

Appendix 2 (Part 1) — Technical Review Submission Form

FOR COMPLETION BY RSLs

This form is split in to two parts: Part 1 is to be completed by the RSL and Part 2 is the feedback provided by the Welsh Government.

Please read the accompanying Explanatory Guidance (Appendix 3 before completing and refer to Appendix 4 for supporting documentation)

Scheme Details

Applicable Stage	Concept		
	Pre Planning	X	
	Combined Concept and Pre Planning		
RSL	Wales & West Housing Association		
Scheme Name	Cardigan Hospital, Cardigan		
Scheme Address	Former Cardigan Hospital, Pontycleifion, Cardigan, Ceredigion		
Welsh Government Reference			
Postcode	SA43 1DP		
PDP Status	Main		
	Reserve	X	
	Potential		
Tender Type	Collaborative Design & Build with Long Term Contractor		
Procurement Route	Design & Build		
Modern Methods of Construction	Has MMC been considered	Yes	No
	Has OSM been considered	Yes	No
Concept Meeting request	Concept Meeting required by Welsh Government Yes No		
Reason (brief details)			
Documents Provided	<ul style="list-style-type: none"> • Drawing No 20041-GFA-ZZ-00-DR-A-11019 Revision 05. • Drawing No 20041-GFA-ZZ-01-DR-A-11020 Revision 05. • Drawing No 20041-GFA-ZZ-01-DR-A-11021 Revision 05. • Drawing No 20041 GFA-ZZ-00-DR-A-11019 Revision 05. • Drawing No 20041-GFA-ZZ-01-DR-A-11020 Revision 07 		

	<ul style="list-style-type: none"> • Drawing No 20041-GFA-ZZ-01-DR-A-11021 Revision 05. • Extra Care Submission Template 1. • Extra Care Submission Template 2. • DQR Checklist • Typical Flat Mechanical & Electricity Layout • Topographical Survey Plan • Drawing No RS-0171-20210419-006 Landscape Scheme Design • Drawing No 20041-GFA-ZZ-DR-A-12024 Revision 03 • Pont-Y-Clefion 3D Elevation View
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This form has been completed by:

Name/contact details	[Redacted]
Role within RSL	[Redacted]
Date	02/11/2021

Contact Details for Consultants (complete for each stage)

Concept

Name	Organisation	Telephone	email
Design Consultant	Gaunt Francis	[Redacted]	[Redacted]
Cost Consultant	TBC	[Redacted]	[Redacted]
Other Consultants			
1. Engineer	CB3 Consult	[Redacted]	[Redacted]
2. Planning Consultant	Asbri Planning	[Redacted]	[Redacted]
3. Ecologist	I & G Ecology	[Redacted]	[Redacted]
4.Transport Consultant	Acstro	[Redacted]	[Redacted]
5.Heritage Consultant	Holland Heritage	[Redacted]	[Redacted]
6.M&E Designer	SABA Consult	[Redacted]	[Redacted]

Pre Planning

Name	Organisation	Telephone	email
Design Consultant	Gaunt Francis	[Redacted]	[Redacted]
Cost Consultant	Ivor Russell Partnership	[Redacted]	[Redacted]
Other Consultants			

Engineer	CB3 Consult	[Redacted]	[Redacted]
Planning Consultant	Asbri Planning	[Redacted]	[Redacted]
Ecologist	I & G Ecology	[Redacted]	[Redacted]
Transport Consultant	Acstro	[Redacted]	[Redacted]
Heritage Consultant	Holland Heritage	[Redacted]	[Redacted]
M&E Designer	SABA Consult	[Redacted]	[Redacted]

Scheme Data (complete for each stage)

Concept

Persons	Bedrooms	Type	Need	Tenure	Work Type	No of Homes	NFA	Total NFA
2	1	F	OP	SR	NB	30	54	1,620
2	1	F	OP	SR	NB	2	55	110
2	1	F	OP	SR	NB	2	53	106
Total					34	Total	1,836	

Pre Planning

Persons	Bedrooms	Type	Need	Tenure	Work Type	No of Homes	NFA	Total NFA
2	1	F	OP	SR	NB	30	54	1,620
2	1	F	OP	SR	NB	2	55	110
2	1	F	OP	SR	NB	2	53	106
Total					34	Total	1,836	

Cost Data (complete for each stage £)

	Concept	Pre Planning	Post Completion
Works Cost	[Redacted]	[Redacted]	
Cost/m²	[Redacted]	[Redacted]	
Abnormals	[Redacted]	[Redacted]	
Works costs less abnormals	[Redacted]	[Redacted]	
Cost/m² less abnormals	[Redacted]	[Redacted]	

List of Abnormals (costed)

[illegible]

Pre Planning Stage

Developments and Changes since Concept Stage

The only changes to the design since the concept submission are minor changes internally within the apartments following feedback provided to the design team from the M&E designer. The Association confirms that the designs fully comply with DQR and Lifetime Homes requirements.

Planning Issues and Constraints

As mentioned during our Concept meeting with Welsh Government the planning application had been submitted previously. The Association can confirm that planning approval was granted by the Local Authority's Planning department on the 20th September 2020. The Association along with the design team and Long-Term Contract Partner are currently reviewing the planning conditions and actioning any pre-start conditions.

Update on Procurement

The Association has recently completed and set in place a formal Partnering Agreement with 2 Contractors in West Wales for all developments over £2 million. This was a fully OJEU compliant tendering process that included a tendered cost model for pricing new Development Schemes. The Association refers to these partnering contracts as Long-Term Contracts. The tendered cost models will be used as the base pricing mechanism, alongside actual cost negotiations for site specific items in relation to the groundworks, retaining works and drainage.

The appointed contract partner is currently reviewing the scheme against the cost model where applicable and is currently preparing their contract sum analysis for review by the Association's cost consultant.

Update on Cost

The development of this scheme has an inherent abnormal cost. We have identified the cost of the abnormal work which equates to an estimated cost of [Redacted]. The abnormal cost relates to the demolition of the existing buildings and site clearance, asbestos removal, off-site highway works and works to the church boundaries and fabric enhancements to meet Passive Haus standards. The cost excluding the abnormals equates to a cost of [Redacted] per m2 which is calculated with the apartment floor areas. However, once the circulation space and communal areas of 1,160m2 have been included the cost equates to [Redacted] per m2 which the Association believes offers Value for Money.

Our vision for this scheme, residential and new office alike, is to provide a very high quality near zero-carbon development. We understand that this will come at a cost and are fully prepared to meet that cost in order to achieve this ambitious target. The above costs reflect the construction costs for the residential element only and costs for shared infrastructure have been apportioned between the different elements on a 50:50 basis.

Pre Planning Stage Feedback to RSLs

Technical approval does not constitute grant approval which is a separate process.

Design and Concept

Development or changes since concept commentary

The “Developments and Changes since Concept Stage” are well described and we are pleased with the outcome of the design which takes into account the discussions at the Concept stage meeting.

The scheme is very well presented with high quality drawings and supplementary documents. We have no adverse comments to make about the intended design outcome and look forward to reviewing the project again at the Welsh Government Post Completion Review stage submission.

We confirm that the proposals achieve the quality aims of our scrutiny procedures and that the aesthetics and place making characteristics of the proposals are acceptable.

Planning issues and constraints commentary

The planning issues described are understood.

Welsh Government Quality Standards Compliance

The homes and layout appears to meet current DQR and reference is made to meeting Secured by Design (SBD). Please note SBD Gold standard is the requirement of grant funding and appropriate certification will need to be evidenced in the Post Completion Review.

Procurement

Please populate your Review File records with suitable data for the procurement model to be evaluated at later dates.

Cost

The costs stated are above the higher end of normally acceptable £m2 costs for this type of development with a very high percentage of abnormals due to enhanced design requirements.

We draw your attention to the rules within the procedural guidelines in respect of the amount of grant payable and trust that you are satisfied that the scheme is viable.

Grant allocation will be calculated using August 2021 General Need ACG's which account for changes to Welsh Building Regulations 2021.

It is understood that Air Source Heat Pumps (ASHP's) are proposed for space and water heating. The non fossil fuel SVM WCi uplift may be applied to the proposals, however confirmation of non fossil fuel heating must be made at Construction stage.

The estimated SCi/WCi was noted at Concept stage to be 160%.

Grant will be capped at 120% (subject to any justified uplifts) in accordance with the procedural guidance, however (for the purpose of capping calculations only), the SCi will be adjusted by temporarily deducting the cost of sustainable drainage (SAB/SUDS).

Technical approval does not constitute grant approval which is a separate process. The technical scrutiny response should therefore not be viewed as approval of the cost of funding and you should populate your Review File records with suitable data so that costs can be reviewed at post completion.

Approved	x	Rejected		
Date submitted to Welsh Government:	04 November 2021			
Reviewed by	[Redacted]			
Date reviewed:	22 November 2021			
Tel:	[Redacted]			
Email:	[Redacted]			