

Selection of a contractor for The Lakes Regeneration Project

Location: Bletchley, Milton Keynes

Milton Keynes Council (MKC) is seeking to identify a contractor / partner to help us deliver our Lakes Estate Regeneration.

The project is planned to take place in two phases: Phase A and Phase B.

- **Phase A** will deliver 308 dwellings, 160sqm flexible retail floor space, 613sqm community hub floor space, 220sqm light industrial floor space, 200sqm for a nursery and an energy centre, and various works;
- **Phase B** which involves the demolition of Serpentine Court, will provide 217 residential dwellings, an extra care facility providing 64 homes, 756sqm of flexible retail floor space, car parking, cycle parking and associated landscaping.

A hybrid planning application was submitted in late-March 2020 with determination due this summer. The council are now seeking to identify a contractor / partner specifically for Phase A, which is a detailed planning application, with the objective of achieving a start-on-site by early 2021. Phase B, which includes the demolition of Serpentine Court and the new build on that site will not start until the current tenants are resettled in the new build Phase A homes.

Reserved matters application for Phase B is expected to be made late in 2020.

If you would like to view the planning application: the planning application reference number is: **20/00942/OUT**

Further details of the overall project scope (for both phases) are as follows:

- **Types of construction:** MKC are keen on the homes to have some form of off-site manufacturer and have been designed with this in mind.
- **Type of contracting approach:** Design & Build
- **Proposed form of contract:** JCT (Amended 2017)
- **Demolition/clearance:** Serpentine Court, an existing block of approximately 200 flats will be demolished in 2023, The existing residents resettled in the surrounding new build of Phase A; a stand-alone building currently used as a nursery will also require demolition, alongside the existing commercial units that are part of the current Serpentine Court. All Phase A sites will be neared basic clearing.
- **Estate improvement works / infrastructure provision:** An existing park, 'Warren Park' is to be redeveloped and new play equipment provided; improvements will be made to communal courts, streets, open space and the cycle network etc. New roads will be provided around the estate, the intention is to build as many of these as possible to adoptable standards; (Note that we expect that certain Estate Improvement works will be contracted through a separate procurement route not covered within this expression of interest).
- **Residential:** Construction of approx. 600 new homes consisting of both houses and flats. Dwellings will be constructed in accordance with Milton Keynes Council Policy SC-1 and introduce "green technologies" as part of a decarbonisation strategy and to reduce fuel bills for residents.
 - **Houses:** 227 new houses to be constructed
 - **Flats:** 357 new flats to be constructed; flats will be a mixture of 3, up to 6 storeys
- **Commercial buildings:** a number of new commercial buildings will be provided these will include a light industrial unit and some new retail outlets to shell & core standard with the opportunities to offer fit out in consultation with the commercial owners
- **Communal Facilities:** the new community facility will include a nursery and a community centre
- **Energy Centre:** hot water and heating will be provided through the construction of a new energy centre
- **Other:** provision of additional car parking and landscaping etc.