

CONFIDENTIAL PROJECT #1

CONFIDENTIAL PROJECT #2

Location

London Borough of Lambeth

Client Type

Local Authority

Key Collaborators

Lambeth Planning and Highways Department

Workstage

RIBA 2 - Concept Design

Summary

This confidential project was a major development in an urban hub in Lambeth. The development was situated in existing, significant cultural and local amenities and there was a proposed public square to be developed at ground floor.

The Challenge

The financial terms and conditions regarding the ongoing operations and maintenance of the square were contested between borough and developer. This needed to be resolved and incorporated within the S106 agreement.

Our Approach

The ICDS brokered between Highways, Planning and the Developer, providing open, transparent communication and ensuring all parties were fully appraised of the situation. Research, analysis, and benchmarking was also undertaken to determine a reasonable financial amount for operating and maintaining the square.

Key Outcomes

The ICDS' involvement brought parties together and created a positive relationship between Lambeth and the Developer in an otherwise difficult relationship. The ICDS' work fed into the S106 agreement which was subsequently adopted.



Saved money



Stakeholder Collaboration



Local Collaboration



Saved time



Improving Viability

Location

London Borough of Lambeth

Client Type

Local Authority

Key Collaborators

Lambeth Highways, Finance, Maintenance and Legal Department, Private Developer and their Contractor

Workstage

RIBA 7 - Use

Summary

This project was a major development in a key urban centre within Lambeth which included areas of regeneration and construction of new high-rises.

The Challenge

Lambeth had used its maintenance contractor to undertake highway improvements work around the development which were supposed to be financed by the developer through a S278 agreement. However, there were disagreements on the interpretation of the agreement leading to work being completed but invoices not being paid for.

Our Approach

The ICDS acted a broker between the developer and hte borough and negotiated a financial settlement that was mutually agreeable between both parties. The ICDS reviewed project information and data and identified areas of contention. By holding positive dialogues between the borough and the developer, a successful negotiation was achieved and a settlement was agreed upon.

Key Outcomes

The ICDS' work led to the successful closure of the S278 agreement and overall, led to a positive working relationship and outcome between the borough and developer..



Saved money



Stakeholder Collaboration



Saved time



Improving Viability