises:

- Aylesbury New Deal for Communities Board (ANDC)
- LB Southwark Housing
- LB Southwark Regeneration

It has been prepared in two volumes:

- Volume 1 The written report
- Volume 2 Supplementary supporting data

### 2.2 The Works& Phasing

The proposed regeneration strategy for the SW corner is developed as a phased masterplan and comprises the following phases:

#### Phase 1a

Phase 1a covers:

- the refurbishment, renewal and extension of the common areas of the two high rise blocks in the SW Corner 42-256 Bradenham & 1-172 Chiltern
- Decent Homes works and Planned Preventative Maintenance works to common areas and to a limited extent within dwellings.
- A detailed planning application was submitted for each these two blocks. Approval has been granted.

#### Phase 1b

Phase 1b includes:

- The refurbishment, re-configuration and renewal of the common areas of the low rise blocks – typical and non-typical.
- Environmental improvements via the upgrading of external areas inclusive of public, semi-private, and private areas to provide an improved, high quality environment.
- Demolition of high-level bridges throughout to create secure stand alone blocks throughout the SW Corner.
- Infill Blocks: the addition of 25 new dwellings in two infill sites around Chartridge Square.

- Decent Homes works and Planned Preventative Maintenance works to common areas and to a limited extent with dwellings.
- Works to 4 and 5 storey 'Jespersen' blocks to achieve structural robustness in the event that is considered to be required.

A detailed planning application was due for submission on April 2005 for the refurbishment works. Following client instruction, this was held back pending a strategic review on completion of this Stage E Report.

#### First Stage Tender

Tenders went out in October 2004 and were returned in January 2005 at budget estimate.

#### Second Stage Tender

Initiation of the tender procedure for Phases 1a and 1b was instructed in November 2004 with May 31st 2005 as the date to go ahead. However an instruction to suspend the project and tender preparation was issued by the Client on 1st April 2005, pending resolution of estate-wide funding matters. This report therefore reflects the extent of work undertaken in relation to the point of suspension.

#### Phase 1c

Phase 1c covers:

• the new build development sites of Boyson Road and the Aylesbury Day Centre.

Outline planning applications are due to be submitted in May 2005

#### Phase 0

Phase 0 includes a number of exemplar schemes to test the design proposals for phases 1a and 1b.

### 2.3 The Team

Levitt Bernstein, the lead consultant for the regeneration of the SW corner, assembled the following professional team to ensure that the design proposals were effectively translated into high quality development solutions:

Orchard Partners (OP) Services Enginee water)	Alan Conisbee (ACA) Structural Engineers & Associates  David Miles & Partners (DMP) Services Engineers (	Pollard Thomas (PTEa) Architects / Community Edwards Architects Consultation  BPTW Partnership (BPTW) Quantity Surveyors / Architects / Community	Levitt Bernstein (LBA) Lead Consultant / / Masterplanners / Community Cons Landscape Design
Services Engineers (heating & hot water) Topographical & Services Survey Decent Homes Survey	Structural Engineers Services Engineers (electrics,	Architects / Community Consultation Quantity Surveyors / Architects	Lead Consultant / Urban Design / Masterplanners / Architects / Community Consultation / Landscape Design

### 2.4 Design Team Deliverables

In order to demonstrate the extent of work undertaken to date by the Design Team the matrices which follow:

- Are based on the RIBA Plan of Work
- Have been developed from SBDS's Summary of Design Team Responsibilities
- Are presented for each of Phases 1a and 1b
- Show the extent of contributions by consultant members of the Design Team to overall delivery for Stage E and beyond for Stages F/G and H as appropriate.

The matrices summarise the current position bearing in mind that the project was suspended with effect from 1 April 2005 and that prior to this (August 2004) it was agreed that the procurement of tenders should be on a two stage basis.

In this regard, with only the return of the First Stage Tender for Phases 1a and 1b achieved at the point of suspension, the benefit to have been gained by having a contractor on board as part of the overall partnering team has been lost. The work element comments reflect this variation on an indicative basis.

The achievements indicated by the way of stage compliance therefore also need to be considered accordingly when reading this report.

These are presented phase by phase as:

- Phase 1a High rise
- Stage E
- Stage F/G
- Stage H
- including the exemplar pilot flat at 152 Bradenham.
- Phase 1b Low rise

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- Stage G
- Stage F/G
- Stage H
- including the exemplar pilot flat of 65 Chartridge.

Note: Awaiting SBDS – Planning Supervisor responses

## Design Team Compliance with RIBA Stage E - Final Proposals for Phase 1a (High Rise)

This schedule sets out against each of the Work Stages and key events, the responsibilities to be completed by the respective professional skills (having regard to the responsibilities being performed by others). The services to be provided must be carried out in compliance with the SBDS procedures. Where the service is being provided by SBDS, the Schedule should be read in conjunction with the SLA service specification where applicable. If external consultants are engaged to fulfil any of the roles, the Schedule must be read in conjunction with their specific terms of appointment.

CLIENT/PL		Agreed as	%	Completed	%	N/A	%	Completed	%	Completed as	%	Completed up to	%	Completed up to	Comments &
Secure approvals from		Secure approvals through PL		Secure approvals through PL		Secure approvals through PL		Secure approvals through PL		Secure approvals through PL		Secure approvals through PL	3	Secure approvals from CLIENT	
	100	Completed	·> %	Ongoing	100	Subject to clarification on matters related to timing of suspension	100	Completed	100	Cost estimates prepared on current design. Updated following any design revisions & possible options costed for Design Team consideration	100	Completed	100	Stage D report completed; Stage E coordinated and presented	% Complete
Contribute to Work Stage Report, identify any instructions required		Contribute to Work Stage Report, identii any instructions requ	fy uired	Contribute to Work Stage Report, identi any instructions req	ired	Contribute to Work Stage Report, identif any instructions requ	ify uired	Contribute to Work Stage Report, identi any instructions req	ify <sub>l</sub> uired	Contribute to Work Stage Report, identi any instructions req	stage 	Contribute to Work S Report, identify any instructions required	Vork	Prepare and submit W Stage Report, considerisks and identify any instructions required	
	100	Completed	100	Reported on structural robustness	100	Attend meetings as requested	0%	N/A	0%	N/A	100	Completed	10° 100°	Completed via Design Board/Client Board meetings et. al.	Comments & % Complete
Prepare presentation material for PL		Prepare presentation material for PL and attend meetings as required									_	Prepare presentation material for PL and attend meetings as required		Present designs and costs to CLIENT	
	100	Completed via 1st Stage Tender and with 1b	100	Risk Assessment issued	<b>1</b> 00	Completed for sample dwelling	100	Risk Assessments Issued	0%	N/A	100	Completed	100	Complete up to 1st Stage Tender	Comments & % Complete
	H&S	Liaise with PS in the development of the length Plan and File.	H&S	Liaise with PS in the development of the Plan and File.	-1&S	Liaise with PS in the development of the Plan and File.	H&S	Liaise with PS in the development of the Plan and File.			-1&S	Liaise with PS in the development of the H Plan and File.			
	100	Coordinated via 1b and meetings with all relevant bodies	50	Ongoing	100	Completed	100	Completed	0%	N/A	95 %	Achieved via coordination meetings; planning approvals granted	10%	Coordinated via meetings with relevant bodies	Comments & % Complete
	7"	Advise on statutory requirements and prepare applications	<i>?</i> "	Advise on statutory requirements and prepare applications	•	Advise on statutory requirements and prepare applications	y,	Advise on statutory requirements and prepare applications				Make application regarding statutory requirements.		Co-ordinate statutory approvals	
Planning Sup SBDS (PS)	tect	Landscape Archit LBAL (LA)	eer	Structural Engine ACA (STR)	, in the second	Building Service Engineer WOP (BSE)	es	Building Service Engineer DMP (BSE)	or	Quantity Survey BPTW (QS)		Architect (Stage 1a) PTEa (AR)		Project Leader LBA (PL)	
	Planning Supervisor  SBDS (PS)   """  """  """  """  """  """  """	Prep mat Pray any	the the the H&S  the H&S  fra 100  rk  as  required  chitect  Place  required  Preprint  Con  Stag  required  any	Landscape Architect  LBAL (LA)  Advise on statutory requirements and prepare applications.  Coordinated via 1b and meetings with all relevant bodies  Liaise with PS in the development of the H&S Plan and File.  Completed via 1st Stage Tender and with 1b  Prepare presentation material for PL and attend meetings as required  Completed  Completed  Completed  Completed  Completed  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any	ACA (STR)  Advise on statutory requirements and prepare applications.  Soment of the H&S Plan and File.  Someth PS in the development of the H&S Plan and File.  Someth Prepare presentation material for PL and attend meetings as required  On % Completed want bodies  Completed via 1st Stage Tender and attend meetings as required  On % Completed  On % Completed  On % Completed  Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  On Stage Report, identify any instructions required  On Stage Report, identify any instructions required  On Stage Report, identify any instructions required	Advise on statutory requirements and prepare applications.  Congoing  Advise on statutory requirements and prepare applications.  Coordinated via 1b and prepare applications with all relevant bodies  Liaise with PS in the development of the H&S Plan and File.  Liaise with PS in the development of the H&S Plan and File.  Completed via 1st owith 1b  Completed via 1st owith 1b  Completed via 1st owith 1b  Prepare presentation material for PL and attend meetings as required  Contribute to Work Stage Report, identify only instructions required any instructions required any	Structural Engineer WOPP WOPP WOPP WOPP WOPP WOPP WOPP ACA (BSE)  Advise on statutory requirements and prepare applications.  Conditions  Completed via 1st 100  Stage Tender and via 1b 100  Advise on statutory requirements and prepare applications.  Prepare presentation material for PL and attend meetings as required  Advise on statutory requirements and prepare applications.  Prepare presentation material for PL and attend meetings as required  Advise on statutory requirements and prepare applications.  Advise on statutory requirements and prepare applications.  Advise on statutory requirements and	Building Services  Engineer WOP WOP (STR)  Advise on statutory requirements and prepare applications.  Completed  Completed  Completed for sample dwelling on statutory Ratise with PS in the development of the H&S Plan and File.  Advise on statutory requirements and prepare applications.  Completed for Sample dwelling  Attend meetings as on statutory Requirements and prepare applications.  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work Stage Report, identify any instructions required  Contribute to Work	Hand File.  Assessments  Assessments  Accompleted for grequested  Completed of grequested  Completed of grequested  Completed for grequested  Contribute to Work grequired  any instructions required  Contribute to Work grequired  Contribute to work grequired  Contribute to work grequired  Engineer  Engineer  Engineer  Acca  Acca	Building Services  Engineer WOP (BSE)  Advise on statutory requirements and prepare applications. Prepare applications. Prepare applications.  Completed Plan and File.  Liaise with PS in the development of the H&S Plan and File.  Liaise with PS in the development of the H&S Plan and File.  Liaise with PS in the development of the H&S Plan and File.  Risk Assessments Po Stage Report, identify any instructions required Po	Building Services   Building Services   Engineer   ACA   (LA)	Countribute to Work Stage Report, Identify Surveyor any instructions required and requirements and prepare applications. Stage Report, identify Stage Report, iden	Completed by Stage Report, identify sequired any instructions required and required and required any instructions required and required and required and required and required any instructions required and required and required and required any instructions required and required and required any instructions required any instructions required and required and required any instructions required any instructions required any instructions required any instructions required and required and required any instructions required and required and required and required and required and required any instructions required any instructions required any instructions required and required any instructions required and requir	Proper presentation   Proper proper presentation   Proper proper presentation   Proper proper proper presentation   Proper proper proper proper presentation   Proper pr	Project Leader   Architect   Stage 1a)   Building Services   Bui

# Design Team Compliance with RIBA Stage F & G – Production Information/Tender Documents for Phase 1a (High Rise)

This schedule sets out against each of the Work Stages and key events, the responsibilities to be completed by the respective professional skills (having regard to the responsibilities being performed by others). The services to be provided must be carried out in compliance with the SBDS procedures. Where the service is being provided by SBDS, the Schedule should be read in conjunction with the SLA service specification where applicable. If external consultants are engaged to fulfill any of the roles, the Schedule must be read in conjunction with their specific terms of appointment.

Comments & % Complete		Comments & % Complete		Comments & % Complete			
1st Stage Tender 2nd Stage Tender	Monitor and co-ordinate preparation of production information	Work programmes met up to suspension	Agree detailed programmes	Completed up to suspension	Convene Design Team meeting	LBA (PL)	24.05.05 Project Leader
100 70	nate ction	100		100	3		
1st Stage Tender 2nd Stage Tender	Prepare production information	Work programmes met up to suspension	Agree detailed programmes	Completed at point of suspension	Attend Design Team meeting	(Stage 1a) PTEa (AR)	24.05.05 Architect
50 100 50		100		100			
Completion of tender documents for Phase 1a and 'Quick wins' incorporating contract amendments	Prepare tender documents. Incorporate contract amendments and insertions into tender documents after consultation with CLIENT	Programme agreed with the Design Team with major milestones highlighted to ensure key dates are met	Agree detailed programmes	All Design Team meetings attended by Robert Silcock, Quantity Surveyor Partner	Attend Design Team meeting	BPTW (QS)	23.05.05 Quantity Surveyor
100	rate	100		<b>10</b> %			2
1st Stage Tender 2nd Stage Tender	Prepare production information	Work programmes met	Agree detailed programmes	Completed (subject to updates on 1st Stage Tender)	Attend Design Team meeting	Engineer DMP (BSE)	26.05.05 Building Services
90		100		88 %			Š
As requested as TOR modified	Prepare production information	As requested	Agree detailed programmes	As requested	Attend Design Team meeting	Engineer WOP (BSE)	27.05.05 Building Services
100		100		100 100	_		Š
1 <sup>st</sup> Stage Tender 2 <sup>™</sup> Stage Tender	Prepare production information	Work programmes met up to suspension	Agree detailed programmes	Completed up to suspension	Attend Design Team meeting	ACA (STR)	26.05.05 Structural Engineer
<b>100</b>		100		100 100			ğ
Complete with 1b 1st Stage Tender and for ASE project	Prepare production information	Work programmes met	Agree detailed programmes	Completed for 1st Stage Tender	Attend Design Team meeting	(LA)	24.05.05 Landscape Architect
100		100		100			Čţ.
	Liaise with Design Team members in respect of contract, preliminaries, employer's requirements and specification clauses in the tender document		Review with Design Team members foreseeable risks, Risk Assessment			SBDS (PS)	? Planning Supervisor
%	eam of es, ents	%	S <del>K</del>	%			ŏ

%		100 100	Completed 1st Stage Tender	<b>10</b> %		Completed for 1 <sup>st</sup> Stage Tender	100 100	Completed as requested	<b>1</b> 0%	Completed for 1st Stage Tender	100	Completed	<b>10</b> %	Completed to date	<b>100</b> %	Coordinated	Comments & Complete
er H&S clusion nents sign	Prepare pre-tender H&S Documents for inclusion with tender documents and agree with design team		Liaise with PS in the preparation of the H&S Plan and File	Ø	in the the H&S	Liaise with PS in the preparation of the H&S Plan and File	SS	Liaise with PS in the preparation of the H&S Plan and File	స్ట	Liaise with PS in the preparation of the H&S Plan and File	SS S	Liaise with PS in the preparation of the H&S Plan and File	တိ	Liaise with PS in the preparation of the H&S Plan and File	_		
%		100	Completed	<b>10</b> %		Completed to date	80	Costings as requested	100	Completed	100	Analysis carried out with any revisions costed to provide accurate cost advice	100	Completed to date	100	Coordinated	Comments & % Complete
		ð	Provide information to QS for cost checks	J	ation to ecks	Provide information to QS for cost checks	ಕ	Provide information to QS for cost checks	6	Provide information to QS for cost checks	cost	Check production information against cost plan and deal with variations	Ö	Provide information to QS for cost checks		Monitor and co-ordinate cost checks.	
%		100	Completed with 1b 1st Stage Tender & ASE project	100 100	<b>-</b> .	Completed progressively	<b>100</b>	1st Stage Tender 2nd Stage Tender	90	1st Stage Tender 2nd Stage Tender	%	N/A	100 50	1st Stage Tender 2nd Stage Tender	100	Completed progressively	Comments & Complete
		PS to	Provide information to and liaise with other team members and PS	v, c	ation to other and PS	Provide information to and liaise with other team members and PS	PS to	Provide information to and liaise with other team members and PS	ν <sub>C</sub>	Provide information to and liaise with other team members and PS			ν ο	Provide information to and liaise with other team members and PS		Confirm to CLIENT statutory approvals obtained	
%		100	NA	<b>10</b> %		Advice given up to suspension	100	As requested as TOR modified	90	1st Stage Tender 2nd Stage Tender	0%	N/A	100	Advice given	100	Completed in liaison with sub-consultants	Comments & % Complete
_		ot on as	Prepare sub-contract tender documentation as necessary		ontract	Prepare sub-contract tender documentation as necessary	on as	Prepare sub-contract tender documentation as necessary		Prepare sub-contract tender documentation as necessary	ct on as	Prepare sub-contract tender documentation as necessary	t n as	Prepare sub-contract tender documentation as necessary	act	Co-ordinate sub-contract tender documentation	
	SBDS (PS)		(LA)		J	ACA (STR)		WOP (BSE)		DMP (BSE)		BPTW (QS)		(Stage Ta) PTEa (AR)		LBA (PL)	
visor	? Planning Supervisor	tect	24.05.05 Landscape Architect	*	05 ngineeı	26.05.05 Structural Engineer	Š	27.05.05 Building Services	S	26.05.05 Building Services	Or .	23.05.05 Quantity Surveyor		24.05.05 Architect		24.05.05 Project Leader	

	Secure approvals  through PL  through PL			5 %		Secure approvals through PL  Completed	%	Secure approvals through PL	100	Secure approvals through PL  Completed to date	om 100	Secure approvals from CLIENT  Completed to date	Comments & % Complete
Completed % Completed	% Completed 100		Completed	8 %	% 100	Completed	% 100	Client advised of any potential events/design changes that might have cost implications	100	Completed	% 100 75	Completed up to point of suspension 1st Stage Tender 2nd Stage Tender	Comments & % Complete
Advise PL on any advance actions required  Advise PL on any advance actions advance actions required  Advise PL on any advance actions required		Advise PL on any advance actions required	Advise PL on any advance actions required		ıs ny	Advise PL on any advance actions required	on any	Report to CLIENT on any unforeseen over- expenditure	quired	Advise PL on any advance actions required	any uired	Consult CLIENT on any advance actions required	
WOP ACA LBAL (BSE) (STR) (LA)		WOP (BSE)	WOP (BSE)			DMP (BSE)		BPTW (QS)		PTEa (AR)		(PL)	
27.05.05 26.05.05 24.05.05  Building Services Structural Engineer Landscape Architect Engineer		Building Services Engineer	27.05.0t Building Ser Enginee		rvices er	26.05.05 Building Services Engineer	eyor	23.05.05 Quantity Surveyor		24.05.05 Architect (Stage 1a)		24.05.05 Project Leader	

## Design Team Compliance with RIBA Stage H - Tender Action for Phase 1a (High Rise)

This schedule sets out against each of the Work Stages and key events, the responsibilities to be completed by the respective professional skills (having regard to the responsibilities being performed by others). The services to be provided must be carried out in compliance with the SBDS procedures. Where the service is being provided by SBDS, the Schedule should be read in conjunction with the SLA service specification where applicable. If external consultants are engaged to fulfil any of the roles, the Schedule must be read in conjunction with their specific terms of appointment.

Comments & % Complete		Comments & % Complete		Comments & % Complete			
N/A		Completed	Advise CLIENT on firms selected to tender	None	Arrange for other contracts to be let co-incidental to main contracts	LBA (PL)	24.05.05 Project Leader
0%		100	ms	0%	Y		
N/A		Completed	Advise PL on firms selected on tender	N/A		(Stage 1a) PTEa (AR)	24.05.05 Architect
0%		100		0 %			
Advise given	Advise CLIENT on bonds	Previous knowledge and experience of contractors on Tender list relayed to Client and Design Team	Advise PL on firms selected on tender	Possible alternatives for Tender process explained to the Client with benefits/drawbacks highlighted to allow for an informed, accurate decision	Advise on tender procedures	BPTW (QS)	23.05.05 Quantity Surveyor
100	onds	100		100			q
N/A		Advice given	Advise PL on firms selected on tender	Z/A		Engineer DMP (BSE)	26.05.05 Building Services
0 %		100		0%			Š
N/A		Advice given when requested	Advise PL on firms selected on tender	Advice in relation to principle contractor and link with possible CHP		WOP (BSE)	27.05.05 Building Services
0%		% 100		100			es
NA		Advice given	Advise PL on firms selected on tender	N/A		ACA (STR)	26.05.05 Structural Engineer
0%		100		0%			er
N/A		Advice given	Advise PL on firms selected on tender	N/A		(LA)	24.05.05 Landscape Architect
0%		100		0%			ect
			Advise CLIENT on competence and resources of selected tenderers		Advise CLIENT on H&S aspects of tender procedures	SBDS (PS)	? Planning Supervisor
%		%	<u>σ</u>	%	Š		ŏr

Comments & % Complete		Comments & % Complete		Comments & % Complete			
		Finalised for 1 <sup>st</sup> Stage Tender	Co-ordinate tender reports	Completed 1 <sup>st</sup> Stage Tender & Quick Wins	Co-ordinate invitations to tenders	LBA (PL)	24.05.05 Project Leader
%		100		100	ns to		
		As requested	Contribute to tender reports	Completed 1st Stage Tender 2nd Stage Tender	Provide tender documentation and assist in invitations to tender	(Stage 1a) PTEa (AR)	24.05.05 Architect
%		100	·	100	Ö		
N/A (author)		Detailed analysis carried out on returned 1stage Tenders inc full breakdown of all tenders & comments/feedback provided for tender report	Carry out tender checks and correction/ adjustments. Examine and analyse tenders. Prepare and submit tender reports to CLIENT in conjunction with PL, other Design Team members & PS	Tender documents sent out to contractors as agreed programme	Compile invitations and send tender documents to selected contracts where required	BPTW (QS)	23.05.05 Quantity Surveyor
100 100		100	-	100	nts		¥
N/A	Contribute to tender reports	<b>N</b> A	Prepare tender analysis and liaise with QS	1st Stage Tender 2nd Stage Tender	Provide tender documentation and assist in invitations to tender	Engineer DMP (BSE)	26.05.05 Building Services
0 %		0%	\Sis	100 90	0		Š
N/A	Contribute to tender reports	N/A	Prepare tender analysis and liaise with QS	For sample dwelling	Provide tender documentation and assist in invitations to tender	wop (BSE)	27.05.05 Building Services
0%	,	0%	ysis	100 100	ਰ		S
N/A	Contribute to tender reports	N/A	Prepare tender analysis and liaise with QS	1st Stage Tender 2 <sup>rd</sup> Stage Tender	Provide tender documentation and assist in invitations to tender	ACA (STR)	26.05.05 Structural Engineer
0 %		0 %	SIS.	<b>100</b>	O		Ē
N/A	Contribute to tender reports	N/A	Prepare tender analysis and liaise with QS	1st Stage Tender	Provide tender documentation and assist in invitations to tender	LBAL (LA)	24.05.05 Landscape Architect
0%		0%		10° 100			ct
			Appraise tenders, H&S Plan, method statements from preferred tenderer for PC		Review and update H&S Plan and File	SBDS (PS)	? Planning Supervisor
%		%	ents rer	%	S		Ŷ.

Comments & % Complete		Comments & % Complete		Comments & % Complete		
Ongoing	Secure approvals from CLIENT	N/A		Advice given	Co-ordinate savings, revisions and negotiations when reductions are necessary, and report to CLIENT	Project Leader  LBA (PL)
100	ă	0%		100	# °	<b>,</b>
Ongoing	Secure approvals through PL	N/A		Advice given	Contribute to achieving reductions as necessary	Architect (Stage 1a) PTEa (AR)
100 100		0%		100	ing sary	
Ongoing	Secure approvals through PL	As Client format	Undertake BCIS cost analyses	Design changed considered should value engineering exercise be required in order to ensure that contract sum is within the budget	Contribute to achieving reductions if necessary and report to CLIENT	Quantity Surveyor  BPTW (QS)
100		100	#	100	/ing Sary	or
Ongoing	Secure approvals through PL	N/A		None to date	Contribute to achieving reductions as necessary	Building Services Engineer DMP (BSE)
100 100		0%		0%	/ing sary	88
Pipe routings and upgrade options analysed	Secure approvals through PL			Advice in relation to heating options	Contribute to achieving reductions as necessary	Building Services Engineer WOP (BSE)
100		0%		100	ing sary	<b>%</b>
Ongoing	Secure approvals through PL	N/A		None to date	Contribute to achieving reductions as necessary	Structural Engineer  ACA (STR)
100 100		0%		0%	ing sary	ĕ
Ongoing	Secure approvals through PL	N/A		None to date	Contribute to achieving reductions as necessary	Landscape Architect  LBAL  (LA)
<b>1</b> 00		0%		0%	ving sary	tect
	Secure approvals from CLIENT/PL		Monitor changes in production information		Advise on appointment of PC including confirming adequacy of H&S Plan to CLIENT in writing prior to start on site	Planning Supervisor SBDS (PS)
%	ğ	%	ion	%	ent y of in	isor

## Design Team Compliance with RIBA Stage E - Final Proposals for Phase 1b (Low Rise)

This schedule sets out against each of the Work Stages and key events, the responsibilities to be completed by the respective professional skills (having regard to the responsibilities being performed by others). The services to be provided must be carried out in compliance with the SBDS procedures. Where the service is being provided by SBDS, the Schedule should be read in conjunction with the SLA service specification where applicable. If external consultants are engaged to fulfil any of the roles, the Schedule must be read in conjunction with their specific terms of appointment.

Comments & % Complete		Comments & % Complete		Comments & % Complete		Comments & %			
Coordinated via meetings with relevant bodies	Co-ordinate statutory approvals	Completed in close liaison with QS, Design Team, and Client		Completed via regular progress review cycles	Review programmes and progress	Completed as continuous need	Co-ordinate development of detailed design	(PL)	24.05.05 Project Leader
100	₹ ₹	100 %		100 %	s and	100	oment		Ť
Achieved via coordination meetings; planning approvals prepared prior to suspension	Make application regarding statutory requirements.	Completed	Review cost plans with QS and agree and effect changes to keep within budget.	Completed	Review completion of designs with other Design Team members	Completed in consultation/ coordination	Develop detailed design in conjunction with other Design Team members and PS	LBA (AR)	24.05.05 Architect (Stage 1b)
95 %		100	ith fect hin	100	of ers	100	sign other ers		
N/A		As Phase 1a – feedback cycle in place	Advise on elements of design liable to give rise to over-expenditure	As Phase 1a updated regularly and Design Team briefed	Ensure cost plans, cost checks, cost advice proceed to programme.	As Phase 1a estimated prepared/formatted progressively	Prepare detailed cost plans	BPTW (QS)	23.05.05 Quantity Surveyor
0 %		100	of	100	cost ime.	100	st		or
Completed	Advise on statutory requirements and prepare applications	Completed	Prepare pre-tender documents as necessary	Completed	Provide information to QS for cost plans and cost checks	Completed	Develop detailed design in conjunction with other Design Team members and PS	DMP (BSE)	26.05.05 Building Services Engineer
100	, y	100	ssary	100	ᅙ	100	sign other ers		es
At detailed work stage	Advise on statutory requirements and prepare applications	Ongoing	Prepare pre-tender documents as necessary	Ongoing	Provide information to QS for cost plans and cost checks	Completed, documents being prepared against current information	Develop detailed design in conjunction with other Design Team members and PS	(BSE)	27.05.05  Building Services  Engineer
<b>75</b>	y,	90 %	ssary	% 75	₫ 6	80 %	sign other ers		Š
Ongoing	Advise on statutory requirements and prepare applications.	Advice on structural robustness		Completed	Review completion of designs with other Design Team members	Main member setting out and sizes	Develop detailed design in conjunction with other Design Team members and PS	ACA (STR)	26.05.05 Structural Engineer
50 %		<b>10</b> %		100	κ	<b>10</b> %			er
Coordinated via 1a and meetings with all relevant bodies	Advise on statutory requirements and prepare applications.	Completed for 1st Stage Tender and as part of site wide review		Completed with 1a	Review completion of designs with other Design Team members	Completed with 1a	Develop detailed design in conjunction with other Design Team members and PS	(LA)	24.05.05 Landscape Architect
100		10%		10%		100	er a		Ç
			Advise on procurement of contracts		Continue to develop H&S Plan and File		Continue to review with Design Team members foreseeable risks, risk assessment	SBDS (PS)	? Planning Supervisor
%		%	Ä	%	H&S	%	^		9

Agreed as progressed/ongoing 100	ĭc do		100	Completed up to suspension of project	80 %	Agreed as progressed/ongoing	100	Completed	100 100	As Phase 1a - a progress demanded	100	Completed up to suspension of project	% Co	Completed up to suspension of project 10	Comments & C
Secure approvals through PL	Se		īs	Secure approvals through PL		Secure approvals through PL		Secure approvals through PL		Secure approvals through PL		Secure approvals through PL	Se	Secure approvals from CLIENT	0.49
% Completed %		= .0		Completed	100 %	Ongoing	100	Completed	100	As Phase 1a – cost estimated and Section Report completed	100	Completed	<b>100</b> Co	Stage D report completed; Stage E coordinated and presented	% Complete
Contribute to Work Stage Report, identify any instructions required			ork lentify require	Contribute to Work Stage Report, identify any instructions required	ify Juired	Contribute to Work Stage Report, identify any instructions required	fy uired	Contribute to Work Stage Report, identify any instructions required	:ify quired	Contribute to Work Stage Report, identify any instructions required		Contribute to Work Stage Report, identify any instructions required	츳	Prepare and submit Work Stage Report, consider risks and identify any instructions required	= 3.00 P
% Completed % 100		0		N/A	0%	N/A	0%	Z/A	0%	N/A	100	Completed	<b>100</b> Co	mpleted via ssign Board/Client bard Meetings et.	Comments & Co % Complete Bo al.
Prepare presentation material for PL and attend meetings as required	Pro att											Prepare presentation material for PL and attend meetings as required	Pr att	Present designs and costs to CLIENT	0.11
% Completed via 1st % 80 Stage Tender and with 1b %		00 -0		Risk Assessment issued; design specific assessment required	50 %	Risk assessment in progress	100	Risk Assessments completed	0%	₹ <sub>A</sub>	90 %	Will be complete once Chartridge Infill and structural robustness assessed	100 ond and rob	Complete up to 1st Stage Tender 10	% Complete
Liaise with PS in the &S development of the H&S Plan and File.	-	×ν	the H	Liaise with PS in the development of the H&S Plan and File.	H&S	Liaise with PS in the development of the H&S Plan and File.	H&S	Liaise with PS in the development of the H&S Plan and File.			SS S	Liaise with PS in the development of the H&S Plan and File.	Pg de Lis		
LBAL (LA)			igine	Structural Engineer  ACA (STR)	ěs	Building Services Engineer WOP (BSE)	8	Building Services Engineer DMP (BSE)	yor	Quantity Surveyor  BPTW (QS)		Architect (Stage 1b) LBA (AR)		Project Leader LBA (PL)	
24.05.05			JI	26.05.05		27.05.05		26.05.05		23.05.05		24.05.05		24.05.05	

# Design Team Compliance with RIBA Stage F & G - Production Information/Tender Documents for Phase 1b (Low Rise)

This schedule sets out against each of the Work Stages and key events, the responsibilities to be completed by the respective professional skills (having regard to the responsibilities being performed by others). The services to be provided must be carried out in compliance with the SBDS procedures. Where the service is being provided by SBDS, the Schedule should be read in conjunction with the SLA service specification where applicable. If external consultants are engaged to fulfil any of the roles, the Schedule must be read in conjunction with their specific terms of appointment.

	Comments & %		Comments & Complete		Comments & % Complete			
2nd Stage Tender	1st Stage Tender	Monitor and co-ordinate preparation of production information	Work programmes met up to suspension	Agree detailed programmes	Completed up to suspension	Convene Design Team meeting	LBA (PL)	24.05.05 Project Leader
70	100	nate	100		100	Ē		
2nd Stage Tender	1st Stage Tender	Prepare production information	Work programmes met up to suspension	Agree detailed programmes	Completed	Attend Design Team meeting	LBA (AR)	24.05.05 Architect (Stage 1b)
60	100		100		10° 100°			
Quick Wins	As Phase 1a Tender document for 1st Stage Tender and	Prepare tender documents. Incorporate contract amendments and insertions into tender documents after consultation with CLIENT	As Phase 1a – programmes agreed and monitored	Agree detailed programmes	As Phase 1a – all Design Team Meetings attended	Attend Design Team meeting	BPTW (QS)	23.05.05 Quantity Surveyor
	100	orate ts fter	100		100	_		악
2nd Stage Tender	1st Stage Tender	Prepare production information	Work programmes met	Agree detailed programmes	1st Stage Tender 2nd Stage Tender	Attend Design Team meeting	DMP (BSE)	26.05.05 Building Services Engineer
90	100 100		100		100 80	_		Š —
	Tender documents being prepared	Prepare production information	Ongoing	Agree detailed programmes	Meetings attended as requested	Attend Design Team meeting	WOP (BSE)	27.05.05 Building Services Engineer
	88%		88 %		100	_		SS
2 <sup>™</sup> Stage Tender	1 <sup>st</sup> Stage Tender	Prepare production information	Work programmes met up to suspension	Agree detailed programmes	Completed up to suspension	Attend Design Team meeting	ACA (STR)	26.05.05 Structural Engineer
70	100		10°		100 100			er
מומיסוסיר	Complete with 1b 1st Stage Tender	Prepare production information	Work programmes meeting	Agree detailed programmes	Completed for 1st Stage Tender	Attend Design Team meeting	(LA)	24.05.05 Landscape Architect
	100		100		100			ect
		Liaise with Design Team members in respect of contract, preliminaries, employer's requirements and specification clauses in the tender document		Review with Design Team members foreseeable risks, Risk Assessment			SBDS (PS)	? Planning Supervisor
	%	iam of or onts	%	*	%			Q.

Comments & Coor % Complete		Comments & Complete progr	Mon cost			Comments & Complete progr	Confirm t statutory obtained	Comments & Complete with s	Co-c		
Coordinated		Completed progressively and on estate-wide issues	Monitor and co-ordinate cost checks.			Completed progressively	Confirm to CLIENT statutory approvals obtained	Completed in liaison with sub-consultants	Co-ordinate sub-contract tender documentation	LBA (PL)	24.05.05 Project Leader
100 100		100				<b>10</b> %		100 %	act		
Completed (inc. structural robustness & Chartridge Infill)	Liaise with PS in the preparation of the H&S Plan and File	Completed to date	Provide information to QS for cost checks	2nd Stage Tender	1st Stage Tender	Completed/including Chartridge Infill & structural robustness	Provide information to and liaise with other team members and PS	Advice given	Prepare sub-contract tender documentation as necessary	(Sage 15) LBA (AR)	Architect
100	co.	100		8	100	%	<i>y, c</i>	100	as		
Completed	Liaise with PS in the preparation of the H&S Plan and File	As Phase 1a - reviews done progressively	Check production information against cost plan and deal with variations			Z/A		N/A	Prepare sub-contract tender documentation as necessary	BPTW (QS)	Quantity Surveyor
100	రో	100 %	öst			0 %		0%	n as		¥
Risk Assessments completed	Liaise with PS in the preparation of the H&S Plan and File	Completed	Provide information to QS for cost checks		zna stage Tender	1st Stage Tender	Provide information to and liaise with other team members and PS	1st Stage Tender 2nd Stage Tender	Prepare sub-contract tender documentation as necessary	DMP (BSE)	Building Services
100	ŠŠ	100 100	8		٤	3 <b>1</b> 0%	S G	90 90	on as		Ö
Risk assessment being prepared	Liaise with PS in the preparation of the H&S Plan and File	Stage 1 pc sums and costing	Provide information to QS for cost checks			Tender documents being prepared	Provide information to and liaise with other team members and PS	No sub-contract, liaise with DMP	Prepare sub-contract tender documentation as necessary	WOP (BSE)	Building Services
% 50	రో	100	Ö			80 %	ν ο	80 %	n as		S
Ongoing	Liaise with PS in the preparation of the H&S Plan and File	Completed to date	Provide information to QS for cost checks			Completed progressively	Provide information to and liaise with other team members and PS	Advice given up to suspension	Prepare sub-contract tender documentation as necessary	ACA (STR)	Structural Engineer
% 100	Š	100	ಕ			100 100	S to	100	n as		èr
Completed 1st Stage Tender	Liaise with PS in the preparation of the H&S Plan and File	Completed	Provide information to QS for cost checks			Completed with 1b 1st Stage Tender & ASE project	Provide information to and liaise with other team members and PS	N/A	Prepare sub-contract tender documentation as necessary	(LA)	24.03.03 Landscape Architect
100	ີ່ຜູ້	100	<u>6</u>			100	ğ ğ	0%	n as		ect
	Prepare pre-tender H&S Documents for inclusion with tender documents and agree with design team									SBDS (PS)	Planning Supervisor
	H&: orts yn	%				%		%			sor

	<b>1</b> 0%	Completed to date	<b>1</b> 0%	Completed to date	<b>1</b> 0%	Completed for work to date	<b>1</b> 00	Completed to date	<b>1</b> 00	Completed to date	<b>1</b> %	Completed to date	<b>1</b> %	Completed to date	Comments & Complete
	from	Secure approvals from CLIENT/PL		Secure approvals through PL		Secure approvals through PL	Š	Secure approvals from CLIENT							
											8	2nd Stage Tender	100 75	1st Stage Fender 2nd Stage Tender	
100	⇒	estate-wide advice	100		<b>1</b> 00		100		100	regular updates	100	1st Stage Tender		point of suspension	% Complete
•	%	Completed and via	%	Completed	%	1 <sup>st</sup> Stage Tender	%	Completed	%	As Phase 1a via	%	Completed	%	Completed up to	Comments &
		Advise PL on any advance actions required		Advise PL on any advance actions required		Advise PL on any advance actions required		Advise PL on any advance actions required	n any	Report to CLIENT on any unforeseen over-expenditure	uired	Advise PL on any advance actions required	iny uired	Consult CLIENT on any advance actions required	
		(LA)		ACA (STR)		(BSE)		DMP (BSE)		BPTW (QS)		LBA (AR)		(PL)	
	nitect	Landscape Architect	ě	Structural Engineer	Se	Building Services Engineer	ès	Building Services Engineer	or	Quantity Surveyor		Architect (Stage 1b)	_	Project Leader	
		24.05.05		26.05.05		27.05.05		26.05.05		23.05.05		24.05.05		24.05.05	

## Design Team Compliance with RIBA Stage H - Tender Action for Phase 1b (Low Rise)

This schedule sets out against each of the Work Stages and key events, the responsibilities to be completed by the respective professional skills (having regard to the responsibilities being performed by others). The services to be provided must be carried out in compliance with the SBDS procedures. Where the service is being provided by SBDS, the Schedule should be read in conjunction with the SLA service specification where applicable. If external consultants are engaged to fulfill any of the roles, the Schedule must be read in conjunction with their specific terms of appointment.

Comments & % Complete		Comments & % Complete		Comments & Complete		Comments & Complete			
	Co-ordi tenders	® N/A		& Completed	Advis selec	~	Arrange for contracts incidental contracts		
Completed 1st Stage Tender & Quick Wins	Co-ordinate invitations to tenders			leted	Advise CLIENT on firms selected to tender	Quick Wins up to point of suspension	Arrange for other contracts to be let co-incidental to main contracts	LBA (PL)	24.05.05 Project Leader
100	ons to	0%		100	rms	10%	Ÿ		٦
1st Stage Tender 2nd Stage Tender	Provide tender documentation and assist in invitations to tender	N/A		Completed	Advise PL on firms selected on tender	<b>₹</b>		LBA (AR)	24.05.05 Architect (Stage 1b)
100 60	õ	0 %		100		0%			
As Phase 1a – tender docs prepared and despatched to programme	Compile invitations and send tender documents to selected contracts where required		Advise CLIENT on bonds	As Phase 1a – previous knowledge/views relayed	Advise PL on firms selected on tender	As Phase 1a – alternatives/benefits/ drawbacks explained	Advise on tender procedures	BPTW (QS)	23.05.05 Quantity Surveyor
100	and ents	%	onds	<b>10</b> %		<b>10</b> %			9
1st Stage Tender 2nd Stage Tender	Provide tender documentation and assist in invitations to tender	N/A		Advice given	Advise PL on firms selected on tender	Z/A		DMP (BSE)	26.05.05  Building Services  Engineer
90	ö	0%		100		0%			Š
1 <sup>st</sup> Stage N/A 2 <sup>rd</sup> Stage ongoing	Provide tender documentation and assist in invitations to tender	N/A		Advice given	Advise PL on firms selected on tender	N/A		WOP (BSE)	27.05.05  Building Services  Engineer
80 <b>o</b> %	ğ	%		%		0%			es
1st Stage Tender (including robustness advice) 2 <sup>rd</sup> Stage Tender	Provide tender documentation and assist in invitations to tender	N/A		N/A	Advise PL on firms selected on tender	N/A		ACA (STR)	26.05.05 Structural Engineer
<b>100</b>	ō	0%		0%		0%			er
1st Stage Tender	Provide tender documentation and assist in invitations to tender	N/A		Advice given	Advise PL on firms selected on tender	Z/A		(LA)	24.05.05 Landscape Architect
100	ö	0%		100		0%			lect
	Review and update H&S Plan and File	N/A			Advise CLIENT on competence and resources of selected tenderers		Advise CLIENT on H&S aspects of tender procedures	SBDS (PS)	? Planning Supervisor
%	H&S	0%		%	ğ	%	i&s		sor

Comments & (	8.11	Comments & \cdot \		Comments & / % Complete		Comments & (		Comments & % Complete		
Ongoing	Secure approvals from CLIENT	N/A		Advice given	Co-ordinate savings, revisions and negotiations when reductions are necessary, and report to CLIENT	Completed for 1st Stage Tender		In preparation	Co-ordinate tender reports	24.05.05 Project Leader LBA (PL)
100	3	0%		100 100	tto	100 100		95 %		
Ongoing	Secure approvals through PL	N/A		Advice given	Contribute to achieving reductions as necessary	As requested		As requested	Contribute to tender reports	24.05.05 Architect (Stage 1b) LBA (AR)
100		0%		100	ing sary	100		100		
Ongoing	Secure approvals through PL	As Phase 1a (Client format)	Undertake BCIS cost analyses	As Phase 1a – options mooted as fallback	Contribute to achieving reductions if necessary and report to CLIENT	N/A (author)		As Phase 1a – 1st Stage Tenders analysed; report prepared	Carry out tender checks and correction/ adjustments. Examine and analyse tenders. Prepare and submit tender reports to CLIENT in conjunction with PL, other Design Team members & PS	23.05.05 Quantity Surveyor BPTW (QS)
100		100		100 100	. A 9	%		<b>10</b> 0	E E	<b>~</b>
Ongoing	Secure approvals through PL	N/A		None to date	Contribute to achieving reductions as necessary	None to date	Contribute to tender reports	Z/A	Prepare tender analysis and liaise with QS	26.05.05 Building Services Engineer DMP (BSE)
100 100		0%		0%	ing sary	0%		0%	/sis	Ж
Ongoing	Secure approvals through PL	N/A		None to date	Contribute to achieving reductions as necessary	None to date	Contribute to tender reports	<b>V</b> A	Prepare tender analysis and liaise with QS	27.05.05 Building Services Engineer WOP (BSE)
· <b>›</b> %		%		0%	ing sary	0%	-	0%	/sis	<b>ა</b>
Ongoing	Secure approvals through PL	N/A		None to date	Contribute to achieving reductions as necessary	None to date	Contribute to tender reports	N/A	Prepare tender analysis and liaise with QS	26.05.05 Structural Engineer ACA (STR)
100		0%		0%		0%		0%		<b>e</b>
Ongoing	Secure approvals through PL	N/A		None to date	Contribute to achieving reductions as necessary	Note to date	Contribute to tender reports	Z/A	Prepare tender analysis and liaise with QS	24.05.05 Landscape Architect LBAL (LA)
10%		0%		0%	ing sary	0%		0%	/sis	ect
	Secure approvals from CLIENT/PL		Monitor changes in production information		Advise on appointment of PC including confirming adequacy of H&S Plan to CLIENT in writing prior to start on site				Appraise tenders, H&S Plan, method statements from preferred tenderer for PC	Planning Supervisor SBDS (PS)
%	3	%	ă	%	in of the	%		%	ents rer	ő