

Winstanley & York Road - Estate Regeneration

Introduction

For the past six months the Council has been working to select a developer who, in partnership with the Council, will deliver the regeneration of the Winstanley and York Road estates.

Three companies have now been shortlisted and are exhibiting today.

Balfour Beatty

Lendlease

Taylor Wimpey

This exhibition is to give you an opportunity to meet these companies and see some of their early thoughts and their initial approach to the regeneration scheme.

These are not final proposals or designed schemes and may therefore change as they are subject to ongoing legal and commercial discussions as part of the competitive selection process detailed below. The exhibition is being held now to give you a chance to have a say early in the process of developing the schemes.

The selection process

The selection of the developer partner is being undertaken under European Union Regulations and is known as a Competitive Dialogue process. This means that the Council can work with the bidders to develop an initial scheme through the selection process.

The selection process has to be fair and conducted within the regulations set. If the proper process is not followed there is a risk of significant delays and uncertainty. The selection concentrates on a range of different issues and not just design. These include:

- 1 The quality and experience of the team put in place to deliver the scheme
- 2 The design approach and commitment to key council design objectives
- 3 The commitment to meeting the Council's objectives and standards
- 4 The quality and effectiveness of the approach to securing planning permission
- 5 The quality of the proposed strategy for delivering the scheme and the speed of delivery
- 6 The approach to involving the community in development and delivery of the scheme
- 7 The approach to phasing the scheme and re-housing of existing residents with the minimum of disruption
- 8 The approach to working with the Council
- 9 The viability and financial robustness of the proposals
- 10 The approach to raising funding to deliver the scheme
- 11 The approach to local employment and training and commitment to improvement of health and education
- 12 The approach to long term management of the area and costs of long term management
- 13 The approach to managing the area in the meanwhile and to developing meanwhile uses