

7 December 2021		ITEM: 9
Planning, Transport, Regeneration Overview and Scrutiny Committee		
Stanford-le-Hope Interchange Report		
Wards and communities affected: All	Key Decision: N/A	
Report of: Keith Rumsey, Interim Assistant Director, Regeneration and Place Delivery		
Accountable Assistant Director: Keith Rumsey, Interim Assistant Director, Regeneration and Place Delivery		
Accountable Director: Sean Clark, Corporate Director of Resources and Place Delivery		
This report is Public		

Executive Summary

This report is provided at the Committee's request for an update on the SLH Project.

1. Recommendation(s)

1.1 That the Planning Transport Regeneration Overview and Scrutiny Committee notes and comments on the information provided relating to the Stanford le Hope Interchange project.

2. Introduction and Background

2.1 This Project comprises:

- Phase 1 - the construction of new station buildings with footbridge and lifts, passenger information system,
- Phase 2 - bus turnaround facility, passenger drop-off points and cycle parking.

2.2 There are a number of stakeholders involved in the scheme including UK Power Networks, Train Operating Company - c2c, Network Rail and the Port of London Authority and it will be delivered under a Development Agreement with c2c, who are the principal land owner.

2.3 Since the last update to the PTR Overview & Scrutiny Committee in October 2021 progress has continued in preparation for on-site delivery.

3. Issues, Options and Analysis of Options

Progress:

- 3.1 Tender documents issued out to four Network Rail approved contractors on the 16th September 2021. A press release was issued post tender issue with an update.
- 3.2 The project team are responding to tender clarifications during October and November with roughly 190 clarification questions asked covering legal, contractual and technical topics. This is demonstrating a high level of engagement from the contractors.
- 3.3 Site visits were held with the contractors on 14th October to allow them access to the site and an opportunity to seek clarification to any site matters.



Concept design of station and footbridge

- 3.4 The project team are continuing their work with Network Rail and c2c to finalise feedback points and response to achieve GRIP 4 sign off.
- 3.5 An indicative time-line is shown in the Programme section – 3.12 of this report.

The closing date for tender submissions has been extended from the 10th December 2021 to the 7th January 2022 to allow the contractor's time to amend their submissions following the tender clarifications. This additional time will achieve more considered submissions and reduce project risk as we move into the detailed design and construction phases. Following tender evaluation award of the contract is planned in March 2022.

- 3.6 The project steering group is continuing to meet on a monthly basis, to share information and ideas and obtain feedback on progress. This forum ensures the infrastructure design is progressing with the agreement of stakeholders and local residents. So far, all the feedback has been very positive.
- 3.7 Phase 2 continues to be developed through concept design work carried out by David Lock Associates. It is currently assumed that Phase 2 will start on site once Phase 1 is complete as the Phase 2 site is needed for construction of the station.

Budget

- 3.8 High level estimated project cost evaluation exercises have been carried out at two “checkpoints” through the design process. The 1st when full concept design was agreed and a further check for pre-tender approval. It is proposed to carry out a further check, using independent estimators to carry out a pricing exercise in parallel with the tender, to provide a benchmark against which to evaluate the tender submissions.

Programme

- 3.9 A project programme has been developed including a fully compliant tender process. This includes the preparation of tender documentation, prequalification of bidders, the tender process, through to tender evaluation and award.
- 3.10 Subject to the procurement process, it is anticipated that Phase 1 of the works will be delivered first with the Phase 2 works following in succession with the opportunity to award this work as a Variation Order to the successful Contractor/designer.
- 3.11 Covid is a receding issue in project delivery and any residual impacts will be monitored and mitigated. This will be monitored and kept under review as we approach the construction phase.
- 3.12 The table below indicates key project milestones – Phase 1

Milestones	Plan	Actual
Concept design complete	31 st October 2020	31 st October 2020
GRIP 4 and planning application	15 th December 2020	15 th December 2020
Planning decision Phase 1	15 th June 2021	15 th June 2021
Planning Pre-application Phase 2	23 rd February 2021	23 rd February 2021
Tender let	17 th September 2021	16 th September 2021
Contractor site visits	14 th October 2021	14 th October 2021
Tender submission deadline	7 th January 2022	
Forecast date of contract award	March 2022*	

Forecast construction start	September 2022*	
Forecast construction completion	end 2023*	

- *Indicative subject to Tender Process

4. Reasons for Recommendation

- 4.1 To respond to the Committee's request for information on Stanford-le-Hope Interchange project.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 Consultation was undertaken as part of planning process and further stakeholder engagement is continuing. This includes meetings with the residents of Chantry Crescent and local Councillors.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 The Stanford-le-Hope scheme supports the Place corporate priority, in particular:

- roads, houses and public spaces that connect people and places

7. Implications

7.1 Financial

Implications verified by: **Jonathan Wilson**
Assistant Director – Finance

The position on the project budget is set out in section 3.8

7.2 Legal

Implications verified by: **Courage Emovon**
Principal Lawyer / Manager- Contracts & Procurement Team

This is an update report and there are no new legal implications arising from this report except to reiterate that the procurement of the Stanford Le Hope Interchange project must comply with the Council's Contract Procedure Rules and applicable procurement rules and legislation like the Public Contracts Regulation 2015 and Legal Services is available to advise on any potential legal issues arising from this report or the Project.

7.3 Diversity and Equality

Implications verified by: **Becky Lee**

**Team Manager - Community Development and Equalities
Adults, Housing and Health Directorate**

There are no direct implications arising specifically from this update report

7.4 **Other implications** (where significant) – i.e. Staff, Health Inequalities, Sustainability, Crime and Disorder or Impact on Looked After Children

Not applicable.

8. **Background papers used in preparing the report** (including their location on the Council's website or identification whether any are exempt or protected by copyright):

None

9. **Appendices to the report**

None

Report Author:

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Regeneration and Place Delivery