



Southampton City Council
Decent Neighbourhoods – Shirley Estate
External Improvements Project

End of Stage C Report

Submitted 26 November 2012

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1. Scope of Report

- 1.1 The key aim of the report is to confirm the design in accordance with the parameters of the brief, the client budget and the site constraints. This involved:
- consultation with Decent Neighbourhoods, Southampton City Council (SCC) and relevant SCC officers, local stakeholders and local residents
 - financial appraisal of the proposals
 - continued involvement of QS consultants with a review of the proposed scheme
 - development of Outline Design and issues going forward
- 1.2 The client will need to approve the Stage C report and the project brief before the project can progress to the RIBA Stage D.
- 1.3 The following consultants will be appointed as part of the project team to progress the project:
- Landscape Architect (Lead consultant) Capita Symonds
 - Architect Capita Symonds
 - Quantity Surveyor Capita Symonds
 - CDM Coordinator Capita Symonds

2. Design Brief

- 2.1 Decent Neighbourhoods have commissioned Capita Symonds to design a landscape to improve the external environment of Shirley Estate as part of a programme of external improvements across the city.
- 2.2 Shirley Estate is located off Shirley High Street to the north west of central Southampton, directly to the south of St James Road Conservation Area and Salem Street with Howard's Grove along its east boundary and Vincent Road/ Victor Street along the south boundary. Ridding Close forms the western boundary with Wordsworth School and Church Street crosses through the estate from north to south. The estate is approximately 7.2 hectares in size and relatively level. Shirley Estate contains a mix of private residential dwellings and SCC blocks of flats included supported housing blocks.
- 2.3 Capita Symonds completed a feasibility study in February 2012 which was prepared following consultation with client, local residents and stakeholders. Plans were amended to respond to comments made. However, following the original feasibility cost estimate, which was above the client's budget, some proposed improvements were removed without damaging the integrity of the whole design. These omissions were most notably designs for the mound in front/ north of Shirley Towers, car park re-surfacing and works along Church Street.
- 2.4 Early stage C proposals were initially presented to the client in August 2012 following a cost review based on the value engineering exercise of the feasibility proposals and revised cost rates based on recent tender exercises, indicating at that stage a recommended project budget range of £1.95m to £2.25m. Information and progress throughout stage C has meant this recommended budget range has been revised to £1.69m to £1.95 as detailed in section 5 of this report and appendix B.
- 2.5 The client has yet to confirm the overall project budget availability.
- 2.6 Further consultation with the client, residents and stakeholders took place during Stage C as follows:
- Design update meetings with client – 7th August 2012, 13th September 2012 and 2nd October 2012
- Public consultation – 17th October 2012, followed by consultation with Milner Court residents
- Stakeholders' consultation meeting – 24th October 2012
- 2.7 The confirmed proposal is summarised in the following pages and appendices.
- 2.8 Drawings issued with this report (appendix C) are:
- LA201 – Masterplan (rendered)
 - LA001 – Materials – Hard Landscaping
 - LA002 – Materials - Planting
 - LA003 – Materials - Railings
 - LA004 – Community Gardens
 - LA005 – Sketch Views

3. Outline Proposals

3.1 HOUSE BLOCK ENTRANCES

- 3.1.1 It is proposed to have blocks of brick paving and flag paving to identify the entrance to each of the houses, breaking up the expanse of paving and macadam. Each house/block has a different frontage and therefore there will be variations to the size of the block.
- 3.1.2 Shirley Towers will have broad blocks of brick paving to both the main and car park entrances, facing north and south respectively.
- 3.1.3 It is proposed to discourage the current informal rear exits to the ground floor flats in Milner Court by introducing grass around the balconies and the footpath is moved further away.

AGREED PROPOSAL AND SOLUTIONS

- 3.1.4 The following brick paviors have been selected for the housing blocks:
 - Ridding Close - Marshall Saxon Buff (300 x 300mm)
 - Shirley Towers – Marshall Keyblok Setts in Buff and Charcoal (200 x 100mm)
 - Howard's Grove - Marshall Saxon Buff (300 x 300mm)
 - Vaudrey Close - Marshall Saxon Buff (300 x 300mm)
 - Milner Court – as existing 600 x 600mm concrete paviors
- 3.1.5 It has been agreed to leave the existing paving in place where it leads to individual door entrances, generally this will be a 1200mm margin and line up with individual entry ramps.
- 3.1.6 Proposed kerbs are detailed on the masterplan layout drawings.

3.2 FOOTPATHS/ HARD LANDSCAPING

- 3.2.1 Footpaths which have been identified for re-surfacing are to be resurfaced with macadam to Decent Neighbourhood Building for Life standards.
- 3.2.2 As the funding being used for the project has been identified primarily from rent receipts, the footpaths to be re-surfaced focus around the Council owned properties rather than the private houses.
- 3.2.3 Concerns were raised during the consultations about limiting vehicles using footpaths on the estate.

AGREED PROPOSAL AND SOLUTION

- 3.2.4 The footpath alongside Milner Court North Garden to Victor Street will be retained.
- 3.2.5 Stopping Up and Diversion Orders are required; applications are to be made as soon as possible during Stage D as these will be subject to public consultation.
- 3.2.6 Capita Symonds will be issuing a separate fee to progress the stopping up/ diversion orders.
- 3.2.7 There has been discussion on width of paths for cyclists and pedestrians; it has been agreed to continue with the widths designed and not make the footpaths as formal cycle paths.

- 3.2.8 Footpaths within the community gardens and to the north of Shirley Towers will be surfaced using Marshall Tegula Cobbles to give a more garden feel. Client needs to confirm the colours for the cobbles.
- 3.2.9 Capita Symonds will need to ensure at detailed design that the footpaths can take the weight of maintenance vehicles.
- 3.2.10 Capita Symonds will need to ensure during detailed design the location of the footpaths in relation to existing trees to minimise potential root damage to new re-surfacing (notably tree adjacent to 1-36 Ridding Close)

3.3 MAIN FOOTPATH AXIS

- 3.3.1 Key to the design proposals is to reinforce the main axial footpath running north to south, from Church Street to Howard's Grove, as a primary pedestrian route through the estate.
- 3.3.2 This is currently underused and residents feel unsafe using the route and its paving is uneven and hazardous in places.
- 3.3.3 Some concerns were raised about the lighting of the current path; however with the renewal of the streetlighting currently taking place, other residents have noted that the new light fittings have a wider spread of light.
- 3.3.4 It has also been noted by residents that this path in particular needs additional litter bins to help keep the estate clean.

AGREED PROPOSAL AND SOLUTIONS

- 3.3.5 This focal path will be completely upgraded to provide a high quality and safe route across the estate.
- 3.3.6 The existing paving will be removed and a consistent width (2700mm) made for the route; the proposed surface finish is Charcon Stone Master, 450 x 450mm.
- 3.3.7 It has been agreed not to make this a formal cycle route.
- 3.3.8 Capita Symonds to confirm the path specification is suitable for large vehicles, particularly fire appliances.

3.4 SOFT LANDSCAPING INCLUDING TREES

- 3.4.1 The proposals aim to increase the grass landscape along the Church Street frontage by the rationalisation of paths to the east of Ridding Close, circumventing the blocks. Bulb planting will be introduced to these wider grass areas to bring seasonal colour. Additional trees will be planted on the east side of Church Street to create an avenue of trees along this vista.
- 3.4.2 Discussions and on site visits have been held with Open Spaces and it is widely acknowledged that much of the shrubbery on the estate has exceeded their managed height having become too large and at the end of its lifespan. A certain amount will be removed completely.

- 3.4.3 It is noted that the Crime Prevention Design Adviser (CPDA) was keen to retain some screen along the focal path to protect the residents but at the same time a number of residents do not use this path because they feel it is unsafe owing to the height and density of the shrubs down this path.
- 3.4.4 The car parks are generally quite stark areas and therefore the proposals allow for introducing trees to a number of the car parks, more particularly Ridding Close which are particularly devoid of greenery.
- 3.4.5 With respect to new trees the CPDA noted that all new proposed trees are to be specified with anti vandal tree protection measures and must be located away from the lamp columns. All the new trees to be located in the car parks should be columnar in shape, to maintain good visibility.

AGREED PROPOSAL AND SOLUTIONS

- 3.4.6 Where plants are to be retained, Open Spaces plan to reduce some shrub heights and weeding in their winter maintenance programme. In addition, under the contract, the existing shrub beds would be tidied up during the works.
- 3.4.7 The contractor is to include proposals to allow the community, particularly the junior wardens, to be involved with the bulb planting.
- 3.4.8 It has been agreed that the focal path will be lined with trees. Capita Symonds will consult with Open Spaces and SCC Tree Officer at Stage D with a view to discussing appropriate species choice (both trees and shrubs) for the detailed planting plan.
- 3.4.9 It was agreed to retain the hedges to south and north sides of the main East West pedestrian route but reduce their width and height and remove the shrub/ hedge area on main focal path to the rear of Milner Court Block 1-62.
- 3.4.10 It was agreed to reduce by half the shrubs areas that currently block the sight lines of the car park exits on Howards Grove and remove shrub line to NE corner of site to reduce anti social behaviour. This may result in the need for preventive measures to stop cars accessing this zone and the main east west pedestrian path - bollards have been proposed.
- 3.4.11 It was agreed that all plants should be removed from the area to the front of Milner Court Block 63-124 owing to their state and age.
- 3.4.12 It has been agreed to remove area of shrubs at east end of main pedestrian path /Howards Grove running east west across the estate to help reduce current anti-social issues occurring in this area. Some areas of shrubs which provide defensive planting to private residences will be retained in this area through consultation with CPDA and Open Spaces.
- 3.4.13 It has been agreed to install 2 no. 2m wide secure double gates to the ornamental railings, at south end of the focal path and at Victor Street opposite the car park, to permit gang mower access.
- 3.4.14 Capita Symonds will address specific issues concerning Howard's Grove raised by individual residents with respect to their dwellings/ properties during detailed design.

3.5 BULK WASTE BIN STORE

- 3.5.1 Planning permission will be required for this aspect of the project and this has been included within the programme.
- 3.5.2 Development Control have been consulted on initial proposals and they prefer the store to be located in Vaudrey Close (at the end of the car park) towards Church Street and to compliment the substation materials (brick).

AGREED PROPOSAL AND SOLUTION

- 3.5.3 The client needs to confirm materials for the store however it is recognised that costs do not allow this to be a brick store. An enclosure (colours to be confirmed) of a similar nature to that constructed at Millbrook Towers has been recommended.



Bulk waste enclosure at Millbrook Towers

- 3.5.4 The store will be lockable and accessed only by prior arrangement through the wardens. The client is to discuss use of the bulk waste area with the Neighbourhood Wardens.

3.6 RECYCLABLE WASTE

- 3.6.1 During RIBA Stage C the client wanted to explore providing recyclable waste facilities for Vaudrey Close and Howard's Grove – the only remaining blocks on the estate with no readily accessible recycling facility.
- 3.6.2 Consultation with the client and SCC Waste indicated that the preferred and most effective solution is to incorporate recycling bin facilities alongside the existing regular waste bins, internal to the blocks.
- 3.6.3 The blocks identified above currently have space for two waste bins, accessed by an external ramp for emptying collections (there are internal chutes for residents to deposit waste) and therefore to incorporate a third bin will require an expansion of the existing bin stores. There are scrape marks on the brickwork to the stores, particularly the store to 43-63 Vaudrey Close where the ramp is narrower than those on 14-34 Vaudrey Close and Howard's Grove blocks. SCC Waste has confirmed there is no minimum width requirement on the ramp requirements.
- 3.6.4 An external extension is severely restricted due to resident windows alongside the existing store.
- 3.6.5 An internal extension will mean the loss and reconfiguration of the resident sheds/ stores, which will require separate consultation.

AGREED PROPOSAL AND SOLUTION

- 3.6.6 The client has been advised on approximate costs (£50,000) to incorporate recycling stores internally within the blocks, by removing some sheds and extending the existing bin store. This is beyond the scope of external improvement works and the client should confirm this will be considered as a separate project.
- 3.6.7 The access ramp to the bin store to the rear of 43-63 Vaudrey Close adjacent the focal path will be widened in line with the proposed final width of the focal path.

3.7 STREET FURNITURE INCLUDING RAILINGS

- 3.7.1 All existing benching or seating will be removed. New seating is limited to that designed within the proposals for the residents' gardens.
- 3.7.2 Railings to Victor Street and Vincent Road frontage to provide more formal and elegant frontage boundary, this is extended on to the estate along certain access roads to deter pedestrians crossing the grassed areas.
- 3.7.3 Safety railings will be required around Ridding Close where existing walls are removed to provide protection against falls (Building Regulations Part K).
- 3.7.4 During the resident consultation, the estate PCSO noted that young people have been found jumping between and from the top of existing safety rails and future designs should deter this behaviour.
- 3.7.5 Residents generally noted a desire for increased litter bins; these will need to be located on housing land and the existing bins are currently emptied by SCC Open Spaces; an agreement will need to be in place with Open Spaces to empty additional bins. During the stakeholders meeting it was suggested to provide additional bins along the axial path at each end and in the middle. Additional bins were also requested along Church St.
- 3.7.6 The CPDA (police) recommended that the height of the ornamental rail be extended from 1200mm to 1500mm to deter members of the public jumping over it. Similarly it was recommended that the rails around Milner Court community gardens should also be increased to 1500mm to deter unwarranted access.

AGREED PROPOSAL AND SOLUTION

- 3.7.7 All existing shin rails and concrete bollards will be removed.
- 3.7.8 The exact position of the new bollards will be confirmed through detailed design proposals and consultation with the Highways Authority to ensure proposals effectively limit opportunities for on pavement parking. The new bollards will be a standard type used by SCC on other Decent Neighbourhood projects.
- 3.7.9 Handrails will be required for the 3 no. ramps across the estate (2 no. new ramps and 1 no. existing); the client needs to confirm the colour of the handrails.
- 3.7.10 During the residents' consultation, concern was expressed about using KeeKlamp type safety railings similar to those existing on the estate, both for aesthetic reasons and the behaviour noted above – approximately 50 linear metres of safety rail are required. The cost plan currently allows for bow top rails. The client needs to confirm safety rail type.

- 3.7.11 The client has confirmed the height for the Victor Street and Vincent Road boundary railings are 1500mm. The cost plan currently allows for vertical bar iron railings. The client needs to confirm the ornamental rail design – i.e. spear top, ball top etc.
- 3.7.12 The client has confirmed the height for the community garden railings are 1500mm. The cost plan currently allows for bow top rails. The client needs to confirm the rail design for the community gardens.
- 3.7.13 The client needs to confirm agreement with Open Spaces to support additional bins and confirm location of extra bins.
- 3.7.14 Type, height and size of the planters proposed to the front of Shirley Towers needs to be confirmed and should deter antisocial behaviour. Hampshire Constabulary have suggested these are at least 1600mm diameter and of a height to not act as a seating point.
- 3.7.15 There will be a mowing strip (a concrete strip) at the base of the ornamental railings to neaten the edge with the grass and assist Open Spaces in maintenance.

3.8 CAR PARKING

- 3.8.1 The main change since feasibility is that there will be no re-surfacing of the car parks and estate roads, including works to Church Street.
- 3.8.2 Concern has been raised during consultation about the number of trees being added to the Howard's Grove car parks and the resultant loss in car parking spaces.
- 3.8.3 Removal of brick walls to car parks is generally accepted by residents as many are unsightly, in danger of collapse and railings preferred.

AGREED PROPOSAL AND SOLUTION

- 3.8.4 The client has agreed that the existing car park surfaces will not be replaced. Car parking bays will be marked out.
- 3.8.5 The client has agreed to the high brick walls to car parks being removed – except the two walled car parks on Vaudrey Close. One of these has large trees adjacent to the walls and there is a risk that removing the walls will increase local instability and be particularly costly to remedy; the second car park walls are in relatively good condition and not suffering from cracks and damage which typifies most of the car park walls.
- 3.8.6 Where the complete removal of the high walls presents an opportunity for cars to mount grassed areas or for unwarranted parking, or there are level differences (most notably around Ridding Close) low walls will be constructed of approx 300mm height. As level differences dictate (a potential fall of 600mm or more) there will be a need for safety railings. The client needs to agree the type of railing to be used for this safety railing as para 3.7.8.
- 3.8.7 As discussed above, trees will be introduced to the car parking areas. Locations have been agreed by the client but subject to CAT scans by the contractor on site to identify any underground services that will dictate the precise locations.
- 3.8.8 During the stakeholder consultation, it was identified that with improved access (ramp) to Milner Court, there may be an opportunity to move the ambulance bay within the Shirley Towers car park. The client needs to confirm whether this should be reviewed as part of the final proposals.

- 3.8.9 Capita Symonds to review the car parking layouts during detailed design to ensure all spaces work. Position of existing ambulance bay will also be reviewed.

3.9 PUBLIC ART WORK

- 3.9.1 The aim of the art works is to give the estate a sense of identity, be designed in close consultation with residents on the estate and should be meaningful for the residents, i.e. reflecting the past, present or the future of the estate.
- 3.9.2 An initial meeting took place on 17th January 2012 between the Client, Capita Symonds and Southampton Solent University School of Art and Design to explore the possibilities of working together to develop the art aspects for the external improvements works. In the following six months a dialogue continued between all three parties to formulate a Brief and a Call for Proposals that would be in place for October 2012, the start of Solent University's term.
- 3.9.3 Solent University advertised the opportunities in the summer of 2012 and again in September/October 2012 where the external works design proposals were presented to Solent University by Capita Symonds and SCC. This process ran through October 2012 and a number of proposals were tabled by Alumni, Staff and Students that were presented to a panel that included the Solent University, Capita Symonds, SCC Client and local residents on 24 October 2012.
- 3.9.4 The proposals for artworks and projects offered up ideas that covered a range of media including sculptures, murals, photography and painting projects as well as artworks, performances and film works that are time-based and utilise new and mobile technologies. The innovation of using students, alumni and staff from a research led art school environment is anticipated to lead to new ways of visualising and designing for an urban public arts project.
- 3.9.5 The Panel were shown around twelve proposals which were all included to be taken forward. As this was fairly early in the process it was agreed the project would benefit from maintaining a wider range of choice for an informed decision to be made in January 2013 when proposals will be selected to move forward to a development period which may ultimately see proposals become permanent, physical or virtual parts of the space on the estate. Depending on the fabrication and installation timeline of the art project, artists and designers on this project may be required to supervise their project over this period to conclusion.
- 3.9.6 Throughout this process Solent University will work closely with the Landscape Architect (Capita Symonds), SCC and the Local Residents of Shirley Estate. The Local Housing Office at Shirley has made available a studio/ meeting space in Shirley Towers to facilitate a more direct interface between the residents and the Solent University art projects.

AGREED PROPOSAL AND SOLUTION

- 3.9.7 The CPDA felt the Public Art project could encourage a more positive use of the covered walkway under Shirley Towers with improved lighting and artwork and was keen to involve the local youths/ residents in the project.
- 3.9.8 The client has set a provisional sum aside so that these proposals can be funded and finally brought to a conclusion as embedded outcomes into the fabric of the estate in mid/late 2013.

3.10 MILNER COURT GARDENS

- 3.10.1 Both Milner Courts will have their own enclosed community gardens for resident use only.
- 3.10.2 Each garden will be enclosed with railings and incorporate raised beds, a barbecue space, seating (the only seating on the estate) and with two level access entry/ exit gates.
- 3.10.3 The location of these has been adjusted in accordance with feedback from residents and stakeholders to the positions indicated on the overall masterplan drawing LA201.
- 3.10.4 It was noted during the stakeholder consultation that there may be a need for close monitoring of the gardens to ensure they are used by residents only and that members of the public do not see them as a place to enter and use for anti social behaviour. Residents have suggested signage for the garden gates (Milner Court residents only).

AGREED PROPOSAL AND SOLUTION

- 3.10.5 The final proposals are presented in drawing LA004.
- 3.10.6 This client has confirmed that the height of the railings surrounding the gardens is to be 1500mm as recommended by the CPDA to deter unwarranted access.
- 3.10.7 Client to look at signage at a later stage within the Decent Neighbourhoods project. No existing signage on the housing blocks will be removed as part of this project.

3.11 SHIRLEY TOWERS

- 3.11.1 The original proposal has been simplified to mitigate risks associated with significantly digging into the mound (i.e. it is unknown what lies within the mound and buried asbestos has been identified through digging elsewhere on the estate).
- 3.11.2 Paving has been reduced and routes realigned and the design will also seek to deter ball kicking against bin shutters adjacent to the main entrance to Shirley Towers.
- 3.11.3 Space for some 'incidental' play space for younger children; however, in terms of play generally, the view is that the project does not need to be providing significant play equipment/ space because of the close proximity of St James Park.
- 3.11.4 The final proposal is presented in drawing LA004.

AGREED PROPOSAL AND SOLUTION

- 3.11.5 The size and type of feature planter needs to be agreed with the client. The cost plan allows for the 2 no. planters as the stage C drawings. Capita Symonds to submit detailed proposals to the client.
- 3.11.6 There are still issues to resolve in terms of ongoing maintenance - ideally residents need to take ownership of the planters.
- 3.11.7 The client has agreed hopscotch or similar ground play designs for the incidental play areas identified.

3.12 CHURCH STREET

- 3.12.1 During the pre-application consultation (July/ August 2012) with Development Control, SCC's Principal Urban Designer noted that "It would seem to make sense to try to incorporate changes to Church Street into the design to better prioritise pedestrian movement across it. This is hinted at in the master plan but there are no further details. However I realise that this could potentially be a high cost item and the lack of works to Church Street shouldn't preclude improvements to the wider estate" (email dated 18 July 2012).
- 3.12.2 At feasibility and early Stage C, Capita Symonds initially looked at ways of improving the road and the adjacent environment but soon realised that the road required a major review as the issues were larger than the Decent Neighbourhood budget and beyond the scope of works. These issues include:
- Inappropriate HGV access
 - Junction with casualty problems with two-way cycle path on one-way road
 - Ugly and outdated road infrastructure
 - Users ignoring the one-way road signs
 - Conflict between car parking and emergency access
- 3.12.3 A meeting was held on 28 August 2012 between Capita Symonds, SCC Client and SCC Highways (Travel and Transport Manager) to discuss the current condition of Church Street and investigate the possibility of bringing SCC Highways on board, in line with the project, to look at improvements to Church Street.
- 3.12.4 SCC Highways acknowledged there are real issues with Church Street as it currently operates and proposed a feasibility study that would include Church Street and investigate design solutions for Church Street and the surrounding area.
- 3.12.5 SCC Highways have agreed to carry out a comprehensive feasibility study of the whole Shirley Estate area (including Howard's Grove, Vincent St and Church St) in light of increased traffic with the success of St James' Park and the re-build of Wordsworth School, currently under construction.

AGREED PROPOSAL AND SOLUTION

- 3.12.6 SCC Highways began the study, known as the Shirley East Transport Plan, in November 2012. It is being led by Robert Stanley of SCC Highways. Consultation has taken place and this study will take place over the following approx. 6 months. SCC Decent Neighbourhood has agreed to contribute financially to this study.

3.13 STREETLIGHTING

- 3.13.1 Lighting on estate is currently being upgraded under the PFI agreement and there is no flexibility to delay the work due to contract timescales and penalties which determine that all work in city has to be complete by 2015. Bulkhead lamps fixed on the blocks will be replaced with columns on the footpaths. Work will be complete within 2-3 months, i.e. early 2013.

- 3.13.2 Highways (Balfour Beatty) confirmed during the stakeholder consultation that if paths are narrowed and columns become sited on grass (rather than in the footpath), it is still Highways land and their responsibilities continue on what effectively has become a verge.

AGREED PROPOSAL AND SOLUTION

- 3.13.3 Capita Symonds will review lamp column placements once the PFI programme has been carried out to identify where any columns have been located under trees or do not fit with current path layouts for safety concerns. For example, one lamp column was identified on site located under the mature Robinia tree along the focal path.

3.14 SUBSTATIONS

- 3.14.1 It has been noted that the enclosure to the substation on Ridding Close needs improvement and is unsightly.

AGREED PROPOSAL AND SOLUTION

- 3.14.2 The client will contact SSE/ National Grid to discuss improvements.

3.15 ESTATE SIGNAGE

- 3.15.1 It has been noted that generally the signage on the estate needs renewal. Comments from the consultations indicate residents would like to see signage to St James Park and 'Resident Only' parking signs.

AGREED PROPOSAL AND SOLUTION

- 3.15.2 The client will review signage on the estate at a later stage within the Decent Neighbourhoods project.

3.16 DRAWINGS

- 3.16.1 Refer to appendix A for the drawings associated with the Stage C proposals.

4. Client Considerations

4.1 PROCUREMENT

- 4.1.1 The project will be procured traditionally via a single stage tender with contractors selected from SCC's Landscape Contractor framework, which framework has been prepared and is in the process of being advertised.
- 4.1.2 The contract will be JCT 2011 Standard Building Contract with Quantities.
- 4.1.3 The client needs to confirm the procurement route as a Cost Quality tender assessment and provide the relevant information for that process including:
- the requirements for a public relations officer that is to be provided by the appointed Contractor to be included in the preliminaries;
 - provide quality assessment questions and associated weightings;
 - it is understood an interview is not to be included as part of the quality assessment, unless otherwise instructed.
- 4.1.4 To mitigate risks to the client, the project should not go out to tender until necessary permissions (planning and diversion or stopping up orders are received).

4.2 PROGRAMME

- 4.2.1 The Shirley Estate programme has been dictated up to this point by SCC Procurement Services drafting and advertising the new Landscape Framework. It was agreed between SCC DN Housing and SCC Procurement Services to advertise the new Landscape Framework with a live project that the contractors could tender for at the same time, Shirley External Improvement Works. The Landscape Framework has been approved and the advert is due to go out towards the end of November 2012.
- 4.2.2 The Shirley DN programme presented within this report is therefore subject to this framework being in place at the time indicated.
- 4.2.3 The programme is based upon this procurement route, using the SCC Landscape Contractor Framework, with estimated contract duration of 45 weeks, beginning on site summer 2013.
- 4.2.4 The Client needs to confirm the revised programme attached in Appendix C which allows for a start date and contract period suitable for implementing proposed planting in the recommended planting season.

5. Cost estimate

- 5.1 The current cost estimate range, including a recommended client contingency of 10%, is £1,686,432 to £1,943,545. This is the recommended client budget range.
- 5.2 This cost estimate includes allowances for charges and fees associated with the planning application and the stopping up and diversion orders as well as costs associated with the Public Art Work procured separately by SCC.
- 5.3 As the project progresses through to tender issue, a more detailed pre-tender estimate will be prepared as the specification is prepared which will provide increased cost certainty.
- 5.4 Refer to Appendix B for the cost report.
- 5.5 The client should confirm budget availability and confirm project to progress to RIBA stage D onwards.

Appendix A Drawings

See attached drawings:

- LA201 – Masterplan (rendered)
- LA001 – Materials – Hard Landscaping
- LA002 – Materials - Planting
- LA003 – Materials - Railings
- LA004 – Community Gardens
- LA005 – Sketch Views

Notes:



Rev	Date	Amendments	By	Chk
P1	00/00/00	COMMENT BOX CAN HAVE MAX 58 CHARACTERS	---	---

Drawing Status:
PRELIMINARY
CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
One Goshall Square, Above Bar Street
Southampton, SO14 7FF
www.capita.co.uk



Client:
Project Title:
**Decent Neighbourhoods
Shirley Housing Estate
External Improvements**

Drawing Title:
Rendered Masterplan

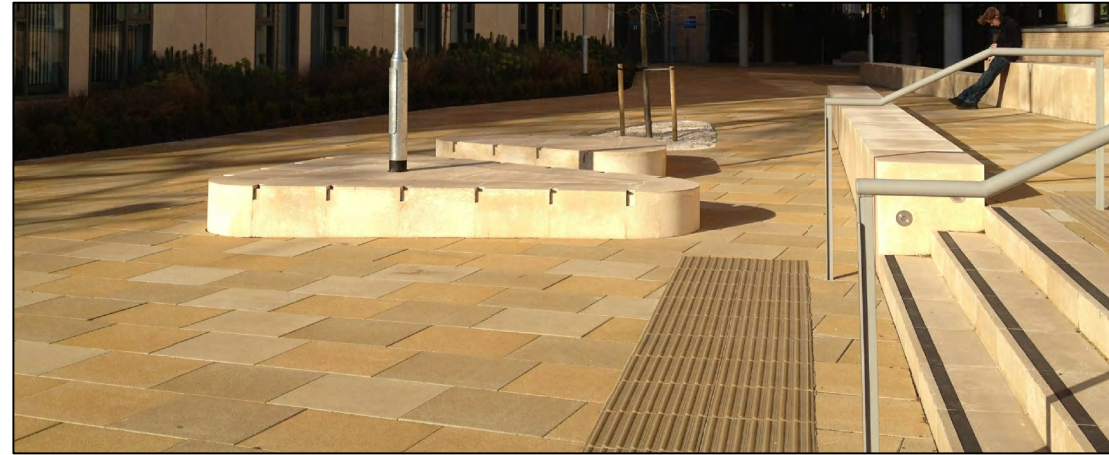
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CS/058244	LA201	P1
Date:	Scale:	@
31/07/12	1:500	A0
By: NS	Checked: ---	Approved: ---
UPR Number: UPR_NO		

INDICATIVE HARD LANDSCAPING MATERIALS

main focal path



stone master



example stone master

entrance areas



saxon buff



keyblok

community garden paths



tegula cobbles



traditional



pennant grey



harvest

-	17.10.12	Issue for consultation	VO	NS
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Drawing Status:

FOR COMMENT
CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
Floor 3, Overline House, Blechynden Terrace
Southampton, SO15 1GW
www.capita.co.uk

Client:



Project Title:

**Decent Neighbourhoods
Shirley Estate
External Improvement Works**

Drawing Title:

**Materials Sheet
Hard Landscaping**

Project No.:	Drawing No.:	Rev.:
CS/058244	LA001	-
Date:	11/10/12	Scale: NTS
By: VO	Checked: NS	Approved: --
UPR Number: ---		

INDICATIVE PLANTING



Silver Maple



Pine



Cypress Oak



Magnolia



Birch



Bulbs-Crocus



Robinia



Wild Cherry

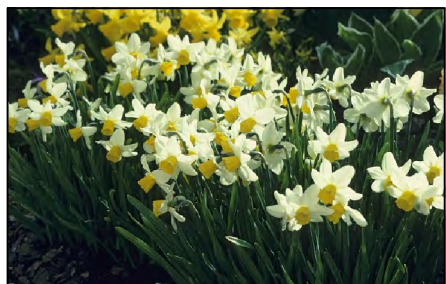


Magnolia



Birch bark

COMMUNITY GARDENS



Bulbs-Daffodil



Agapanthus



Knophofia



Salvia



Achillea



Lavender

-	17.10.12	Issue for consultation	VO	NS
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Drawing Status:

FOR COMMENT

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CAPITA Property Services
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Southampton, SO15 1GW
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Client:



Project Title:

**Decent Neighbourhoods
Shirley Estate
External Improvement Works**

Drawing Title:

**Materials Sheet
Indicative Planting**

Project No.:	Drawing No.:	Rev.:
CS/058244	LA002	-
Date:	11/10/12	Scale: NTS
By: VO	Checked: NS	Approved: --
UPR Number: - - -		

INDICATIVE RAILINGS

options



vertical railings



bow top fence

variations



plain top



ball top



large bow

safety rails



kee klamp

-	17.10.12	Issue for consultation	VO	NS
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Drawing Status:

FOR COMMENT

CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
Floor 3, Overline House, Blechynden Terrace
Southampton, SO15 1GW
www.capita.co.uk

Client:



Project Title:

**Decent Neighbourhoods
Shirley Estate
External Improvement Works**

Drawing Title:

**Materials Sheet
Railings**

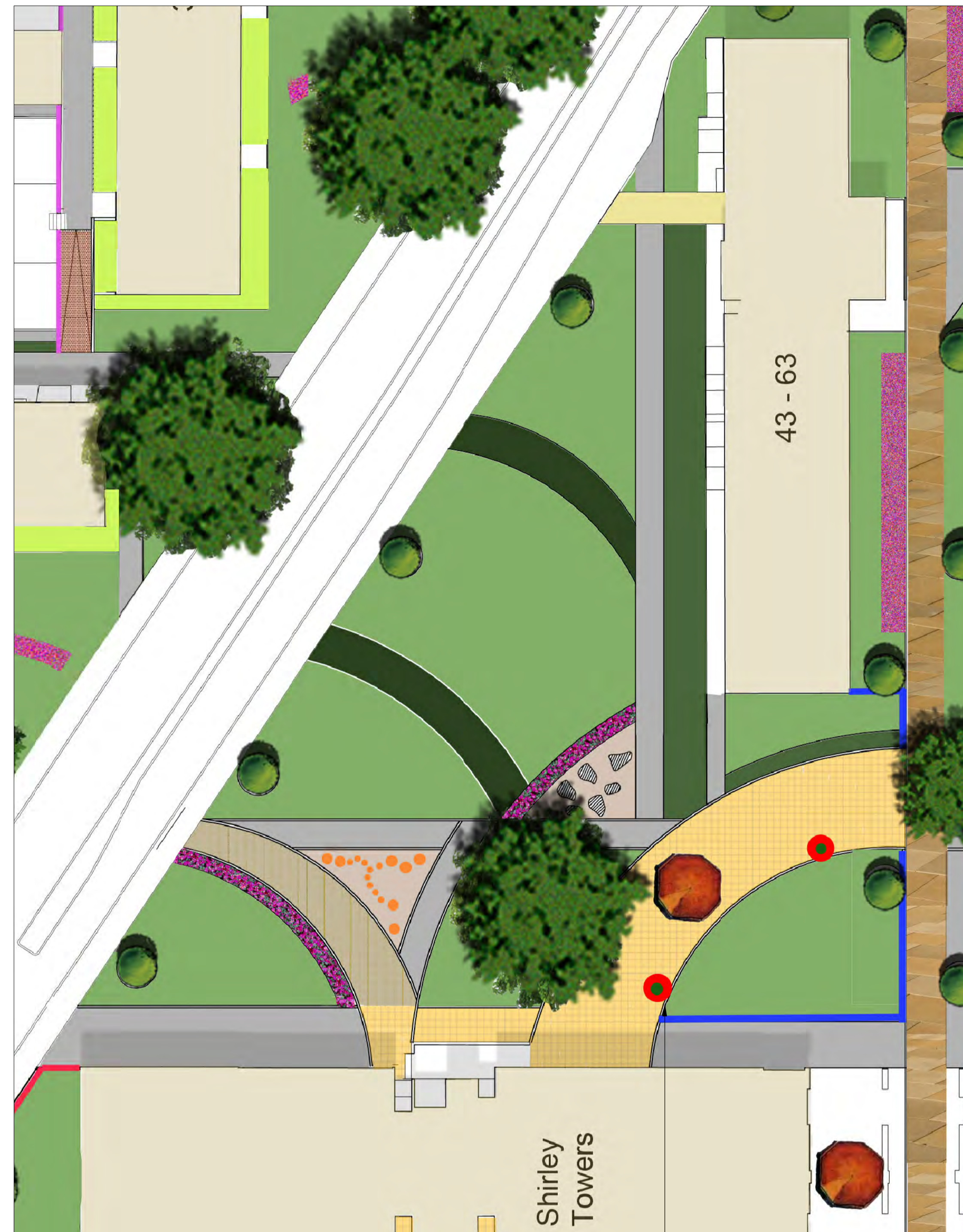
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Date:	11/10/12	Scale: NTS
By: VO	Checked: NS	Approved: --
UPR Number: ---		



MILNER COURT NORTH GARDEN



MILNER COURT SOUTH GARDEN



SHIRLEY TOWERS GARDEN



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Notes:

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-	17.10.12	Issue for consultation	VO	NS
Rev	Date	Amendments	By	Chk

Drawing Status:

FOR COMMENT
CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
One Guildhall Square, Above Bar Street
Southampton, SO14 7FP
www.capita.co.uk

Client:



Project Title:

**Decent Neighbourhoods
Shirley Housing Estate
External Improvements**

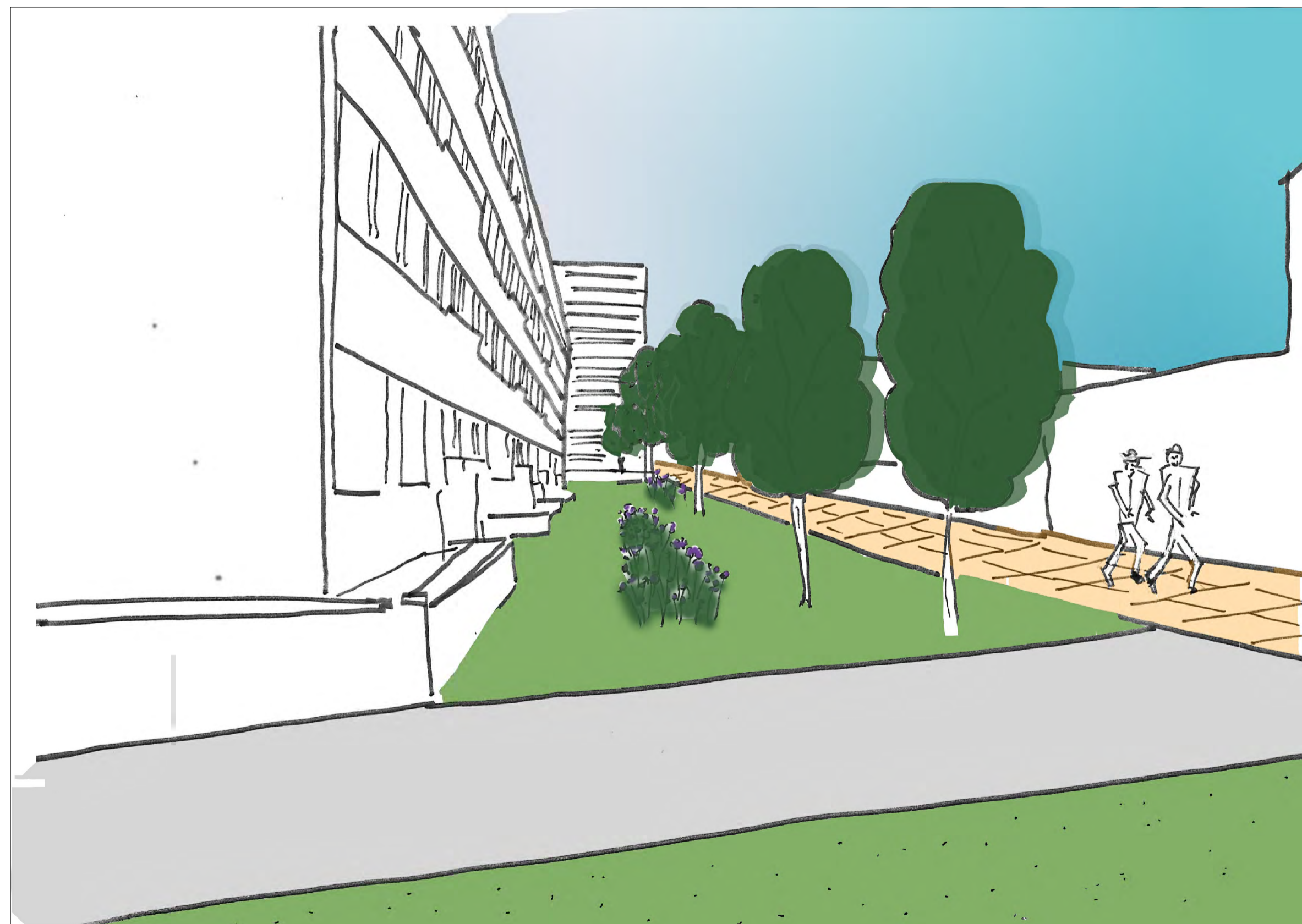
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Community Gardens

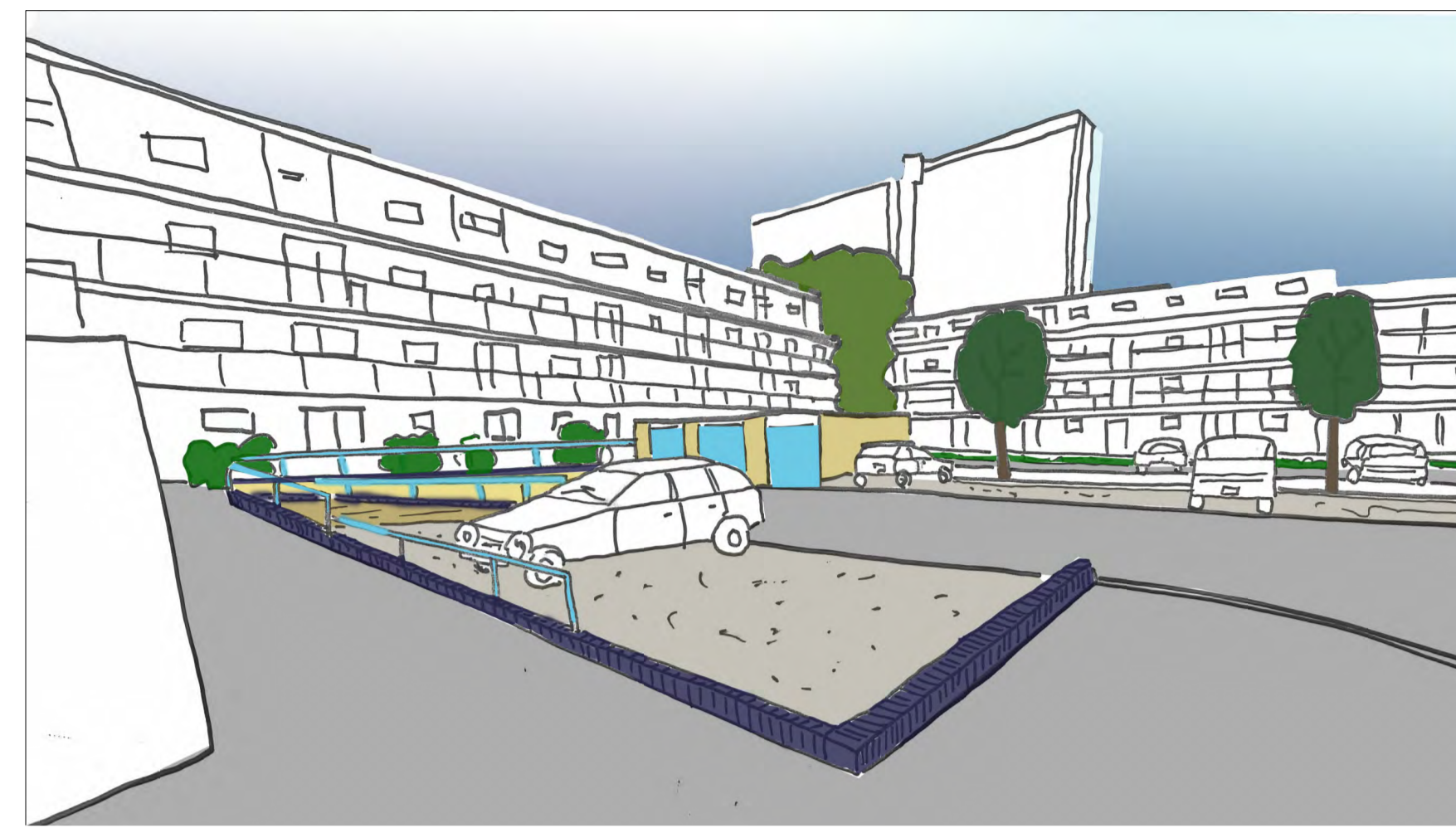
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CS/058244	LA004	-
Date:	Scale:	@
17/10/12	nts	A1
By: KG	Checked: NS	Approved: ---
UPR Number: UPR_NO		



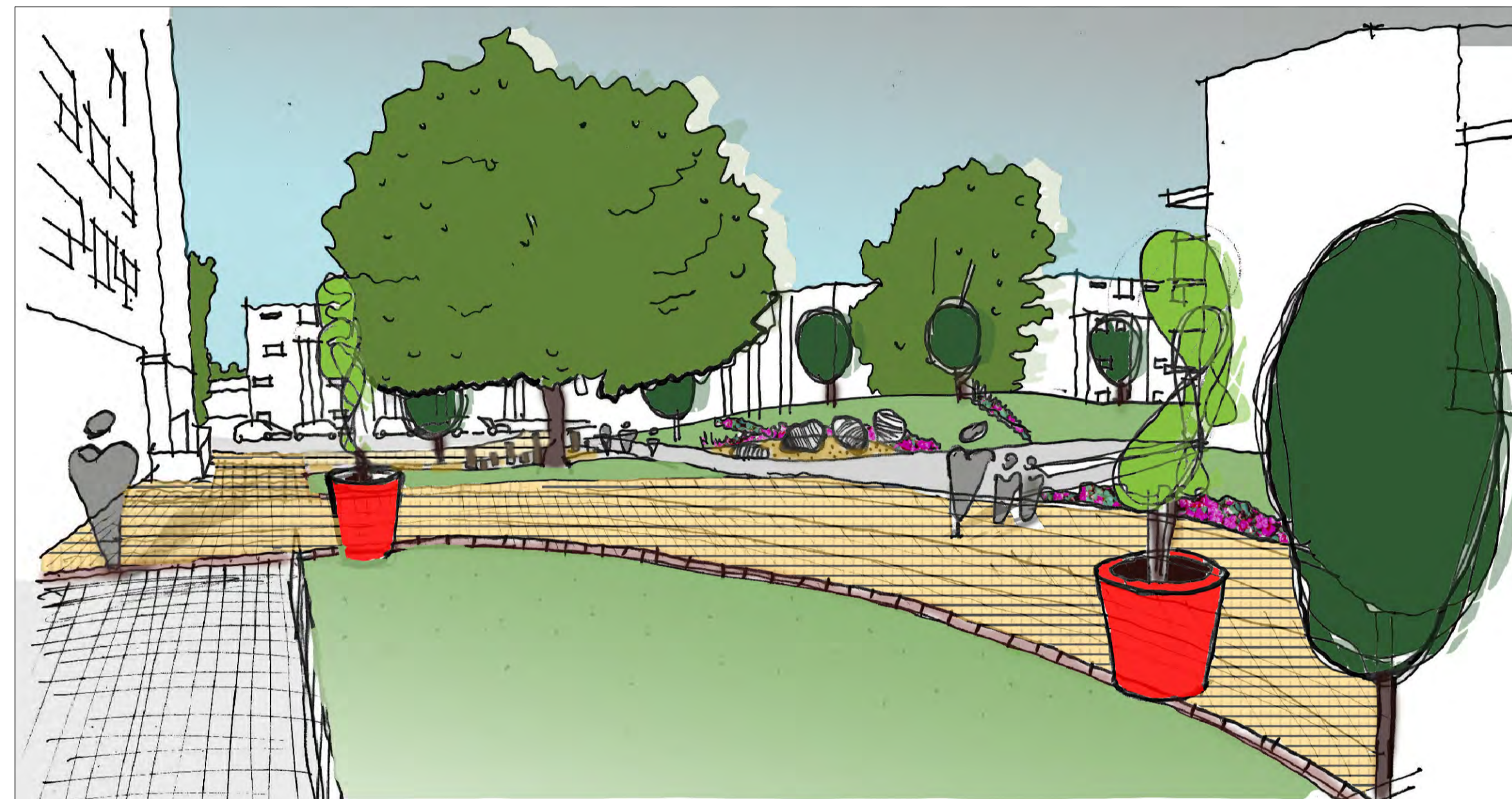
MILNER COURT GARDEN



MAIN FOCAL PATH
looking north to Shirley Towers



RIDDING CLOSE



SHIRLEY TOWERS GARDEN



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ALL DIMENSIONS TO BE CHECKED ON SITE

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Notes:

1. This drawing is for information only.

-	17.10.12	Issue for consultation	VO	NS
Rev	Date	Amendments	By	Chk

Drawing Status:

FOR COMMENT

CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
One Guildhall Square, Above Bar Street
Southampton, SO14 7FP
www.capita.co.uk

Client:



Project Title:

**Decent Neighbourhoods
Shirley Housing Estate
External Improvements**

Drawing Title:

Sketch Views

Project No.:	Drawing No.:	Rev.:
CS/058244	LA005	-
Date:	Scale:	@ A1
17/10/12	nts	
By: KG/NS	Checked: NS/VO	Approved: ---
UPR Number: UPR_NO		

Appendix B Cost Estimate

Cost Estimate

Project: Shirley External Improvement Works

Cost Estimate Nr 1

Date: 23 November 2012

<u>Item</u>	<u>Description</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
<u>Site Clearance</u>					
1.00	Break out tarmac and dispose of off site	1,095.00	m ²	2.76	£3,022.20
2.00	Remove gravel and dispose of off site	11.00	m ²	5.00	£55.00
3.00	Break up 600 x 600mm concrete paving slabs and dispose of off site	6,628.00	m ²	2.45	£16,238.60
4.00	Break out concrete edging and dispose of off site	414.00	m	4.80	£1,987.20
5.00	Remove bollards and dispose of off site	20.00	nr	21.34	£426.80
6.00	Demolish existing brick wall average height 1.40m wall down to ground level and dispose of off site	148.00	m	23.92	£3,540.16
7.00	Remove bench and dispose of off site	3.00	nr	40.00	£120.00
8.00	Break out pebbles set in concrete and dispose of off site	89.00	m ²	6.22	£553.58
9.00	Carefully remove 600 x 600mm paving slabs and store on site to be re-used	123.00	m ²	3.45	£424.35
10.00	Clear shrubs and site vegetation and dispose of off site	1,190.00	m ²	5.31	£6,318.90
11.00	Remove tree stump <2.0m in girth and dispose of off site	4.00	nr	50.00	£200.00
12.00	Remove turf and dispose of off site	540.00	m ²	2.62	£1,414.80
13.00	Break out concrete and dispose of off site	373.00	m ²	5.66	£2,111.18
14.00	Remove PRF railings 0.40m high and dispose of off site	227.00	m	6.58	£1,493.66
15.00	Remove PRF railings 0.30m high and dispose of off site	22.00	m	6.58	£144.76
16.00	Demolish steps and dispose of off site	16.00	m ²	17.08	£273.28
17.00	Demolish existing brick wall average height 1.60m down to ground level and dispose of off site	71.00	m	26.90	£1,909.90
18.00	Remove row of timber posts and dispose of off site	7.00	m	16.21	£113.47
19.00	Remove brick edging from flowerbed and dispose of off site	5.00	m	5.00	£25.00
20.00	Remove tiled edging to flowerbed and dispose of off site	8.00	m	5.00	£40.00
21.00	Remove bushes <2.0m high and dispose of off site	89.00	m ²	28.50	£2,536.50
22.00	Demolish existing brick wall average height 1.30m wall down to ground level and dispose of off site	214.00	m	21.86	£4,678.04
23.00	Demolish brick flowerbed and dispose of off site	22.00	m ²	17.08	£375.76
24.00	Remove chain link fence, 1.20m high and dispose of off site	59.00	m	12.39	£731.01
25.00	Remove hedge 1.80m high and dispose of off site	28.00	m ²	28.50	£798.00
26.00	Remove hedge 2.00m high and dispose of off site	22.00	m ²	28.50	£627.00
27.00	Remove hedge 2.50m high and dispose of off site	27.00	m ²	32.00	£864.00
28.00	Demolish existing brick wall average height 1.70m down to ground level and dispose of off site	107.00	m	28.58	£3,058.06
29.00	Remove double gate and posts and dispose of off site	1.00	nr	70.00	£70.00
30.00	Demolish existing brick wall average height 0.80m down to ground level and dispose of off site	187.00	m	21.42	£4,005.54
31.00	Remove PWF railings 1.0m high and dispose of off site	105.00	m	7.27	£763.35
32.00	Remove gate and dispose of off site	3.00	nr	67.75	£203.25
33.00	Break out brick paving and dispose of off site	15.00	m ²	5.00	£75.00
34.00	Demolish existing brick retaining wall 0.50m high down to ground level and dispose of off site	11.00	m	40.00	£440.00
35.00	Remove IRF railings 0.60m high and dispose of off site	51.00	m	6.82	£347.82
36.00	Remove IRF railings 0.30m high and dispose of off site	21.00	m	6.50	£136.50

Cost Estimate

Project: Shirley External Improvement Works

Cost Estimate Nr 1

Date: 23 November 2012

<u>Item</u>	<u>Description</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
37.00	Remove PRF railings 1.0m high and dispose of off site	2.00	m	7.27	£14.54
38.00	Demolish existing brick wall average height 1.20m down to ground level and dispose of off site	41.00	m	21.86	£896.26
39.00	Excavating to reduce levels ≤250mm	2,774.88	m ³	5.36	£14,873.36
40.00	Excavating trenches	30.77	m ³	5.25	£161.54
41.00	Excavating to reduce levels <1.0m in case of soft spots	693.73	m ³	5.31	£3,683.71
	Excavating to reduce levels <1.0m	7.00	m ³	5.31	£37.17
42.00	Excavating next to existing services	350.00	m	4.04	£1,414.00
43.00	Disposal of surface water				£5,000.00
44.00	Disposal of excavated material off site	2,712.65	m ³	18.71	£50,753.68
45.00	Disposal of excavated material arising from excavating of soft spots	563.92	m ³	18.71	£10,550.94
46.00	Compacting bottoms of excavations	11,908.42	m ²	0.50	£5,954.21
47.00	Compacting bottoms of fill	6,752.13	m ²	0.50	£3,376.07
48.00	Remove trees <1.0m in girth	20.00	nr	306.62	£6,132.40

TOTAL CARRIED TO SUMMARY: £162,970.55

Cost Estimate

Project: Shirley External Improvement Works

Cost Estimate Nr 1

Date: 23 November 2012

<u>Item</u>	<u>Description</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
<u>Landscaping Works</u>					
1.00	Black pedestrian grade asphalt macadam construction; 45mm thick; 6mm nominal size surface course including 75mm thick open graded binder course 20mm nominal size, 100mm thick Type 1 Granular material sub-base.	4,524.72	m ²	33.07	£149,632.49
2.00	Black vehicle grade asphalt macadam construction; 0/14 45mm thick surface course including AC 20 55mm thick binder course 20mm nominal size; 0/32 110mm thick dense bound macadam base course, 150mm thick Type 1 Granular material sub-base.	15.60	m ²	49.84	£777.50
3.00	Construction of 50mm x 150mm x 915mm EF concrete edging bedded and haunched in 250mm x 250mm extreme dimension MIX ST1 Concrete.	2,030.40	m	15.18	£30,821.47
4.00	Tegula cobble construction; 80 x 80 x 60mm cobble edging; colour to be confirmed on site; laid in 50mm thick laying course well compacted bedding sand; 2mm joints filled with kiln dry sand; laid on SC Intergrid Geotextile Membrane; 100mm Type 1 granular material sub-base; laid onto SS30G Geogrid Membrane; bedded and haunched in 325mm x 350mm extreme dimension MIX ST1 Concrete	70.00	m	53.72	£3,760.40
5.00	Tegula cobble construction; 80 x 80 x 60mm cobble paving; colour to be confirmed on site; laid in 50mm thick laying course well compacted bedding sand; 2mm joints filled with kiln dry sand; laid on SC Intergrid Geotextile Membrane; 100mm Type 1 granular material sub-base; laid onto SS30G Geogrid Membrane.	179.39	m ²	87.48	£15,693.04
6.00	Installation of concrete slabs 600 x 600mm previously set aside for re-use; laid on 50mm thick laying course well compacted bedding sand; 2mm joints filled with kiln dry sand; laid on SC Intergrid Geotextile Membrane; 100mm Type 1 granular material sub-base; laid onto SS30G Geogrid Membrane.	123.46	m ²	29.97	£3,700.10
7.00	Keyblok Setts construction; 120/160/240 x 160 x 65mm sett paving Colour Brindle laid in 50mm thick laying course well compacted bedding sand; 2mm joints filled with kiln dry sand; laid on SC Intergrid Geotextile Membrane; 100mm Type 1 granular material sub-base; laid onto SS30G Geogrid Membrane.	823.82	m ²	50.69	£41,759.44
8.00	Construction of Marshall's Charnwood Concrete Kerb as edging; Product reference RK6000000; French Grey Colour; 125mm wide x 150mm high x 915mm long; laid in 30mm thick laying course well compacted bedding sand; bedded and haunched in 450mm x 150mm extreme dimension MIX ST1 Concrete.	677.10	m	59.16	£40,057.24
9.00	Resin bound aggregate paving to ramps; 50mm thick AC14 open surface asphalt concrete mix; laid and compacted on to Type 1 granular material sub-base; edging to path to be metal.	66.99	m ²	74.67	£5,002.14
10.00	Installation of Saxon concrete slabs 300 x 300mm; laid on 50mm thick laying course well compacted bedding sand; 2mm joints filled with kiln dry sand; laid on SC Intergrid Geotextile Membrane; 100mm Type 1 granular material sub-base; laid onto SS30G Geogrid Membrane.	66.15	m ²	29.97	£1,982.52
11.00	Construction of Charcon Axial Path; wearing course 6mm nominal size 15mm thick; binder course two course asphalt concrete 20mm thick of AC6 dense surfacing course 65mm thick; laid on Type 1 granular fill 150mm thick.	757.79	m ²	118.50	£89,798.12
12.00	Installation of concrete mowing strip	17.22	m ³	145.00	£2,496.90
13.00	Timber edging to concrete mowing strip	314.40	m	18.50	£5,816.40
14.00	Ornamental Railing 1.50m high	471.20	m	150.00	£70,680.00
15.00	Incidental play area consisting of hoggin surfacing	66.00	m ²	44.14	£2,913.24
16.00	Granite boulders	7.00	nr	265.26	£1,856.82
17.00	Incidental timber play features		ITEM		£2,000.00
18.00	Construction of 1 brick thick wall	222.46	m ²	118.73	£26,412.68
19.00	Construction of 1 1/2 brick thick retaining wall	55.32	m ²	268.59	£14,858.40

20.00	900mm bow top fencing installed on walls ≥600mm high	56.20 m	77.00	£4,327.40
21.00	Bow top fencing to ground	64.70 m	79.66	£5,154.00
22.00	Construction of steps to buildings using 300m x 300mm concrete paving slabs as treads, facing bricks as risers, excavating and disposal of excavated material off site included, 450mm x 450mm extreme dimension MIX ST1 Concrete for foundations to brick risers	11.82 m ²	322.24	£3,808.88
23.00	Installation of Double Ring Bollards including excavating pits, setting in foundations.	24.00 nr	191.61	£4,598.64
24.00	Installation of new single steel gates	4.00 nr	570.04	£2,280.16
25.00	Installation of new double gates	2.00 nr	664.07	£1,328.14
26.00	Construction of timber sleeper raised planter beds 450mm high, including excavation to reduce levels and disposal of excavated material off site. 100mm thick free drainage layer to base with geotextile membrane laid on top, 450mm x 450mm extreme dimension MIX ST1 concrete foundations with French Oak timber sleepers sat atop of foundations, fixed into foundations using 28mm diameter galvanised threaded steel rod, resin bonded into foundation with rebated security shear nuts with washer etc.	40.53 m ²	204.44	£8,285.95
27.00	Installation of tree pit structure into hard landscaping including excavating and disposal of excavated material off site, topsoil, Arbovent irrigation system, Root Director, Arboresin porous bound stone surfacing laid in galvanised steel support frame etc.	15.00 nr	1,710.00	£25,650.00
28.00	Porous Resin to be laid over tree pits	182.39 m ²	89.60	£16,342.14
29.00	New trees	78.00 nr	435.69	£33,983.82
30.00	Preparation of ground to receive seeded areas; including topsoil, cultivation, herbicide, final cultivating, grass seeding etc.	4,474.27 m ²	5.28	£23,624.15
31.00	Preparation of planting bed to receive shrubs; including topsoil, cultivating 600mm deep, weed control and herbicides; mulching planting beds.	448.50 m ²	15.25	£6,839.63
32.00	Ornamental planting	233.53 m ²	25.00	£5,838.25
33.00	Planting of bulbs and shrubs	214.97 m ²	17.50	£3,761.98
34.00	Preparation of planting bed to receive hedge planting; including topsoil, cultivating to 800mm deep, weed control and herbicides; mulching beds.	167.52 m ²	15.31	£2,564.73
35.00	Hedge Planting	418.80 nr	2.85	£1,193.58
36.00	Installation of bespoke planters including topsoil and planting of trees	2.00 nr	2,000.00	£4,000.00
37.00	Communal Seating	26.70 m	447.00	£11,934.90
38.00	Construction of Trespa bulk refuge store	24.00 m ²	341.56	£8,197.44
39.00	Brick header flush with surface 1 brick thick	6.20 m	65.00	£403.00
40.00	Installation of Marshall's Half Battered HB2 Kerb; Product reference RK0300000; Grey Colour; 125mm wide x 255mm high x 915mm long; including excavating trenches, compaction, disposal of excavated material off site; bedded and haunched in 325mm x 350mm extreme dimension MIX ST1 Concrete etc.	44.00 m	27.31	£1,201.64
41.00	Maintenance of grass until end of making good defects period.	ITEM		£6,500.00
42.00	Maintenance of planting areas until end of making good defects period.	ITEM		£6,500.00
43.00	Railings to ramps	23.00 m	150.00	£3,450.00

Provisional Sums

1.00	Replacement of kerbs in poor condition	ITEM		£4,500.00
2.00	Breaking out and removing thick concrete found during excavation	ITEM		£20,000.00
3.00	Installation/replacement of drainage channels and components	ITEM		£20,000.00
4.00	Improvements to existing soft landscaping outside contract scope of works	ITEM		£8,000.00
5.00	Re-positioning of light columns	ITEM		£15,000.00

TOTAL CARRIED TO SUMMARY: £769,287.30

Appendix C Programme

See attached page.

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	2012	2013	2014	2015							
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
1	Procurement	850 days	Thu 01/03/12	Thu 11/06/15			[Gantt bar from 01/03/12 to 11/06/15]										
2	Prequal	349 days	Thu 01/03/12	Wed 10/07/13			[Gantt bar from 01/03/12 to 10/07/13]										
3	Agree Procurement Strategy	167 days	Thu 01/03/12	Fri 19/10/12			[Task bar from 01/03/12 to 19/10/12]										
4	Prepare PQQ	15 days	Wed 28/11/12	Tue 18/12/12	8FF		[Task bar from 28/11/12 to 18/12/12]										
5	Prepare Advert	5 days	Mon 22/10/12	Fri 26/10/12	3		[Task bar from 22/10/12 to 26/10/12]										
6	Advert to Proc Service	3 days	Mon 29/10/12	Wed 31/10/12	5		[Task bar from 29/10/12 to 31/10/12]										
7	Approval of advert	34 days	Thu 01/11/12	Tue 18/12/12	6		[Task bar from 01/11/12 to 18/12/12]										
8	Publish Advert	0 days	Tue 18/12/12	Tue 18/12/12	7		[Task bar from 18/12/12 to 18/12/12]										
9	Response to PQQ	30 days	Wed 19/12/12	Wed 06/02/13	8		[Task bar from 19/12/12 to 06/02/13]										
10	Evaluate PQQ	20 days	Thu 07/02/13	Wed 06/03/13	9		[Task bar from 07/02/13 to 06/03/13]										
11	Prepare PQQ report	2 days	Thu 07/03/13	Fri 08/03/13	10		[Task bar from 07/03/13 to 08/03/13]										
12	Approval PQQ report	2 days	Mon 11/03/13	Tue 12/03/13	11		[Task bar from 11/03/13 to 12/03/13]										
13	Letters to unsuccessful/successful	1 day	Wed 13/03/13	Wed 13/03/13	12		[Task bar from 13/03/13 to 13/03/13]										
14	Tender	106 days	Mon 22/10/12	Tue 26/03/13			[Gantt bar from 22/10/12 to 26/03/13]										
15	Design Evaluation Criteria	10 days	Mon 22/10/12	Fri 02/11/12	3		[Task bar from 22/10/12 to 02/11/12]										
16	Client Sign Off	5 days	Mon 22/10/12	Fri 26/10/12	3		[Task bar from 22/10/12 to 26/10/12]										
17	Design Performance Management Criteria	10 days	Mon 22/10/12	Fri 02/11/12	3		[Task bar from 22/10/12 to 02/11/12]										
18	Prepare tender specification	15 days	Mon 22/10/12	Fri 09/11/12	3		[Task bar from 22/10/12 to 09/11/12]										
19	Client Sign Off Specification	5 days	Mon 12/11/12	Fri 16/11/12	15,16,17,18		[Task bar from 12/11/12 to 16/11/12]										
20	H&S Pretender pack	17 days	Thu 25/10/12	Fri 16/11/12	19FF		[Task bar from 25/10/12 to 16/11/12]										
21	Prepare Pricing Schedules	24 days	Thu 14/02/13	Tue 19/03/13	18,64		[Task bar from 14/02/13 to 19/03/13]										
22	Prepare prelims & contract admts	3 days	Mon 22/10/12	Wed 24/10/12	3		[Task bar from 22/10/12 to 24/10/12]										
23	Legal review of prelims	20 days	Thu 25/10/12	Wed 21/11/12	22		[Task bar from 25/10/12 to 21/11/12]										
24	Amendments to prelims	2 days	Thu 22/11/12	Fri 23/11/12	23		[Task bar from 22/11/12 to 23/11/12]										
25	Compile tender documents and letters	5 days	Wed 20/03/13	Tue 26/03/13	24,19,21		[Task bar from 20/03/13 to 26/03/13]										
26	Issue tender	0 days	Tue 26/03/13	Tue 26/03/13	25,13		[Task bar from 26/03/13 to 26/03/13]										
27	Tender period	31 days	Wed 27/03/13	Wed 08/05/13			[Gantt bar from 27/03/13 to 08/05/13]										
28	Tender Preparation	31 days	Wed 27/03/13	Wed 08/05/13	26		[Task bar from 27/03/13 to 08/05/13]										
29	Tender Submission	0 days	Wed 08/05/13	Wed 08/05/13	28		[Task bar from 08/05/13 to 08/05/13]										
30	Tender Evaluation	45 days	Thu 09/05/13	Wed 10/07/13			[Gantt bar from 09/05/13 to 10/07/13]										
31	Tender Opening	1 day	Thu 09/05/13	Thu 09/05/13	28		[Task bar from 09/05/13 to 09/05/13]										
32	Circulation and Briefing	1 day	Fri 10/05/13	Fri 10/05/13	31		[Task bar from 10/05/13 to 10/05/13]										
33	Tender evaluation	10 days	Mon 13/05/13	Fri 24/05/13	32		[Task bar from 13/05/13 to 24/05/13]										
34	Clarification	8 days	Mon 27/05/13	Wed 05/06/13	33		[Task bar from 27/05/13 to 05/06/13]										
35	Final Evaluation Meeting	1 day	Thu 06/06/13	Thu 06/06/13	34		[Task bar from 06/06/13 to 06/06/13]										
36	Prepare report	2 days	Fri 07/06/13	Mon 10/06/13	35		[Task bar from 07/06/13 to 10/06/13]										
37	Approval/Prepare letters	3 days	Tue 11/06/13	Thu 13/06/13	36		[Task bar from 11/06/13 to 13/06/13]										
38	Alcatel	10 days	Fri 14/06/13	Thu 27/06/13	37		[Task bar from 14/06/13 to 27/06/13]										
39	CS Prepare Contract Docs	2 days	Tue 11/06/13	Wed 12/06/13	36		[Task bar from 11/06/13 to 12/06/13]										
40	Legal preparation for sealing	20 days	Thu 13/06/13	Wed 10/07/13	39		[Task bar from 13/06/13 to 10/07/13]										
41	Contract sealed	0 days	Wed 10/07/13	Wed 10/07/13	40		[Task bar from 10/07/13 to 10/07/13]										
42	SHIRLEY HOUSING ESTATE EIW PROJECT	758 days	Mon 09/07/12	Thu 11/06/15			[Gantt bar from 09/07/12 to 11/06/15]										
43	Order Received	1 day	Mon 09/07/12	Mon 09/07/12			[Task bar from 09/07/12 to 09/07/12]										
44	Consultant Mobilisation	1 day	Tue 10/07/12	Tue 10/07/12	43		[Task bar from 10/07/12 to 10/07/12]										
45	Stage C start	103 days	Tue 10/07/12	Thu 29/11/12			[Gantt bar from 10/07/12 to 29/11/12]										
46	Stage C Concept Design & consultation with client	45 days	Tue 10/07/12	Mon 10/09/12	43		[Task bar from 10/07/12 to 10/09/12]										
47	Preparation of stage C drawings for consultations	3 wks	Wed 26/09/12	Tue 16/10/12	46FF+26 days		[Task bar from 26/09/12 to 16/10/12]										
48	Residents' consultation	1 day	Wed 17/10/12	Wed 17/10/12	46,47		[Task bar from 17/10/12 to 17/10/12]										
49	Stakeholder meeting	1 day	Thu 18/10/12	Thu 18/10/12	48		[Task bar from 18/10/12 to 18/10/12]										
50	Stakeholders Response	14 days	Fri 19/10/12	Wed 07/11/12	49		[Task bar from 19/10/12 to 07/11/12]										
51	Amendments to stakeholders comments	3 days	Thu 08/11/12	Mon 12/11/12	50		[Task bar from 08/11/12 to 12/11/12]										
52	Draft Stage C Report	18 days	Fri 26/10/12	Tue 20/11/12	51FF+6 days		[Task bar from 26/10/12 to 20/11/12]										
53	Issue Stage C Report Design Freeze	1 day	Mon 26/11/12	Mon 26/11/12	52		[Task bar from 26/11/12 to 26/11/12]										
54	Client stage C report - review	3 days	Tue 27/11/12	Thu 29/11/12	53		[Task bar from 27/11/12 to 29/11/12]										
55	Client approval - stage C	0 days	Thu 29/11/12	Thu 29/11/12	54		[Task bar from 29/11/12 to 29/11/12]										
56	Stage D	58 days	Fri 30/11/12	Wed 27/02/13			[Gantt bar from 30/11/12 to 27/02/13]										
57	Stage D - detailed design	18 days	Fri 30/11/12	Wed 02/01/13	55		[Task bar from 30/11/12 to 02/01/13]										
58	Prepare planning application	18 days	Fri 30/11/12	Wed 02/01/13	55		[Task bar from 30/11/12 to 02/01/13]										
59	Submit planning application	0 days	Wed 02/01/13	Wed 02/01/13	58,57		[Task bar from 02/01/13 to 02/01/13]										
60	Planning application process	8 wks	Thu 03/01/13	Wed 27/02/13	59		[Task bar from 03/01/13 to 27/02/13]										
61	Stage E	10 days	Thu 03/01/13	Wed 16/01/13			[Gantt bar from 03/01/13 to 16/01/13]										
62	Stage E Drawing and specification/ NBS info	2 wks	Thu 03/01/13	Wed 16/01/13	57		[Task bar from 03/01/13 to 16/01/13]										
63	Stage F Drawings Checked and signoff	140 days	Thu 17/01/13	Wed 31/07/13			[Gantt bar from 17/01/13 to 31/07/13]										
64	Production information	4 wks	Thu 17/01/13	Wed 13/02/13	62		[Task bar from 17/01/13 to 13/02/13]										
65	Planning decision due	0 days	Wed 27/02/13	Wed 27/02/13	60		[Task bar from 27/02/13 to 27/02/13]										
66	Stage J - Mobilisation	19 days	Fri 05/07/13	Wed 31/07/13			[Gantt bar from 05/07/13 to 31/07/13]										
67	Contractor mobilisation period	3 wks	Thu 11/07/13	Wed 31/07/13	41		[Task bar from 11/07/13 to 31/07/13]										
68	Pre start meeting	1 day	Fri 05/07/13	Fri 05/07/13			[Task bar from 05/07/13 to 05/07/13]										
69	Stage K - Construction	225 days	Thu 01/08/13	Thu 12/06/14			[Gantt bar from 01/08/13 to 12/06/14]										
70	Start on site	0 days	Thu 01/08/13	Thu 01/08/13	66FS+1 day		[Task bar from 01/08/13 to 01/08/13]										
71	Construction period	45 wks	Fri 02/08/13	Thu 12/06/14	70		[Task bar from 02/08/13 to 12/06/14]										
72	Practical completion	0 days	Thu 12/06/14	Thu 12/06/14	71		[Task bar from 12/06/14 to 12/06/14]										
73	Stage L - Rectification	260 days	Fri 13/06/14	Thu 11/06/15			[Gantt bar from 13/06/14 to 11/06/15]										
74	Defects and rectification period	52 wks	Fri 13/06/14	Thu 11/06/15	72		[Task bar from 13/06/14 to 11/06/15]										

Landscaping Framework - Retender Program

Task [Pattern] Split [Pattern] Progress [Pattern] Milestone [Symbol] Summary [Symbol] Project Summary [Symbol] External Tasks [Symbol] External Milestone [Symbol] Deadline [Symbol]