

STATEMENT OF REQUIREMENT

DEEPCUT SUBSTATION 1A CONTRACT

1. INTRODUCTION

- 1.1. The majority of the former Princess Royal Barracks (PRB) at Deepcut, Surrey is contained within the Construction Development Management Agreement (CDMA) between Skanska (our delivery partner) and the Secretary of State for Defence. The relocation of substation Aisne 2/21 is not included within the CDMA.
- 1.2. The former PRB, Deepcut area is being developed into a sustainable community which encompasses 1200 new dwellings, a 420 two form entry Primary School, a new community hall, a refurbished grade II listed Church, a new pub, a new care home in addition to the vast areas of open public space.
- 1.3. Substation 1A project falls into both the CDMA area and the MOD retained area.
- 1.4. The care home land disposal parcel has been marketed and a preferred bidder has been announced. Within the sales contract it is the developer's obligation to confirm the developer's works schedule which includes providing power to the edge of the care home parcel.

1. SCOPE OF WORK

- 2.1 The Authority is obliged under the CDMA to decommission the substation and make alternative provisions for the MOD retained estate (Aisne and Minorca Married Quarters).
- 2.2 A stand alone contract is required to instruct Skanska to complete the required works to provide an enduring power supply to the married quarter housing.

2.3 The scope is to include:

- a) Construct a new substation and feeder pillars in connected place (SSEN works)
- b) Provide GRP Housing
- c) Divert all LV circuits from old substation to the newly installed metered feeder pillars provided by the SSEN works
- d) Divert street lighting circuits from the old substation to the new locally located street lighting feeder pillars.
- e) Remove the old substations (Aisne 2/21 & Minorca Road 2/47) from the HV Ring main & decommission and remove old substation by cutting and jointing through at Alma Gardens

Following conversations with Skanska with regards to the above Scope, a proposal was submitted on 27th February 2023 which provides more detail and clarification. See Appendix 1.

- 2.4 **Timescales:** The works are to be concluded as per the Sub 1A programme. The contract is to be placed from 18 Apr 23 to 18 Apr 24. The completion of this tasking will enable DIO and Skanska to provide a firm date by which time the new supply will be provided to the purchasers of the care home parcel.

- 2.5 **Payments:** Payments are to be made in line with the milestone payment plan.

3 GOVERNANCE:

This project would be subject to review and scrutiny at the monthly commercial meetings with Skanska attended by DIO Commercial, DIO Finance, DIO Acquisitions & Disposals.

4 REQUIREMENTS

Outputs/deliverables/milestones

- 4.1 Skanska to update on progress against the SUB 1A programme at the construction meetings held with DIO.
- 4.2 An agreement in writing with SSEN that they will adopt the completed substation.
- 4.3 To achieve a saving of £0.200M, the DIO roads within the development project need to be completed by Skanska at the same time as the trenching for Sub 1A works. Phase 2 Northern Area (DIO roads) are due to commence in Sep 23 and will be completed by Oct 24.

5. INTELLECTUAL PROPERTY (IP) RIGHTS (KNOWN as IPR) --

- 5.1 It will be assumed that all work in Draft and Final format will be owned entirely by the MoD.

6. CONCLUSION

- 6.1 The contract is to be let by 24 Apr 23 at the latest to ensure the required cabling can be ordered to meet the programme.
- 6.2 The project needs to act swiftly to be able to confirm the date by which time the Care Home parcel will have power to the boundary to complete the sales agreement.