

Report on a Competitive Tender

Phase 4.3 – Construction of Eight sites:

Multi Unit Sites

Pick Hill, Waltham Abbey, HR145
Pentlow Way, Buckhurst Hill, HR139
Woollard Street, Waltham Abbey, HR149

Single Unit Sites

Bromefields Court, Waltham Abbey, HR143
Stonyshotts, Waltham Abbey, HR148
Shingle Court, Waltham Abbey, HR 147
Wrangley Court ,Waltham Abbey, HR161
Thatchers Close, Waltham Abbey, HR131

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On Behalf of:

Epping Forest District Council

Epping Forest District Council Civic Offices
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Contents

1. Executive Summary..... 3
2. Tender Process 4
3. Tender Examination..... 5
4. Recommendations..... 12

Appendices

Appendix A - Tender Submissions
1. Indecon Building Ltd
2. TSG Building Services PLC

Appendix B - Tender Return Comparison Summary

Appendix C - Tender Clarifications

Appendix D - Proposed Client Side Control Budget

Appendix E - Contractor Provisional Sum Summary

Appendix F - Experian Credit Check

1. Executive Summary

As part of Epping Forest District Council Phase 4 Council House Build Programme, Airey Miller undertook a competitive tender process with Epping Forest Framework Contractors for the phase 4.3 sites, consisting of 8No. separate developments.

Tenders were invited from four Contractors from the Epping Framework Alliance Contract – Council House Building Programme; Indecon Building Ltd, Neilcott Construction Ltd, Roof Ltd and TSG Building Services PLC from Epping’s approved framework list.

- Indecon Building Ltd confirmed their intention to tender
- TSG Building Services PLC confirmed their intention to tender
- Roof Ltd declined the tender process due to their resource constraints after initially confirming their willingness to tender.
- Neilcott Construction withdrew from pricing citing pre-construction resource constraints.

Tender returns were received on the 14 August 2020 as instructed within the Invitation to Tender. The returns are as follows and listed within Appendix A:

- Indecon Building Ltd - £6,102,132.00
- TSG Building Services PLC - £5,388,935.77

The five single unit sites were included within the original tender in anticipation of obtaining planning permission, but due to the local plan this has not currently been achieved. As such, post the tender returns it became apparent that Epping are no longer able to include these sites within the 4.3 phase and they have therefore been moved back into a later phase. Woollard Street and Pentlow Way have been resubmitted for planning approval and Pick Hill has planning approval in place. In order to expedite completion of the schemes it is proposed that Pick Hill is issued as a variation on contract 4.1 and once Woollard Street and Pentlow Way receive planning approval a contract is issued for these as the remaining sites in phase 4.3

The tender returns also included several qualifications by both Contractors. Due to the higher tender return and list of qualifications in the Indecon submission, it was decided to pursue TSG's tender return to remove qualifications rather than also seek to remove qualifications from Indecon, resulting in the revised tender return figures (excluding the Single Unit sites) as follows:

- Indecon Building Ltd - £4,048,938.00 (including qualifications)
- TSG Building Services PLC - £4,039,436.45 (qualifications removed)

Both tenderers submitted a list of clarifications within their original tender returns, both of which have been reviewed in detail. These clarifications have been deemed as low to medium risk items and are identified within Appendix C. From our review we are of the opinion that the Council will not obtain value for money if such clarifications are costed by the Contractor and fixed within their tender, therefore we have allocated suitable provisional sums some within the Contractor figure and some held client side.

The tender from TSG Building Services PLC does include some provisional sums and, as such, we recommend that the Council accommodate the low risk clarifications within the Client contingency Control Account which can be managed during construction.

We therefore recommend acceptance of the tender submitted by TSG Building Services PLC in the sum of £4,039,436.45 including a £53,750 provisional sum for contaminated material removal and a £197,655 provisional sum for statutory connections and diversions together with the proposed construction period of 52 weeks. We recommend that in order to expedite progress Pick Hill is issued as variation on phase 4.1 and one JCT contract is placed once planning is determined for Woollard Street and Pentlow Way .

A mini competition took place for the Clerk of Works role for the 4.2 sites, it is recommended that a contract is placed with Keith Peattie Associates for £28,230.00 for the Clerk of Works role.

A handwritten signature in blue ink, appearing to be 'A. Miller'.

Signed
for AIREY MILLER LIMITED

Date **22 October 2020**

Report on a Competitive Tender – Phase 4.3

2. **Tender Process**

2.1 Addresses of Sites

Pick Hill, Waltham Abbey, EN9 3HA
Pentlow Way, Buckhurst Hill, IG9 6BZ
Woollard Street, Waltham Abbey, EN9 1HE
Bromefields Court, Waltham Abbey, EN9 3HA (Removed from Tender)
Stonyshotts, Waltham Abbey, EN9 3DF (Removed from Tender)
Shingle Court, Waltham Abbey, EN9 3HD (Removed from Tender)
Wrangley Court, Waltham Abbey, EN9 3HN (Removed from Tender)
Thatchers Close, Waltham Abbey, IG10 2JH (Removed from Tender)

2.2 Approved Scheme

Pick Hill

Demolition of garages and replacement with 2No. Affordable Homes with 6No. parking spaces and associated landscaping. (Planning REF: EPF/3089/16)

- 2No. x 3-bedroom/5 person houses
- The total gross internal floor area is 201m²

Pentlow Way

Demolition of existing garages and erection of 7No. Affordable Homes and 12No. parking spaces and associated landscaping. (Planning REF: EPF/2650/17)

- 6No. x 1 Bedroom flats and 1No * 2 bedroom flat
- The total gross internal floor area is 488m²

Woollard Street

Demolition of existing garages and erection of 9No. Affordable Homes with 19No. parking spaces and associated landscaping. (Planning REF: EPF/2170/17)

- 9No. x 1-bedroom flats
- The total gross internal floor area is 575m²

Bromefield Court

Demolition of existing garages and erection of 1No. Affordable Home with 8No. parking spaces and associated landscaping. (Planning REF: EPF/3025/16)

- 1No. x 1 - bedroom house
- The total gross internal floor area is 52m²

Shingle Court

Demolition of existing garages and erection of 1No. Affordable Home with 12No. parking spaces and associated landscaping. (Planning REF: EPF/2977/16)

- 1No. x 1-bedroom
- The total gross internal floor area is 52m²

Stoneyshotts

Demolition of existing garages and erection of 1No. Affordable Home with 2No. parking spaces and associated landscaping. (Planning REF: EPF/2853/16)

- 1No. x 2-bedroom houses
- The total gross internal floor area is 82m²

Report on a Competitive Tender – Phase 4.3

Wrangley Court

Demolition of existing garages and erection of 1No. Affordable Home with 2No. parking spaces and associated landscaping. (Planning REF: EPF/2975/16)

- 1No. x 2-bedroom house
- The total gross internal floor area is 51m²

Thatchers Close

Demolition of existing garages and erection of 1No. Affordable Home with 2No. parking spaces and associated landscaping. (Planning REF: EPF/2618/15)

- 1No. x 2-bedroom house
- The total gross internal floor area is 83m²

Due to the location of the sites within this phase of works, it was considered that the schemes will be contracted under two separate JCT contracts:

Contract 1 – Multi Unit Sites: Pick Hill, Pentlow Way and Woollard Street

Contract 2 – Single Unit Sites: Bromefield Court, Shingle Court, Stoneyshotts and Wrangley Court.

2.3 Tenders Invited

A competitive compliant tender process in accordance with Alternative 2 as described in JCT Tendering Practice Note has been undertaken on behalf of Epping Forest District Council.

All four of the Framework Contractors were invited to tender for these Phase 4.3 sites, unfortunately both Roof Ltd and Neilcott Construction declined to return a tender on this occasion, both citing pre-construction resource constraints.

Tender documents were issued to the Framework Contractors on the 24 June 2020 with a tender return date of 14 August 2020. Mid-tender interviews were arranged for 30 July 2020 in order to clarify all the contractor's query's and clarifications at that stage.

The tenderers were required to submit their tenders via the agreed common data environment, called Viewpoint for Projects, and were given instructions and support in using Viewpoint for Projects prior to tender submission.

The tender documents were sent via an Invitation to Tender letter electronically, which included URL public links to the Viewpoint for Projects digital platform. The projects' tender documents comprised the following:

1. ITT Response Pro Forma Compliance.
2. The Form of Tender
3. The Contract Sum Analysis
4. Insurance Information
5. Formal Declaration of Offer
6. Certificate of Bona Fides
7. Appendices, including drawings, specifications, and surveys.
8. The Employer's Requirements Volumes 1, 2, 3, 4 and 5

Following tender returns, due to planning approvals, the five single unit sites were subsequently omitted from the tender sites and pushed back for tender within a later phase.

2.4 Tenders Received

The following tenders were returned on 14 August 2020:

Contractor	Original Tender Sum (£)	Tender Sum (Following clarification and removal of Single Sites)	Construction Period
Indecon Building Ltd	£6,102,132.00	£4,048,938.00*	52 Weeks
T.S.G. Building Services PLC	£5,388,935.77	£4,039,436.45**	52 Weeks

*Indecon qualifications not removed

** TSG including £53,750 ground contamination removal

There was a £20 discrepancy on the Indecon Form Of Tender for the single unit sites when adding the individual Contract Sum Analysis figures, the Form Of Tender figure has been used within this document.

The above revised tender sum shall be split across two contracts as below:

Contractor	Pick Hill	Pentlow and Woollard	Total Tender Sum (£)
Indecon Building Ltd	£760,045.00	£3,288,893.00	£4,048,938.00
T.S.G. Building Services PLC	£738,612.63	£3,300,823.82	£4,039,436.45

It is considered the tenders represent a genuine competitive situation. Tenderers were invited on the basis of no more than 52 weeks contract period.

2.5 Tender Acceptance Period

The tender acceptance period for the project is 16 weeks from the tender return date which expires on 3 December 2020. TSG Building Services PLC have agreed to extend this by three months to 3 March 2020.

3. Tender Examination

Appendix B provides our side by side tender return analysis on all tenders received and against Airey Miller's tender estimate.

Both tenders that were received had a number of clarifications/qualifications; a full schedule of TSG and Indecon tender clarifications is within Appendix C. Airey Miller subsequently reviewed the items and compared them against the other return.

Due to the higher tender return and extensive list of clarifications from Indecon, it was decided to pursue TSG's tender return to remove clarifications rather than seek to remove clarifications for Indecon.

These were then interrogated with TSG Building Services PLC in a bid to remove all qualifications. With the scope of the clarifications and tender figures Indecon were not engaged to remove their clarifications. The post tender clarification logs are located in Appendix C.

3.1 Risk and Value for Money

Many qualifications/clarifications received are related to the pricing of risk placed upon the Contractor. Airey Miller have undertaken a risk review of these elements all of which are low to medium. In our opinion we consider the Client will obtain better value if it held a separate Client side allowance for such risks rather than allow the Contractor to be paid for doing so. We have therefore priced such risks and recommend such sums accommodated with a Client-Side Control Budget. This sum of £358,000 is displayed in Appendix D and has been suggested to be used as the client Control Sum. We recommend that this amount should remain separate to the contract sum within the Council's Contingency Control Account allowance.

3.2 Preliminaries

Indecon Building Ltd and TSG Building Services PLC have allowed for a relatively high preliminary budget within their tender. This is due to the nature of the small sites and the complexities that may arise. These do vary on a site by site basis, however, when calculated as an average there is a 10% difference from Indecon Building Ltd to TSG Building Services PLC which is displayed below. There is a significant increase in the Indecon % for the small sites.

- Indecon Building Ltd – 31%
- TSG Building Services PLC – 21%

3.3 Overheads and Profit

Only TSG Building Services PLC displayed their OH&P allowance. Unfortunately, Indecon Building Ltd have included their allowance within their costs and have not listed it separately, so we are not able to review the difference against this item. Available figures are displayed below:

- Indecon Building Ltd – Not provided
- TSG Building Services PLC – 10%

Report on a Competitive Tender – Phase 4.3

3.4 Insurances

All tenderers have included for insurances. This is described in more detail within section 3.11. Below is a table illustrating the companies that Indecon Building Ltd & TSG Building Services PLC have proposed to use for their insurance cover.

Insurance Type	Indecon Building Ltd	TSG Building Services PLC
Professional Indemnity Insurance	Enna Underwriting Ltd	Garner
Public Liability Insurance	Aviva Insurance	Goldcrest Insurance
Employer's Liability Insurance	Aviva Insurance	Goldcrest Insurance

3.5 Performance Bond

TSG have identified separate costs in the CSA for bonds and have not raised any queries over the wording.

3.6 Financial Analysis

Please refer to Appendix B – Tender Return Comparison Summary for a side by side comparison of the respective tenderers.

3.7 Experian Credit Check

We have undertaken an Experian Credit Check on Indecon, which confirmed that they have an overall credit summary score of 100 "Very Low Risk" (see Appendix E). This indicates that the Contractor is a below average risk company, giving little reason to doubt credit transactions to the limit assigned.

3.8 Liquidated and Ascertained Damages

Liquidated and Ascertained Damages have been set as per 2.29.2 of the Contract Particulars as listed below for reference:

- Pick Hill - £72 per unit per working day
- Pentlow Way - £72 per unit per working day
- Woollard Street - £60 per unit per working day
- Bromefields Court - £60 per unit per working day
- Stonyshotts - £60 per unit per working day
- Shingle Court - £60 per unit per working day
- Wrangley Court - £60 per unit per working day
- Thatchers Close - £60 per unit per working day

The Contract period is indicated at 52 weeks for each site.

3.9 Statutory Approvals

3.9.1 Planning/S106 status

Pentlow Way and Woollard Street require new planning applications to be submitted but have not yet been approved. Clarification as to whether the Council can enter into Contract until this is in place should be sought.

Pick Hill has planning approval; should they require Non-Material Amendments once the detail construction design is completed, any NMA will be dealt with by the Contractor's team.

Remaining Pre-Commencement conditions are with the contractor to submit.

Pick Hill (Planning REF: EPF/3089/16)

The site has 7No. Pre-commencement conditions and a further 3No. pre-occupation conditions. Of the pre-commencement conditions. Condition 9 – Phase 1 Land Contamination Report has been approved 23/4/20; Condition 10 – Phase 2 Land Contamination was approved 23/4/20; Condition 11 - Remediation Method statement was approved 23/4/20. The other Pre-Commencement Conditions are Condition 3 - External Finishes, Condition 5 - hard and soft landscaping, Condition 6 - tree protection plan and Condition 7 - flood risk assessments are not discharged.

All other conditions including pre-occupation and advisory will be the responsibility of the Contractor for submission and discharge.

Pentlow Way (Planning REF: EPF/2650/17)

Due to the wording of the previous application containing the number of parking spaces and the required number changing, a new application is being submitted. Until this is approved the Council standing orders may prevent the placing of a Contract for the works.

The previous application for the site has 8No. Pre-commencement conditions and a further 2No. pre-occupation conditions. Of the pre-commencement conditions Condition 10 – Phase 1 Land Contamination Report, Conditions 11 and 12 – Phase 2 Land Contamination and Remediation Method statement were approved dated 24/4/20.

The other Pre-Commencement Conditions are Condition 3 - External Finishes, Condition 6 - hard and soft landscaping, Condition 7 - tree protection plan, Condition 8 - surface water disposal and Condition 9 - a flood risk assessment are completed.

All other conditions including pre-occupation and advisory will be the responsibility of the Contractor for submission and discharge.

Woollard Street (Planning REF: EPF/2170/17)

Due to the wording of the previous application containing the number of parking spaces and the required number changing, a new application is being submitted. Until this is approved the Council standing orders may prevent the placing of a Contract for the works.

The previous application for the site has 8No. pre-commencement conditions and a further 2No. pre-occupation conditions. Of the pre-commencement conditions, Condition 8 - Phase 1 contamination was confirmed as acceptable by memo dated 14/11/19.

The other pre-Commencement conditions are Condition 3 - provision of alternative garage provision, Condition 4 - external materials, Condition 5 - surface water disposal, Condition 6 - hard and soft landscaping and Condition 7 - flood risk assessment; Conditions 9 & 10 - stage 2 Land Contamination and strategy and are not discharged.

All other conditions, including pre-occupation and advisory will be the responsibility of the Contractor for submission and discharge.

Bromefield Court (Planning REF: EPF/3025/16)

The site has 7No. pre-commencement conditions and a further 2No. pre-occupation conditions. Of the pre-commencement conditions, Condition 9 – Phase 1 Land Contamination Report has been approved on 29/4/20. The other pre-Commencement conditions are Condition 3 - external materials, Condition 4 - surface water disposal, Condition 5 - hard and soft landscaping and Condition 6 - tree protection plan; Conditions 10 & 11 - stage 2 Land Contamination and strategy and are not discharged.

Report on a Competitive Tender – Phase 4.3

All other conditions, including pre-occupation and advisory will be the responsibility of the Contractor for submission and discharge.

Shingle Court. (Planning REF: EPF/2977/16)

The site has 7No. pre-commencement conditions and a further 2No. pre-occupation conditions. Of the pre-commencement conditions, Condition 9 – Phase 1 Land Contamination Report has been approved on 29/4/20. The other Pre-Commencement conditions are Condition 3 - external materials, Condition 4 - surface water disposal, Condition 5 - hard and soft landscaping and Condition 6 - tree protection plan; Conditions 10 & 11 - stage 2 Land Contamination and strategy and are not discharged.

All other conditions including pre-occupation and advisory will be the responsibility of the Contractor for submission and discharge.

Stoneyshotts (Planning REF: EPF/2853/16)

The site has 9No. pre-commencement conditions and a further 1No. pre-occupation condition. Of the pre-commencement conditions, Condition 3 – Phase 1 Land Contamination Report has been approved on 10/3/20. The other pre-commencement conditions Conditions 4 and 5 – Phase 2 Land Contamination and Remediation Method statement, Condition 8 - external finishes, Condition 10 - surface water, Condition 11 - flood risk, Condition - 12 soft and hard landscaping, Condition 13 - tree protection plan and Condition 14 - wheel washing on site. All other conditions including pre-occupation and advisory will be the responsibility of the Contractor for submission and discharge.

Wrangley Court (Planning REF: EPF/2975/16)

The site has 6No. pre-commencement conditions and a further 2No. pre-occupation conditions. Of the pre-commencement conditions, Condition 8 – Phase 1 Land Contamination Report has been approved 4/5/20. The other pre Commencement conditions are Condition 3 - external materials, Condition 4 - hard and soft landscaping and Condition 5 - tree protection plan, Conditions 9 & 10 - stage 2 Land Contamination and strategy and are not discharged. All other conditions including pre-occupation and advisory will be the responsibility of the Contractor for submission and discharge.

Thatchers Close (Planning REF: EPF/2618/15)

This site has been resubmitted for planning but not yet approved.

The previous approval for the site had 4No. pre-commencement conditions and no pre-occupation conditions. The conditions have not been discharged. The pre-commencement conditions are Condition 2 - external materials, Condition 3 - rear boundary treatment, Condition 5 - hard and soft landscaping and Condition 6 - tree protection plan.

3.9.2 Building Regulations

Building Regulation full plans approval to be applied for by the Contractor.

3.10 Design and Quality Standards:

The Council's design & quality standards have been incorporated within the Employer's Requirements.

3.11 Contractor Insurances

Please see the table below which illustrates the level of cover that all three contractors have proposed to obtain for PI insurance, public and employer’s liability insurance.

Insurance Type	Indecon Building Ltd	TSG Building Services PLC
Professional Indemnity Insurance	£5,000,000	£10,000,000
Public Liability Insurance	£10,000,000	£10,000,000
Employer’s Liability Insurance	£10,000,000	£10,000,000

3.12 CDM Regulations

We can confirm the Contractor has provided evidence of their competency to provide both Principal Contractor and Designer services during the post tender stage.

3.13 Clerk Of Works

Keith Peattie Associates were approached to provide a quotation for the 4.2 schemes. There is a long positive relationship with Epping and Keith Peattie Associates and under the full competitive tender for the 4.1 schemes they were significantly lower than the other quotes received. As such a quotation in the sum of £28,230.00 was received for the 7 sites in 4.2 This is in line with their previously tendered prices and offers value for money.

4. Recommendations

Following our review of the tender returns Airey Miller consider TSG Ltd.'s submission to be the most competitive and offers Value for Money. This is based on their tender return of £4,039,436.45 plus £358,000 risk allocated as a Client Contingency Control Account. This will be issued as £738,612.63 as a variation to the 4.1 contract and a new contract for £3,300,823.82 covering Pentlow Way and Woollard Street. This tender was overall 8% below our pre-tender estimate and Airey Miller can confirm this tender to be a competitive price and offers Epping Value for Money based upon our experience of similar projects. TSG Building Services PLC tender expires on 3 March 2021. It is also recommended that a contract is placed with Keith Peattie Associates for £28,230 for the Clerk of Works role on the 4.2 sites and this offers value for money for this role.



Signed
Andrew Hewitt
for AIREY MILLER LIMITED

Date **22 October 2020**

TL Check 

Appendix A

Tender Submissions

Indecon Building Limited

Pentlow Way
Contract Sum Analysis - Summary

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	35,106.03
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	35,106.03
1.1	Substructure	96,839.92
1	Substructure Sub-total	96,839.92
2.1	Frame	76,533.28
2.2	Upper floors	43,298.33
2.3	Roof	86,127.56
2.4	Stairs and ramps	5,366.25
2.5	External walls	149,287.83
2.6	Windows and external doors	60,000.65
2.7	Internal walls and partitions	14,447.61
2.8	Internal doors	29,735.13
2	Superstructure Sub-total	464,796.64
3.1	Wall Finishes	57,929.64
3.2	Floor Finishes	46,601.91
3.3	Ceiling Finishes	27,777.85
3	Internal finishes Sub-total	132,309.40
4.1	Fittings, furnishings and equipment	34,768.78
4	Fittings, furnishings and equipment Sub-total	34,768.78
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	70,510.50
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	58,959.00
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	129,469.50
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00

Pentlow Way
Contract Sum Analysis - Summary

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	136,783.63
8.3	Soft landscaping, planting and irrigation systems	18,938.12
8.4	Fencing, railings and walls	38,942.25
8.5	External fixtures	10,410.86
8.6	External drainage	90,691.46
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	295,766.32
	Building works cost	1,189,056.59
9	Main contractor's preliminaries	281,348.98
	Sub-total	1,470,405.57
10	Main contractor's overheads and profit	0.00
	Works cost	1,470,405.57
11.1	Consultants' fees	100,314.16
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	100,314.16
	Base cost	1,570,719.73
14.2	Construction Inflation	0.00
		1,570,719.73
	Provisional Sums	
	Stat Services & trenching	39,680.27
	Tender Sum	1,610,400.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

Pick Hill**Contract Sum Analysis - Summary**

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	30,316.04
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	30,316.04
1.1	Substructure	22,375.88
1	Substructure Sub-total	22,375.88
2.1	Frame	0.00
2.2	Upper floors	9,206.62
2.3	Roof	32,050.36
2.4	Stairs and ramps	2,980.22
2.5	External walls	55,582.41
2.6	Windows and external doors	20,603.12
2.7	Internal walls and partitions	5,652.81
2.8	Internal doors	6,783.75
2	Superstructure Sub-total	132,859.29
3.1	Wall Finishes	23,893.46
3.2	Floor Finishes	8,293.77
3.3	Ceiling Finishes	7,874.55
3	Internal finishes Sub-total	40,061.78
4.1	Fittings, furnishings and equipment	10,868.25
4	Fittings, furnishings and equipment Sub-total	10,868.25
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	26,097.75
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	17,295.75
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	3,262.50
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	46,656.00
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00

Pick Hill**Contract Sum Analysis - Summary**

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	50,843.47
8.3	Soft landscaping, planting and irrigation systems	38,989.26
8.4	Fencing, railings and walls	39,053.41
8.5	External fixtures	14,788.34
8.6	External drainage	56,988.10
8.7	External services	5,649.75
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	206,312.33
	Building works cost	489,449.57
9	Main contractor's preliminaries	161,011.80
	Sub-total	650,461.37
10	Main contractor's overheads and profit	0.00
	Works cost	650,461.37
11.1	Consultants' fees	43,745.63
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	43,745.63
	Base cost	694,207.00
14.2	Construction Inflation	0.00
		694,207.00
	Provisional Sums	
	Stat Services & Trenching	58,838.00
	Offsite Drainage	7,000.00
	Tender Sum	760,045.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

Woollard Street
Contract Sum Analysis - Summary

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	65,504.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	65,504.00
1.1	Substructure	55,694.27
1	Substructure Sub-total	55,694.27
2.1	Frame	109,953.08
2.2	Upper floors	45,733.73
2.3	Roof	91,392.52
2.4	Stairs and ramps	5,478.75
2.5	External walls	134,338.68
2.6	Windows and external doors	57,653.92
2.7	Internal walls and partitions	18,375.41
2.8	Internal doors	28,841.81
2	Superstructure Sub-total	491,767.90
3.1	Wall Finishes	59,456.98
3.2	Floor Finishes	47,767.14
3.3	Ceiling Finishes	18,702.71
3	Internal finishes Sub-total	125,926.83
4.1	Fittings, furnishings and equipment	43,096.60
4	Fittings, furnishings and equipment Sub-total	43,096.60
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	84,937.50
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	68,760.00
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	2,812.50
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	156,510.00
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Facade retention	0.00

Woollard Street
Contract Sum Analysis - Summary

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	20,581.81
8.2	Roads, paths and pavings	119,452.97
8.3	Soft landscaping, planting and irrigation systems	62,243.02
8.4	Fencing, railings and walls	18,388.59
8.5	External fixtures	2,642.63
8.6	External drainage	86,896.35
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	310,205.37
	Building works cost	1,248,704.97
9	Main contractor's preliminaries	269,063.33
	Sub-total	1,517,768.30
10	Main contractor's overheads and profit	0.00
	Works cost	1,517,768.30
11.1	Consultants' fees	
	Architect	108,703.80
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	108,703.80
	Base cost	1,626,472.10
14.2	Construction Inflation	0.00
		1,626,472.10
	Provisional Sums	
	Stat Services & Trenching	52,020.90
	Offsite Drainage	0.00
	Tender Sum	1,678,493.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

Bromefield Court
Contract Sum Analysis - Summary

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	15,623.45
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	15,623.45
1.1	Substructure	15,118.14
1	Substructure Sub-total	15,118.14
2.1	Frame	0.00
2.2	Upper floors	0.00
2.3	Roof	22,981.99
2.4	Stairs and ramps	0.00
2.5	External walls	18,072.26
2.6	Windows and external doors	9,098.38
2.7	Internal walls and partitions	1,286.91
2.8	Internal doors	1,797.49
2	Superstructure Sub-total	53,237.03
3.1	Wall Finishes	6,480.11
3.2	Floor Finishes	4,184.57
3.3	Ceiling Finishes	2,413.06
3	Internal finishes Sub-total	13,077.74
4.1	Fittings, furnishings and equipment	4,551.30
4	Fittings, furnishings and equipment Sub-total	4,551.30
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	9,139.50
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	5,244.75
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	1,631.25
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	16,015.50
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00

Bromefield Court
Contract Sum Analysis - Summary

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	47,647.24
8.3	Soft landscaping, planting and irrigation systems	17,488.58
8.4	Fencing, railings and walls	4,002.75
8.5	External fixtures	4,720.72
8.6	External drainage	24,471.56
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	98,330.85
	Building works cost	215,954.01
9	Main contractor's preliminaries	122,412.24
	Sub-total	338,366.25
10	Main contractor's overheads and profit	0.00
	Works cost	338,366.25
11.1	Consultants' fees	
	Architect	38,407.50
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	38,407.50
	Base cost	376,773.75
14.2	Construction Inflation	0.00
		376,773.75
	Provisional Sums	
	Stat Services	23,236.25
	Offsite Drainage	41,000.00
	Tender Sum	441,010.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

Shingle Court
Contract Sum Analysis - Summary

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	16,592.52
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	16,592.52
1.1	Substructure	13,438.74
1	Substructure Sub-total	13,438.74
2.1	Frame	0.00
2.2	Upper floors	0.00
2.3	Roof	23,488.24
2.4	Stairs and ramps	0.00
2.5	External walls	18,072.26
2.6	Windows and external doors	9,098.38
2.7	Internal walls and partitions	1,286.91
2.8	Internal doors	1,797.49
2	Superstructure Sub-total	53,743.28
3.1	Wall Finishes	6,480.11
3.2	Floor Finishes	4,184.57
3.3	Ceiling Finishes	2,413.06
3	Internal finishes Sub-total	13,077.74
4.1	Fittings, furnishings and equipment	4,551.30
4	Fittings, furnishings and equipment Sub-total	4,551.30
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	9,139.50
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	5,019.75
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	1,631.25
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	15,790.50
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00

Shingle Court
Contract Sum Analysis - Summary

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	39,475.77
8.3	Soft landscaping, planting and irrigation systems	16,040.72
8.4	Fencing, railings and walls	3,369.90
8.5	External fixtures	4,432.50
8.6	External drainage	25,795.13
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	89,114.02
	Building works cost	206,308.10
9	Main contractor's preliminaries	97,887.24
	Sub-total	304,195.34
10	Main contractor's overheads and profit	0.00
	Works cost	304,195.34
11.1	Consultants' fees	36,101.25
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	36,101.25
	Base cost	340,296.59
14.2	Construction Inflation	0.00
		340,296.59
	Provisional Sums	
	Stat Services & trenching	71,951.41
	Off Site Drainage	17,000.00
	Tender Sum	429,248.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

Stonyshotts
Contract Sum Analysis - Summary

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	9,829.13
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	9,829.13
1.1	Substructure	13,811.04
1	Substructure Sub-total	13,811.04
2.1	Frame	0.00
2.2	Upper floors	4,568.40
2.3	Roof	21,025.58
2.4	Stairs and ramps	1,463.58
2.5	External walls	37,898.69
2.6	Windows and external doors	11,152.68
2.7	Internal walls and partitions	2,336.52
2.8	Internal doors	3,357.72
2	Superstructure Sub-total	81,803.17
3.1	Wall Finishes	11,239.86
3.2	Floor Finishes	3,832.79
3.3	Ceiling Finishes	3,358.11
3	Internal finishes Sub-total	18,430.76
4.1	Fittings, furnishings and equipment	5,267.58
4	Fittings, furnishings and equipment Sub-total	5,267.58
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	12,655.13
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	5,132.25
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	1,912.50
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	19,699.88
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00

Stonyshotts
Contract Sum Analysis - Summary

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	15,637.95
8.3	Soft landscaping, planting and irrigation systems	10,537.99
8.4	Fencing, railings and walls	6,033.38
8.5	External fixtures	6,496.88
8.6	External drainage	6,593.07
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	45,299.27
	Building works cost	194,140.83
9	Main contractor's preliminaries	97,344.39
	Sub-total	291,485.22
10	Main contractor's overheads and profit	0.00
	Works cost	291,485.22
11.1	Consultants' fees	39,307.50
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	39,307.50
	Base cost	330,792.72
14.2	Construction Inflation	0.00
		330,792.72
	Provisional Sums	
	Stat services & Trenching	16,269.28
	Offsite Drainage	8,500.00
	Tender Sum	355,562.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

Thatchers Close
Contract Sum Analysis - Summary

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	6,819.75
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	6,819.75
1.1	Substructure	12,638.66
1	Substructure Sub-total	12,638.66
2.1	Frame	0.00
2.2	Upper floors	4,136.05
2.3	Roof	19,170.06
2.4	Stairs and ramps	1,835.33
2.5	External walls	39,184.54
2.6	Windows and external doors	11,025.93
2.7	Internal walls and partitions	2,546.21
2.8	Internal doors	4,043.68
2	Superstructure Sub-total	81,941.80
3.1	Wall Finishes	11,799.93
3.2	Floor Finishes	3,773.94
3.3	Ceiling Finishes	3,283.94
3	Internal finishes Sub-total	18,857.81
4.1	Fittings, furnishings and equipment	6,952.94
4	Fittings, furnishings and equipment Sub-total	6,952.94
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	12,880.13
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	5,244.75
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	1,631.25
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	19,756.13
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00

Thatchers Close
Contract Sum Analysis - Summary

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	14,211.33
8.3	Soft landscaping, planting and irrigation systems	6,391.60
8.4	Fencing, railings and walls	1,433.25
8.5	External fixtures	5,400.42
8.6	External drainage	14,816.82
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	42,253.42
	Building works cost	189,220.51
9	Main contractor's preliminaries	97,508.12
	Sub-total	286,728.63
10	Main contractor's overheads and profit	0.00
	Works cost	286,728.63
11.1	Consultants' fees	
	Architect	37,057.50
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	37,057.50
	Base cost	323,786.13
14.2	Construction Inflation	0.00
		323,786.13
	Provisional Sums	
	Statutory Services	73,162.87
	Offsite Drainage	50,000.00
	Tender Sum	446,949.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

Wrangley Court
Contract Sum Analysis - Summary

£

0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	13,080.31
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
		<hr/>
0	Facilitating works Sub-total	13,080.31
		<hr/>
1.1	Substructure	15,739.36
		<hr/>
1	Substructure Sub-total	15,739.36
2.1	Frame	0.00
2.2	Upper floors	0.00
2.3	Roof	24,242.39
2.4	Stairs and ramps	0.00
2.5	External walls	16,234.44
2.6	Windows and external doors	7,766.18
2.7	Internal walls and partitions	1,432.08
2.8	Internal doors	1,797.49
		<hr/>
2	Superstructure Sub-total	51,472.58
3.1	Wall Finishes	6,307.68
3.2	Floor Finishes	3,909.70
3.3	Ceiling Finishes	2,367.82
		<hr/>
3	Internal finishes Sub-total	12,585.20
4.1	Fittings, furnishings and equipment	4,442.68
		<hr/>
4	Fittings, furnishings and equipment Sub-total	4,442.68
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	9,139.50
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	5,244.75
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	1,631.25
5.14	Builder's work in connection with services	0.00
		<hr/>
5	Services Sub-total	16,015.50
6.1	Prefabricated buildings and building units	0.00
		<hr/>
6	Prefabricated buildings and building units Sub-total	0.00
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00

Wrangley Court
Contract Sum Analysis - Summary

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	32,102.61
8.3	Soft landscaping, planting and irrigation systems	8,306.61
8.4	Fencing, railings and walls	3,556.13
8.5	External fixtures	4,528.13
8.6	External drainage	40,523.63
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	89,017.11
	Building works cost	202,352.74
9	Main contractor's preliminaries	96,084.99
	Sub-total	298,437.73
10	Main contractor's overheads and profit	0.00
	Works cost	298,437.73
11.1	Consultants' fees	38,351.25
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	38,351.25
	Base cost	336,788.98
14.2	Construction Inflation	0.00
		336,788.98
	Provisional Sums	
	Stat Services & Trenching	22,616.02
	Offsite Drainage	21,000.00
	Tender Sum	380,405.00
	Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)	

TSG Building Services PLC

EFDC 4.3 - Pentlow Way

Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	9,960.00
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		9,960.00
1.1	Substructure	211,063.70
1	Substructure Sub-total	211,063.70
2.1	Frame	15,517.92
2.2	Upper floors	19,809.00
2.3	Roof	86,490.28
2.4	Stairs and ramps	36,338.64
2.5	External walls	83,714.54
2.6	Windows and external doors	47,024.37
2.7	Internal walls and partitions	66,459.57
2.8	Internal doors	29,108.42
2	Superstructure Sub-total	384,462.74
3.1	Wall Finishes	16,712.00
3.2	Floor Finishes	26,883.89
3.3	Ceiling Finishes	21,717.25
3	Internal finishes Sub-total	65,313.14
4.1	Fittings, furnishings and equipment	30,072.09
4	Fittings, furnishings and equipment Sub-total	30,072.09
5.1	Sanitary appliances	inc
5.2	Services equipment	172,413.27
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	172,413.27
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

EFDC 4.3 - Pentlow Way
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	173,468.75
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	62,676.77
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
8 External works Sub-total		236,145.52
Building works cost		1,109,430.46
9 Main contractor's preliminaries		229,213.61
Sub-total		1,338,644.07
10 Main contractor's overheads and profit		138,892.03
Works cost		1,477,536.10
11.1	Consultants' fees	84,390.73
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	26,832.12
11 Project/design team fees Sub-total		111,222.85
Base cost		1,588,758.95
14.2 Construction Inflation		0.00
		1,588,758.95
Provisional Sums		102,971.90
Bond		3,400.81
Tender Sum		1,695,131.66

EFDC 4.3 - Pentlow Way
Contract Sum Analysis - Summary

Appendix A

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

Pick Hill**Contract Sum Analysis - Summary**

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	16,031.12
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		16,031.12
1.1	Substructure	65,108.00
1	Substructure Sub-total	65,108.00
2.1	Frame	inc
2.2	Upper floors	6,795.10
2.3	Roof	36,736.80
2.4	Stairs and ramps	1,930.00
2.5	External walls	36,699.27
2.6	Windows and external doors	15,288.82
2.7	Internal walls and partitions	26,650.80
2.8	Internal doors	9,763.40
2	Superstructure Sub-total	133,864.19
3.1	Wall Finishes	7,210.00
3.2	Floor Finishes	5,820.47
3.3	Ceiling Finishes	5,714.20
3	Internal finishes Sub-total	18,744.67
4.1	Fittings, furnishings and equipment	10,532.36
4	Fittings, furnishings and equipment Sub-total	10,532.36
5.1	Sanitary appliances	inc
5.2	Services equipment	51,289.33
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	51,289.33
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

Pick Hill**Contract Sum Analysis - Summary**

		£
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	101,691.10
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	43,819.81
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
8 External works Sub-total		145,510.91
Building works cost		441,080.58
9 Main contractor's preliminaries		78,716.62
Sub-total		519,797.20
10 Main contractor's overheads and profit		55,219.84
Works cost		575,017.05
11.1	Consultants' fees	33,551.55
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	10,667.75
11 Project/design team fees Sub-total		44,219.30
Base cost		619,236.35
14.2 Construction Inflation		0.00
		619,236.35
Provisional Sums		52,108.00
Bond		1,352.07
Tender Sum		672,696.42

Pick Hill

Contract Sum Analysis - Summary

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

EFDC 4.3 - Woollard Street
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	28,220.00
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		28,220.00
1.1	Substructure	140,037.09
1	Substructure Sub-total	140,037.09
2.1	Frame	inc
2.2	Upper floors	42,422.39
2.3	Roof	88,978.02
2.4	Stairs and ramps	38,271.68
2.5	External walls	73,786.97
2.6	Windows and external doors	49,073.33
2.7	Internal walls and partitions	71,957.70
2.8	Internal doors	31,449.13
2	Superstructure Sub-total	395,939.22
3.1	Wall Finishes	17,151.00
3.2	Floor Finishes	32,405.43
3.3	Ceiling Finishes	18,702.45
3	Internal finishes Sub-total	68,258.88
4.1	Fittings, furnishings and equipment	34,963.12
4	Fittings, furnishings and equipment Sub-total	34,963.12
5.1	Sanitary appliances	inc
5.2	Services equipment	196,835.85
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	196,835.85
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

EFDC 4.3 - Woollard Street
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	98,306.72
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	49,744.69
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
8 External works Sub-total		148,051.41
Building works cost		1,012,305.57
9 Main contractor's preliminaries		205,275.85
Sub-total		1,217,581.42
10 Main contractor's overheads and profit		126,732.75
Works cost		1,344,314.17
11.1	Consultants' fees	77,002.76
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	24,483.11
11 Project/design team fees Sub-total		101,485.87
Base cost		1,445,800.04
14.2 Construction Inflation		0.00
		1,445,800.04
Provisional Sums		42,575.00
Bond		3,103.09
Tender Sum		1,491,478.13

EFDC 4.3 - Woollard Street
Contract Sum Analysis - Summary

Appendix A

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

EFDC 4.3 - Bromefield Court

Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	4,000.00
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		4,000.00
1.1	Substructure	62,763.16
1	Substructure Sub-total	62,763.16
2.1	Frame	inc
2.2	Upper floors	exc
2.3	Roof	17,618.20
2.4	Stairs and ramps	exc
2.5	External walls	14,153.84
2.6	Windows and external doors	6,241.98
2.7	Internal walls and partitions	5,537.55
2.8	Internal doors	3,123.74
2	Superstructure Sub-total	46,675.31
3.1	Wall Finishes	1,738.00
3.2	Floor Finishes	2,153.22
3.3	Ceiling Finishes	1,601.25
3	Internal finishes Sub-total	5,492.47
4.1	Fittings, furnishings and equipment	4,167.00
4	Fittings, furnishings and equipment Sub-total	4,167.00
5.1	Sanitary appliances	inc
5.2	Services equipment	24,235.34
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	24,235.34
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

EFDC 4.3 - Bromefield Court
Contract Sum Analysis - Summary

	£	
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	46,799.55
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	29,593.50
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
8	External works Sub-total	76,393.05
	Building works cost	223,726.33
9	Main contractor's preliminaries	52,362.26
	Sub-total	276,088.59
10	Main contractor's overheads and profit	28,008.79
	Works cost	304,097.38
11.1	Consultants' fees	17,018.13
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	5,410.93
11	Project/design team fees Sub-total	22,429.06
	Base cost	326,526.44
14.2	Construction Inflation	0.00
		326,526.44
	Provisional Sums	18,954.00
	Bond	685.80
		346,166.24
	Tender Sum	346,166.24

EFDC 4.3 - Bromefield Court
Contract Sum Analysis - Summary

Appendix A

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

EFDC 4.3 - Shingle Court

Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	4,000.00
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		4,000.00
1.1	Substructure	29,528.46
1	Substructure Sub-total	29,528.46
2.1	Frame	inc
2.2	Upper floors	exc
2.3	Roof	17,708.94
2.4	Stairs and ramps	exc
2.5	External walls	14,005.39
2.6	Windows and external doors	6,254.25
2.7	Internal walls and partitions	5,471.55
2.8	Internal doors	2,928.74
2	Superstructure Sub-total	46,368.87
3.1	Wall Finishes	1,724.00
3.2	Floor Finishes	2,153.22
3.3	Ceiling Finishes	1,601.25
3	Internal finishes Sub-total	5,478.47
4.1	Fittings, furnishings and equipment	4,169.00
4	Fittings, furnishings and equipment Sub-total	4,169.00
5.1	Sanitary appliances	inc
5.2	Services equipment	22,395.75
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	22,395.75
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

EFDC 4.3 - Shingle Court

Contract Sum Analysis - Summary

	£	
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	41,193.76
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	29,091.24
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
8	External works Sub-total	70,285.00
	Building works cost	182,225.55
9	Main contractor's preliminaries	40,797.87
	Sub-total	223,023.42
10	Main contractor's overheads and profit	22,813.22
	Works cost	245,836.64
11.1	Consultants' fees	13,861.30
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	4,407.21
11	Project/design team fees Sub-total	18,268.51
	Base cost	264,105.15
14.2	Construction Inflation	0.00
		264,105.15
	Provisional Sums	18,490.86
	Bond	558.59
	Tender Sum	283,154.60

EFDC 4.3 - Shingle Court
Contract Sum Analysis - Summary

Appendix A

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

EFDC 4.3 - Stonyshotts
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	3,180.00
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		3,180.00
1.1	Substructure	31,857.77
1	Substructure Sub-total	31,857.77
2.1	Frame	inc
2.2	Upper floors	2,947.58
2.3	Roof	17,380.61
2.4	Stairs and ramps	1,058.00
2.5	External walls	32,136.25
2.6	Windows and external doors	8,115.58
2.7	Internal walls and partitions	9,822.95
2.8	Internal doors	5,499.36
2	Superstructure Sub-total	76,960.33
3.1	Wall Finishes	2,679.00
3.2	Floor Finishes	3,166.70
3.3	Ceiling Finishes	1,165.75
3	Internal finishes Sub-total	7,011.45
4.1	Fittings, furnishings and equipment	5,144.87
4	Fittings, furnishings and equipment Sub-total	5,144.87
5.1	Sanitary appliances	inc
5.2	Services equipment	24,235.34
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	24,235.34
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

EFDC 4.3 - Stonyshotts

Contract Sum Analysis - Summary

	£	
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	19,171.09
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	18,026.09
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
8	External works Sub-total	37,197.18
	Building works cost	185,586.94
9	Main contractor's preliminaries	38,600.92
	Sub-total	224,187.86
10	Main contractor's overheads and profit	23,234.04
	Works cost	247,421.90
11.1	Consultants' fees	14,116.99
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	4,488.51
11	Project/design team fees Sub-total	18,605.50
	Base cost	266,027.40
14.2	Construction Inflation	0.00
		266,027.40
	Provisional Sums	15,575.90
	Bond	568.89
	Tender Sum	282,172.19

EFDC 4.3 - Stonyshotts
Contract Sum Analysis - Summary

Appendix A

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

Thatchers Close **Contract Sum Analysis - Summary**

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	exc
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		0.00
1.1	Substructure	28,136.88
1	Substructure Sub-total	28,136.88
2.1	Frame	inc
2.2	Upper floors	3,330.42
2.3	Roof	16,932.94
2.4	Stairs and ramps	1,376.00
2.5	External walls	27,272.74
2.6	Windows and external doors	7,548.29
2.7	Internal walls and partitions	9,528.10
2.8	Internal doors	6,264.48
2	Superstructure Sub-total	72,252.97
3.1	Wall Finishes	2,575.00
3.2	Floor Finishes	2,870.11
3.3	Ceiling Finishes	2,544.00
3	Internal finishes Sub-total	7,989.11
4.1	Fittings, furnishings and equipment	5,081.16
4	Fittings, furnishings and equipment Sub-total	5,081.16
5.1	Sanitary appliances	inc
5.2	Services equipment	24,235.34
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	24,235.34
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

Thatchers Close **Contract Sum Analysis - Summary**

	£	
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	16,330.81
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	17,545.62
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
8	External works Sub-total	33,876.43
	Building works cost	171,571.89
9	Main contractor's preliminaries	46,728.39
	Sub-total	218,300.28
10	Main contractor's overheads and profit	21,479.46
	Works cost	239,779.74
11.1	Consultants' fees	13,050.91
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	4,149.55
11	Project/design team fees Sub-total	17,200.46
	Base cost	256,980.20
14.2	Construction Inflation	0.00
		256,980.20
	Provisional Sums	76,879.06
	Bond	525.93
	Tender Sum	334,385.19

Thatchers Close
Contract Sum Analysis - Summary

Appendix A

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

EFDC 4.3 - Wrangley Court
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	inc
0.2	Major demolition works	3,500.00
0.3	Temporary support to adjacent structures	exc
0.4	Specialist groundworks	inc
0.5	Temporary diversion works	inc
0.6	Extraordinary site investigation works	inc
0 Facilitating works Sub-total		3,500.00
1.1	Substructure	43,560.39
1	Substructure Sub-total	43,560.39
2.1	Frame	inc
2.2	Upper floors	exc
2.3	Roof	20,114.43
2.4	Stairs and ramps	exc
2.5	External walls	11,231.66
2.6	Windows and external doors	5,513.78
2.7	Internal walls and partitions	4,918.40
2.8	Internal doors	2,970.74
2	Superstructure Sub-total	44,749.01
3.1	Wall Finishes	1,662.00
3.2	Floor Finishes	2,003.66
3.3	Ceiling Finishes	1,508.00
3	Internal finishes Sub-total	5,173.66
4.1	Fittings, furnishings and equipment	4,047.77
4	Fittings, furnishings and equipment Sub-total	4,047.77
5.1	Sanitary appliances	inc
5.2	Services equipment	22,395.75
5.3	Disposal installations	inc
5.4	Water installations	inc
5.5	Heat source	inc
5.6	Space heating and air conditioning	inc
5.7	Ventilation systems	inc
5.8	Electrical installations	inc
5.9	Fuel installations	exc
5.10	Lift and conveyor installations	exc
5.11	Fire and lightning protection	inc
5.12	Communication, security and control systems	inc
5.13	Specialist installations	inc
5.14	Builder's work in connection with services	inc
5	Services Sub-total	22,395.75
6.1	Prefabricated buildings and building units	exc
6	Prefabricated buildings and building units Sub-total	0.00

EFDC 4.3 - Wrangley Court

Contract Sum Analysis - Summary

	£	
7.1	Minor demolition works and alteration works	inc
7.2	Repairs to existing services	exc
7.3	Damp-proof courses/fungus and beetle eradication	exc
7.4	Façade retention	exc
7.5	Cleaning existing surfaces	exc
7.6	Renovation works	exc
		<hr/>
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	27,907.22
8.2	Roads, paths and pavings	inc
8.3	Soft landscaping, planting and irrigation systems	inc
8.4	Fencing, railings and walls	inc
8.5	External fixtures	inc
8.6	External drainage	31,763.84
8.7	External services	inc
8.8	Minor building works and ancillary buildings	exc
		<hr/>
8	External works Sub-total	59,671.06
	Building works cost	183,097.64
		<hr/>
9	Main contractor's preliminaries	39,710.14
	Sub-total	222,807.78
		<hr/>
10	Main contractor's overheads and profit	22,922.39
	Works cost	245,730.18
11.1	Consultants' fees	13,927.64
	Architect	inc
	Structural & Civil Engineer	inc
	M & E Consultant	inc
	Landscape Architect	inc
	Other	inc
11.2	Main contractor's pre-construction fees	inc
11.3	Main contractor's design fees	4,428.31
		<hr/>
11	Project/design team fees Sub-total	18,355.94
	Base cost	264,086.12
14.2	Construction Inflation	0.00
		<hr/>
		264,086.12
	Provisional Sums	19,103.96
	Bond	561.26
		<hr/>
	Tender Sum	283,751.34
		<hr/> <hr/>

EFDC 4.3 - Wrangley Court
Contract Sum Analysis - Summary

Appendix A

£

**Potential Additional cost of drainage layer
to rear gardens (as per Landscape Spec
Addendum sheet)**

TBC

Appendix B

Tender Return Comparison Summary

Appendix B
Epping Forest District Council - Phase 4.3
Tender Return Comparison Summary
21/10/2020

AIREMILLER

Element	Airey Miller			Indecon Building Ltd			T.S.G Building Services		
	Total	£/m ²	%	Total	£/m ²	%	Total	£/m ²	%
Pick Hill	£ 723,332.00	£ 3,599	17%	£ 760,045.00	£ 3,781	19%	£ 738,612.63	£ 3,675	18%
Pentlow Way	£ 1,771,003.00	£ 3,629	40%	£ 1,610,400.00	£ 3,300	40%	£ 1,744,636.90	£ 3,575	43%
Woollard Street	£ 1,888,308.00	£ 3,284	43%	£ 1,678,493.00	£ 2,919	41%	£ 1,556,186.92	£ 2,706	39%
Contract Value 1 Multi Sites	£ 4,382,643.00			£ 4,048,938.00			£ 4,039,436.45		
Bromefields									
Stonysshots									
Shingle Court									
Wrangley Court									
Thatchers Close									
Contract Value 2 Single Sites	£ -			£ -			£ -		
Total 4.2	£ 4,382,643.00	£ 2,767	100%	£ 4,048,938.00	£ 2,556	100%	£ 4,039,436.45	£ 2,550	100%

Appendix C

Tender Clarifications

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020



Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
1	We have not included any sums for any Community Infrastructure Levy charges, S106 agreements or the like		1. We make no allowance for dealing with invasive species.	
2	We take this opportunity to highlight that we have not allowed for any out of hours working at this time.		2. We make no allowance for dealing with bats found roosting on site.	
3	In the preparation of our tender submission we have fully relied on the accuracy of documentation supplied within the tender package issued by the Client's Employer Agent. Whilst not limited to the following items, this includes the accuracy of dimensions, proposed foundation designs, drainage designs and specifications. We have reasonably assumed that the designs comply with all building control requirements.		3. We make no allowance for CIL costs.	
4	We have also assumed that assessments have already been carried out with regards to access / turning of refuse lorries, fire appliances etc and that the designs provided are compliant with these fundamental requirements.		4. We assume the local authority will free issue all bins.	
5	Our tender is submitted on the basis that all sites are to be let to the successful contractor under one contract.		5. We assume there will be no charge for hoarding or scaffold licenses, assuming all land is owned by the client.	
6	As the proposed tenure for the new accommodation is social rent, we have not allowed for the provision of marketing plans, conveyancing plans or CGI images.		6. We make no allowance within our tender for archaeological works or finds, either for direct costs or any implication on our proposed programme.	
7	Additional Surveys		7. Overheads and Profit. TSG have included within the tender generally for 10% Overheads and Profit. This will be the OHP margin required on all variations + any Fees, Prelims, BWIC etc	
8	We have assumed that any additional surveys required for planning or statutory authorities will be commissioned by the Client or treated as a variation.		8. We have allowed for current statutory regulation and trade tariffs only.	
9	Services and Offsite Works		9. We can provide access through Woollard Street for the tenant at the rear. The access will be approximately 3.5m wide, although may be slightly less once boundary lines are surveyed. Note that this access will be disrupted due to the easement required at the front of the site, and also towards the end of the contract while we finish the surfacing.	

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
10	Our tender submission does not make any allowance for the diversion, alteration or lowering of any unidentified services that may be found to be on the site but were not previously identified in the reports included in the tender package documents. This qualification extends to the identification of, and/or any works required to statutory services when forming any proposed new cross-overs where required.		10. We note the tender clarification 10, and can confirm we have allowed for PV's to be installed only on sites where specified.	
11	Where diversions of services have been identified we have assumed that the costs of these are included in the quotations provided for the statutory services.		11. We have allowed for an alternative Balustrade sub-contractor as opposed to the specified Delta Balustrades. Reason: Delta Balustrades have only quoted for part of the balustrading requirements, whereas the alternative sub-contractor has allowed for everything.	
12	Where overhead services are present, we have assumed that the diversions of these cables will be dealt with by the Client ahead of the Construction Phase or that the cost for carrying out this work is captured under the relevant quotation for statutory authority works.		12. Internal doors for flats (Pentlow Way and Woollard Street), we have relied on internal door schedules provided. This includes flat entrance doors, which were also included in the internal door schedules.	
13	All sums for all works outside of the boundary including new services connections and drainage works are currently provisional and can be broken down upon request		13. Due to the absence of landscaping plans for the single sites, budget rates for the have been provided for these soft landscaping requirements.	
14	For the gas, water, electricity and BT services we have included the nett sums detailed on statutory services tracker document provided with the tender documentation. These are to be strictly considered as Provisional Sums, as per the discussion in the mid-tender interview, it was recognised that these quotations have expired. All revised quotations will be subject to OH&P and treated as a variation against these provisional costs.		14. We have based the costs for the drainage for Stonyshotts on option 1.	
15	Legal Matters, Party Wall Awards & Access		15. We assume the client will arrange permissions for drainage works in private properties where required.	
16	We have assumed that Epping Forest District Council will arrange for and cover any costs for any legal matters concerning easements, wayleaves and the like that may be required.		16. We have made allowance for connecting into existing drains where shown on the drawings, but note that some details are TBC, to be provided by EFDC. We would wish to review these once issued to confirm our tender allowances are sufficient.	

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
17	We have not included for any fees or costs associated with the stopping of any public footpaths or public highways (Section 247).		17. We note that the diversion works for Pentlow Way are deemed to be included in our contractual programme, however without engaging with UKPN we have no way to determine the impact on our construction programme. We would wish to discuss this issue further should our tender be of interest.	
18	In respect of Party Wall Awards, we have not included for any works in obtaining or arising from the granting of these Awards. Any works of this nature that may be required will be treated as a variation to the Contract Sum.		18. We assume the references to CFSH and CFSH assessors is an error, and we make no allowance for complying with these requirements.	
19	We have assumed that these awards will also provide the necessary permissions to access the neighbouring properties rear gardens and advises the residents to remove all items fixed to the boundary.		19. We note the requirement for 6.5.1 insurance to comply with the ER's. However, the works on the majority of sites presents almost no risk to neighbouring parties. The piling for Pentlow way has risks involved due to the sewer below and we would advise taking out a policy for this site. We can provide this at additional cost of £7,500. Should the client require any other sites to be covered, we can provide a quote for consideration.	
20	We note that Woollard Street and Thatcher's Close have requirements to maintain access through them noted on the drawings. As discussed, and agreed in the mid-tender interview, at this stage we have not made any allowances in our tender submission for this provision pending further details on what is required. We have assumed that if this becomes a requirement, the cost of this will be negotiated with the successful contractor.		20. As discussed during the mid-tender meeting, the engineer hasn't specified any pile sleeves on Pentlow. However, we would expect that Thames Water would insist on this, and we have allowed a provisional sum of £20,000 at this time.	
21	Performance Bond		21. We assume the contract will be the same as that agreed previously on EFDC 4.1.	
22	Our tender submission does not make any allowance for the provision of a performance bond but does include provision for NHBC Insolvency Cover in lieu of this. A quotation for a performance bond can be provided upon request.		22. We assume the client will submit applications for easements and diversions.	
23	Site Conditions / Ground Conditions		23. We have not received any S106 documents and would wish to review these prior to confirming inclusion within the contract documents.	
24	We have assumed that the development sites will be handed over to us devoid of any contents, fly tipping, squatters etc.		24. We allow for a UXO watching brief on Pentlow Way. We make no allowance for any UXO discoveries.	

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
25	We have not allowed for the carrying out of any archaeological surveys or investigations or for the carrying out of any works arising there from.		25. We note the various site investigations and remediation strategies provided, and comment as below. Our rate for contaminated soil disposal generally is £450/m3. This reduces to £375/m3 where no asbestos has been detected.	
26	Our tender submission does not make any allowance for the breaking up or disposal of any underground obstructions, basements, UXO's or the like nor any issues pertaining to Japanese knotweed.		26. Pick Hill	
27	On sites where OHLA Landscape Architects have proposed an 800mm private garden build up to prevent water logging and where contaminated soil have also been identified, it should be noted that there is a conflict of specification with regard to the re-provision of soil/fill. In these instances, we have allowed to remove 800mm of existing soil. In our tender submission we have allowed to add back 350mm of free-draining fill, 300mm of sub soil and 150mm topsoil only.		The SI states that asbestos was found in the natural soils, but views this as cross contamination from the overlying made ground. However, the same report also states that no asbestos was detected in the made ground sample taken. Further, only one sample location was tested for contaminants, therefore a true reflection of the site is difficult to determine at this stage. We therefore allow a provisional quantity of 20m3 for asbestos and 20m3 for all other contaminated soil.	
28	Where sites already have hoardings erected, we have assumed that this can remain in place throughout the duration of the works. The remainder of the security fencing around each site will be a mixture of herras fencing and ply hoardings. We have attached individual marked up site plans detailing our hoarding strategy.		27. Woollard Street	
29	We have allowed for a ground gas membrane at Pentlow and Stonyshots sites only. There are cases where conflicting information exists within the remediation strategy as to the requirements for this on other sites.		Various contaminants were found within the made ground, although asbestos wasn't detected on this site. Due to the quantities of made ground involved, we believe that pricing the all of the made ground removal as contaminated would be uneconomical, and would propose to carry out further sampling on site. We therefore allow a provisional quantity of 50m3. Aside from this, we note the kerosene present in WS01. We allow a provisional sum of £5,000 for dealing with this specific hotspot. Finally, we note the recommendation for testing below the existing substation after it has been removed. We allow for this testing, but not for any new contamination found.	
30	Retaining Walls		28. Bromefield	

Appendix C**Epping Forest District Council - Phase 4.3****Tender Clarifications****03/09/2020**

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
31	As noted under the Party Wall section of this letter, we have assumed that during the construction of any boundary treatment we will have access any adjoining properties in order to safely complete the construction. It should be noted that these works may cause some disturbance to the adjoining properties existing landscaping which we will obviously need to be reinstated/ made good. However, from previous EFDC tenders we note that the Client would prefer this cost to be provisional as the extent of required works cannot be determined at this time.		The SI advises that asbestos was found in made ground samples from WS01, WS03, and TP01. Lead was found in made ground samples from WS01 and WS02. These sample locations cover the majority of the proposed site location, therefore contamination could be assumed to be widespread. We allow a provisional quantity of 30m3 for asbestos contamination and 20m3 of lead and other contaminants.	
32	We have therefore included a provisional sum of £2,500.00 per site (Pick Hill and Pentlow Way) for any reinstatement works that may be required.		29. Stonyshotts	
33	External Works Generally		The SI advises that beryllium was found in samples from TP01 and TP02. No other contaminants were found to be above action levels. As the sample locations are at opposite ends of the site, with other trial holes located between, we can assume that TP01 and TP02 represented hotspots. We allow a provisional quantity of 20m3 of contaminated soil.	
34	We have allowed for delineation to parking bays but no numbering as this has not been shown on the drawings.		30. Wrangley	
35	Where we have allowed for precast concrete kerbs and edgings.		The SI advises that lead was found in a samples WS02. No other contaminants were found to be above action levels. Due to this individual sample location, we can assume that WS02 represents a hotspot. We allow a provisional quantity of 15m3 of contaminated soil.	
36	We note that there are two paving slab specifications, one details a 450 x 450mm slab and the other a 300 x 300mm slab. For clarity we have assumed in our tender submission use of the 450 x 450mm PCC slab is correct as this is more readily available.		32 We have not allowed for any diversion of BT cables to Pick Hill	
37	General Fittings / Fit Out		33 We allow the following provisional sums for the works by the various stats companies; £346,659 - scheduled by site and utility	
38	We note that the supply and installation of the carpets are to be carried out by others.		34 Shingle. A build over agreement is required for this site. TBC by Client, not TSG	

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
39	Following clarification during the mid-tender interview process we have not included for chipboard where the substrate is a concrete floor, however we have allowed for latex preparation.		35 Bromfield. Gas main to perimeter of site is not included to be diverted	
40	For clarity we have only allowed for sheet vinyl coverings to the wet areas shown on the finishes drawings and also to communal areas within flat blocks.		36 Pentlow. A build over agreement is required for this site. TBC by Client, not TSG	
41	We have allowed for a heated towel rails in bathrooms.		37 The revised clarification log sent 7/8/20 did not include any quotes, approvals etc	
42	Our tender submission allows for solid timber staircases and not manufactured staircases using MDF.		38 We assume The Multi Site and Single Site tenders will both be awarded to the same contractor. We have priced on this basis. The prices are subject to review if they are not awarded on this basis.	
43	We have assumed that EFDC will supply all refuse and recycling bins for the project free of charge.			
44	Renewables			
45	We note that solar panels are only required to houses and bungalows. No allowance has been made for the installation of solar panels to the flat blocks.			
46	Drainage			
47	As highlighted in the mid-tender questions, a number of schemes have conflicting drainage information or two scheme options. Specific items included attenuation tank sizes where the preliminary drainage drawing states one size but the section drawing details something different.			
48	Please note that in these instances we have based our sum on the preliminary drainage strategy drawings. This has later been confirmed as the correct approach during the mid-tender clarification process.			
49	We have assumed that all costs in connection with obtaining easements will be paid directly by the Client.			
50	Mechanical & Electrical			
51	We have not included for boosting/pumping to the incoming water supplies which may be required to the upper floor units within the two flat blocks (Pentlow Way & Woollard Street). This requirement will be subject to the available water pressures and further calculations.			
52	Site Specific Items			

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
53	Wollard Street			
54	Foul Drainage – Contrary to the drainage strategy we have allowed for installing the required foul drainage at shallow levels not exceeding 1m generally around the site up to the final manhole. At this juncture we have allowed for a new backdrop manhole to be installed lowering the drainage invert level down to the existing foul water service level for connection. Our rationale for doing so is to negate the need for deep drain runs under the new building.			
55	We have assumed that the new connections into the existing sewers can both be made on site as shown on the tender drawings.			
56	We have measured and priced for eight (8) flats as shown on the ECDA drawings. As highlighted in the mid-tender interview the planning refers to nine (9) flats.			
57	Pentlow Way			
58	Ground conditions – we note from the phase 2 G.I and comments made in the remediation method statement that to date chemical testing identified no elevated concentrations of heavy metals, PAHs or petroleum hydrocarbons in either made ground or natural soils that exceeded the SSAC for a residential scenario without home grown produce. No traces of asbestos were detected within any of the samples collected and tested.			
59	Whilst we note there is a recommendation for further testing post demolition of garages and hard standings our tender is submitted on the basis that the ground conditions are clean and inert on the basis of the reports provided in the tender documents.			
60	Traffic Access – in order to maintain construction traffic access to the rear of the site during the Construction Phase we have assumed that we will have full access to the soft landscaped area to the North West of the site boundary. We note that this area is not within the site boundary on drawing DR-A-1052-S3-T1, however it does form part of the Site boundary on the OHLA drawing 2118-T-1201 Rev T1 and works are shown to be required in this area.			

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020

AIREMILLER

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
61	We will however be keeping the public footpath safe and open during the on-site works.			
62	We have not made any allowance for refuse collection arrangements in connection with existing surrounding properties.			
63	We note from the mid-tender interview that all works involved in constructing the new substation and associated cabling will be carried out by others prior to taking possession of the site. We have assumed that this will include the works required by UKPN.			
64	For clarity no works other than protection and vibration monitoring have been allowed for within our tender.			
65	We have only allowed for vibration monitoring to the new substation to be carried out during the course of the piling operations (as has been the case on other schemes). Should UKPN require this for the entire project we would need to revisit this particular element of our operational costs.			
66	Thatcher's Close			
67	We consider the quote for the new electrical connection included in the tender documentation seems disproportionately high. However, the quoted sum has been included as a Provisional Sum and requested that this is noted when analysing our tender sum for this site.			
68	As qualified generally, the drainage works outside of the site boundary are provisional at this tender submission stage pending further consultation with the relevant authorities. It should be noted that the drainage proposals for this particular site could have significant implications on the construction programme given the suggested location of the offsite foul water drainage connection.			
69	We have not made any allowance for treating or altering the boundary fences to No's 10-16 Goldingham Avenue.			
70	For the purposes of our tender submission we have assumed permeable parking bays are required as shown on the Engineers drawings. However, please this is at variance with the ECD Architects drawing, showing tarmac surfaces to these areas.			
71	Wrangley Court			

Appendix C**Epping Forest District Council - Phase 4.3****Tender Clarifications****03/09/2020**

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
72	We note that part of the garage walls are to remain following demolition in order to form the boundary of the site. Whilst we have allowed to leave these in place and repair any minor scarring to the walls there is no clear information relating to any further treatment to these areas and we would question whether the wall would be stable once the demolition works had been carried out. However, in order for our tender submission to remain competitive we have not included for any other works other than those specified in the tender documentation.			
73	For the purposes of our tender submission we have assumed permeable parking bays are required as shown on the Engineers drawings. However, please this is at variance with the ECD Architects drawing, showing tarmac surfaces to these areas.			
74	Pick Hill			
75	Engineers Drawing - Section Detail – 1630-003-S2-P01 shows that foundations are to be 450mm wide, however ECD Architects Proposed Foundation Layout indicates that these are 600mm wide. As confirmed by Airey Miller during the mid-tender interview it should be noted that we have followed the structural engineers' proposals for our tender submission.			
76	Stonyshotts			
77	We note that there are two (2) drainage strategies for this scheme. We confirm that we have allowed for Drainage Strategy Option 1 (Create consulting engineers drawing ref: 0301-D2-P01).			
78	Contract Sum Analysis			
79	Our tender submission includes a Contract Sum Analysis for each site provided in the tender documents.			
80	Draft Contract Programme			
81	We apologise that we have not been able to include a draft Contract Programme as part of our tender submission as requested. We can confirm that we have allowed for a total construction period to complete of the 'on site' works of 57 calendar weeks (excluding the design period).			

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020

Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
82	We will provide, at a later date, an overall Contract Programme incorporating both the Design Phase (typically sixteen weeks to allow for the discharging of any pre-commencement planning conditions), and our detailed Construction Phase reflecting a realistic timescale for all of the eight development sites.			
83	This draft Contract Programme will be based on the point of Contract Order (or an assumed date of Contract Order) and will be based on the assumption that all eight development sites can be commenced concurrently without any issues causing delay that are beyond the control of Indecon Building Ltd.			
84	The timeframes noted above are all subject to consultation with the relevant statutory authorities.			
85	Forms of Tender – Collateral Warranties and Consultants Fees.			
86	We have provided a separate Form of Tender for each of the eight development schemes as requested. However, the Forms of Tender state that “We confirm that the wording of Collateral Warranties are acceptable to our Consultant(s)”. It should be noted that the wording for the Collateral Warranties was not included in the tender documents provided and therefore we have not been able to establish the acceptability or otherwise of the wording.			
87	Forms of Tender – Value Added Tax			
88	The separate Form of Tender for each of the eight development schemes are submitted on the basis that, as each scheme is based on the construction of new dwelling units, the Epping Forest District Council contract for Package Four will be zero rated. In the instances in which Indecon engages a contractor to carry out the design of the project and it is clear in the contract that any services of architects, surveyors or others acting as a consultant or in a supervisory capacity are no more than cost components of the contractors supply and are not specifically supplied on to Epping Forest District Council, then the whole of these contractor supplies will be treated as being eligible for the VAT zero rate.			

Appendix C

Epping Forest District Council - Phase 4.3

Tender Clarifications

03/09/2020



Ref	Indecon Building Ltd		T.S.G Building Services	
	Clarification		Clarification	
89	Our tender submission is made on the basis that all of the new housing units form the Package Four development schemes are intended for social rent and we are not contracted to supply and install any carpeting, gas and electrical appliances that HMRC deem to be not ordinarily incorporated in to the building structure of the new properties. Indecon reserve the right to include VAT on any such items should the specification for the proposed units be changed from social rent.			
90	Therefore, we have not made any entry on the VAT section of the separate Form of Tender for each of the eight development schemes.			
91	Forms of Tender			
92	We note that the Forms of Tender state that "This Offer shall remain open for consideration for a period of sixteen (16) weeks from the last date agreed for submission of the Offer/Tender.			

Appendix C
Tender Clarifications - Closure Tracker Epping 4.4 - TSG
22/10/2020

Tender Qualification	AML Comment 21 August 2020	TSG Response Wed 26 August 2020	AML Response 28 August 2020	TSG Response 4th September 2020	AML Comment 7 October 2020	TSG Response 22 October 2020
1. We make no allowance for dealing with invasive species.	Ground Investigation reports have been completed and issued, contractor to accept and remove qualification.	The ground investigation report doesn't deal with invasive species. However, the ecology report states that no notable or protected species of plant were discovered, and Rob Gray of ecoconsult has advised that he didn't see anything on site when he visited. We cannot remove the qualification because if anything is found which was not mentioned on the Ecology report we would be liable for its removal (even Japanese knotweed) which could be very expensive. We suggest we leave this qualification as it stands and if anything is found we would agree a fair valuation, and/or you could add a provisional sum.	Noted	No further comment		
2. We make no allowance for dealing with bats found roosting on site.	Ecology report completed and issued, contractor to accept and remove qualification.	As discussed, we had a conversation with Rob Gray at ecoconsult. He said he had submitted fee proposals for carrying out the dusk emergence surveys on Bromefield, Shingle Court and Wrangley Court. He went on to say that the first of these surveys needed to be carried out by the end of August to have a realistic chance of obtaining the license from Natural England, which would enable demolition to be carried out in March 2021. We understand that Rob Gray is mobilising surveyors, and that the client will instruct them to carry out the surveys. If the surveys aren't carried out this year, demolition on these sites won't be possible until September 2021, which is outside our current proposed programme.	The bat surveys are being procured.	No further comment		
3. We make no allowance for CIL costs.	CIL covered by client.	Noted		No further comment		
4. We assume the local authority will free issue all bins.	Noted			No further comment		
5. We assume there will be no charge for hoarding or scaffold licenses, assuming all land is owned by the client.	All land is owned by the client. All required hoarding and scaffold licences are the responsibility of the Contractor, remove clarification.	If all land is owned by the client, no charges will be levied. If not, costs will be chargeable. There is no need to remove the qualification.	Noted	No further comment		
6. We make no allowance within our tender for archaeological works or finds, either for direct costs or any implication on our proposed programme.	Noted			No further comment		
7. Overheads and Profit. TSG have included within the tender generally for 10% Overheads and Profit. This will be the OHP margin required on all variations + any Fees, Prelims, BWIC etc	Noted			No further comment		
8. We have allowed for current statutory regulation and trade tariffs only.	Remove qualification	To clarify we have allowed for all current statutory regulations and tariffs as at the date of tender. Any changes/increases, including Brexit, will be chargeable. This is reasonable in the circumstances.	Noted. On the basis of any specific proposed changes that an experienced and competent contractor would be currently aware of have been included.	Agreed		
9. We can provide access through Woollard Street for the tenant at the rear. The access will be approximately 3.5m wide, although may be slightly less once boundary lines are surveyed. Note that this access will be disrupted due to the easement required at the front of the site, and also towards the end of the contract while we finish the surfacing.	Noted			No further comment		
10. We note the tender clarification 10, and can confirm we have allowed for PV's to be installed only on sites where specified.	It has become apparent that additional works will be required to meet CFSH 4 - either PV or other items as attached schedule - please price for preferred option.	Noting that only Pentlow Way is being discussed here, although the tender design for Woollard St also excludes PV's, our uplift for installing PV panels on Pentlow way is £20,000.	What is the uplift for Woollard?	Woollard £23,000 Pentlow £20,000		
11. We have allowed for an alternative Balustrade sub-contractor as opposed to the specified Delta Balustrades. Reason: Delta Balustrades have only quoted for part of the balustrading requirements, whereas the alternative sub-contractor has allowed for everything.	Noted			No further comment		
12. Internal doors for flats (Pentlow Way and Woollard Street), we have relied on internal door schedules provided. This includes flat entrance doors, which were also included in the internal door schedules.	General specification for front doors to be met. Withdrawn clarification	We confirm that we have allowed for compliant specification doors.	Noted	No further comment		
13. Due to the absence of landscaping plans for the single sites, budget rates for the have been provided for these soft landscaping requirements.	Withdraw and fix price for stated works.	Confirmed.		No further comment		
14. We have based the costs for the drainage for Stonyshotts on option 1.	Noted. Confirm that investigations to confirm suitability have been allowed for.	Create have advised that they were awaiting clarification on whether the owner of the neighbouring property where the connection in option 1 is being made had stated they would allow access. Option 2 has issues regarding existing services within the pavement, and spatial issues if the manholes and drainage is installed there. If option 1 isn't available now, option 2 would add £7,741 to our tender. This assumes that we would not need to divert any services, and that no special ground retention measures are required.	Noted on the basis of option 1	No further comment		
15. We assume the client will arrange permissions for drainage works in private properties where required.	Where the properties are in the ownership of the client permission will be granted. All costs to complete the works should be included.	We confirm we have allowed for all construction works associated with installing the drainage, although we are unable to identify if any of the affected properties are privately owned. However, we had a discussion with Create and they advised that the only connection in a private garden was on Stonyshotts, hence two foul drainage options. Please confirm this is the case. Assuming that the advice from Create is correct, this clarification can be removed, albeit note should be taken of item 14, above.	Noted	No further comment		

16. We have made allowance for connecting into existing drains where shown on the drawings, but note that some details are TBC, to be provided by EFDC. We would wish to review these once issued to confirm our tender allowances are sufficient.	Fixed price to be provided. Please clarify which sites this refers to and that all investigations have been included.	This particularly applies to Thatchers Close, where the connection is far below the level of the pipe as it enters the garden of the neighbouring property. Create advise that they were waiting on further information to finalise the drainage design within the garden, but that their thoughts are that a back drop manhole (probably 2nr) will be required between the point the pipe crosses the boundary fence and where it connects into the existing drainage. Further, they advise that the drainage must run through two separate retaining walls, something else which isn't able to be determined from the tender information. Obviously all of this would be an additional cost on tenders, and we assume this would be additional to all tenderers. Please advise how this matter on this site is to be dealt with.	Please provide a fixed price for connecting the drainage on the basis of the proposal that you have stated.	As discussed, due to Thatchers Close being omitted from the contract, this item doesn't need costing		
17. We note that the diversion works for Pentlow Way are deemed to be included in our contractual programme, however without engaging with UKPN we have no way to determine the impact on our construction programme. We would wish to discuss this issue further should our tender be of interest.	Any delays by stats would be dealt with under the standard provisions of the JCT DB contract.	Noted.		No further comment		
18. We assume the references to CFSH and CFSH assessors is an error, and we make no allowance for complying with these requirements.	The standards are a client requirement, independent certification that the standard would have been met is required.	The Code for Sustainable Homes has now been withdrawn and has been replaced by new national technical standards which comprise new additional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations). These additional options (which are comparable with the requirements for the former Code for Sustainable Homes Level 4) are now covered by Planning conditions and Building regulations. We will meet these new requirements within our tender.	The client requires an independent verification that CFSH Level 4 has been met.	To provide independent verification reports adds £2,500 to our tender.		
19. We note the requirement for 6.5.1 insurance to comply with the ER's. However, the works on the majority of sites presents almost no risk to neighbouring parties. The piling for Pentlow way has risks involved due to the sewer below and we would advise taking out a policy for this site. We can provide this at additional cost of £7,500. Should the client require any other sites to be covered, we can provide a quote for consideration.	Noted.			+ £ 7,500		
20. As discussed during the mid-tender meeting, the engineer hasn't specified any pile sleeves on Pentlow. However, we would expect that Thames Water would insist on this, and we have allowed a provisional sum of £20,000 at this time.	Fix price, remove clarification	To provide a fixed cost, we need to allow a risk contingency, which adds £10,000 to our tender to remove this clarification.	Noted	+ £10,000		
21. We assume the contract will be the same as that agreed previously on EFDC 4.1.	As tender documents. Noted.	Agreed		No further comment		
22. We assume the client will submit applications for easements and diversions.	The applications should by the contractor.	We were advised that Airey Miller are submitting all applications for easements and diversions prior to contractors starting on site. All statutory diversions known on all sites have been highlighted by AM and allowances made accordingly with Provisional Sums. If there are additional statutory requirements, we will need to review our programme and costs for statutory works, liaison and management.	Pre application advise and liaison has been sought with Thames Water in producing the tender designs. Building control standard drawings are generally required by Thames Water with the applications which is not yet produced. Please review and include.	We have allowed to provide all drawings and documentation for the client to submit in support of their application. Any Thames Water charges, fees, bonds etc have not been included		
23. We have not received any S106 documents and would wish to review these prior to confirming inclusion within the contract documents.	Not required. Noted			No further comment		
24. We allow for a UXO watching brief on Pentlow Way. We make no allowance for any UXO discoveries.	Noted			No further comment		
25. We note the various site investigations and remediation strategies provided, and comment as below. Our rate for contaminated soil disposal generally is £450/m3. This reduces to £375/m3 where no asbestos has been detected.	Noted. Invoices and waste transfer notes would be required.			No further comment		
26. Pick Hill The SI states that asbestos was found in the natural soils, but views this as cross contamination from the overlying made ground. However, the same report also states that no asbestos was detected in the made ground sample taken. Further, only one sample location was tested for contaminants, therefore a true reflection of the site is difficult to determine at this stage. We therefore allow a provisional quantity of 20m3 for asbestos and 20m3 for all other contaminated soil.	£16500 allowed within tender			No further comment		
27. Woollard Street Various contaminants were found within the made ground, although asbestos wasn't detected on this site. Due to the quantities of made ground involved, we believe that pricing the all of the made ground removal as contaminated would be uneconomical, and would propose to carry out further sampling on site. We therefore allow a provisional quantity of 50m3. Aside from this, we note the kerosene present in WS01. We allow a provisional sum of £5,000 for dealing with this specific hotspot. Finally, we note the recommendation for testing below the existing substation after it has been removed. We allow for this testing, but not for any new contamination found.	£23750 allowed			No further comment		
28. Brome field The SI advises that asbestos was found in made ground samples from WS01, WS03, and TP01. Lead was found in made ground samples from WS01 and WS02. These sample locations cover the majority of the proposed site location, therefore contamination could be assumed to be widespread. We allow a provisional quantity of 30m3 for asbestos contamination and 20m3 of lead and other contaminants.	£21000 allowed			No further comment		

29. Stonyshotts The SI advises that beryllium was found in samples from TP01 and TP02. No other contaminants were found to be above action levels. As the sample locations are at opposite ends of the site, with other trial holes located between, we can assume that TP01 and TP02 represented hotspots. We allow a provisional quantity of 20m3 of contaminated soil.	£7500 allowed				No further comment		
30. Wrangley The SI advises that lead was found in a samples WS02. No other contaminants were found to be above action levels. Due to this individual sample location, we can assume that WS02 represents a hotspot. We allow a provisional quantity of 15m3 of contaminated soil.	£5625 allowed				No further comment		
32 We have not allowed for any diversion of BT cables to Pick Hill	Noted				No further comment		
33 We allow the following provisional sums for the works by the various stats companies; £346,659 - scheduled by site and utility	Includes £12,000 BWIC. Please confirm sewer connection costs have been included in general costs.	Confirmed.			No further comment		
34 Shingle. A build over agreement is required for this site. TBC by Client, not TSG	Build over licence to be dealt with by contractor. Remove caveat.	As with the easements and diversions, we understood build-over agreements would be dealt with by the client. If this is not the case, we would need to review our programme and tender costs prior to confirming if there is any effect.	Pre application advise and liaison has been sought with Thames Water in producing the tender designs. Building control standard drawings are generally required by Thames Water with the applications which is not yet produced. Please review and include.	We have allowed to provide all drawings and documentation for the client to submit in support of their application. Any Thames Water charges, fees, bonds etc have not been included			
35 Bromfield. Gas main to perimeter of site is not included to be diverted	Noted				No further comment		
36 Pentlow. A build over agreement is required for this site. TBC by Client, not TSG	Build over licence to be dealt with by contractor. Remove caveat	The same answer for Shingle also applies here. Pentlow Way is far more critical than Shingle Court with regards to programme. Being one of the large sites, it determines the overall duration of the programme. Submitting application for a build over agreement after appointment may have an impact on programme and costs.	Pre application advise and liaison has been sought with Thames Water in producing the tender designs. A line and level survey and the deed has been requested by TW and is underway. Building control standard drawings are generally required by Thames Water with the applications which is not yet produced. Please review and include.	We have allowed to provide all drawings and documentation for the client to submit in support of their application. Any Thames Water charges, fees, bonds etc have not been included			
37 The revised clarification log sent 7/8/20 did not include any quotes, approvals etc	Noted - stats as point 33				No further comment		
38 We assume The Multi Site and Single Site tenders will both be awarded to the same contractor. We have priced on this basis. The prices are subject to review if they are not awarded on this basis.	Noted. It is possible that a site may be omitted due to planning issues.	If one of the smaller sites was omitted it wouldn't affect our tender. However, if either Pentlow Way or Woollard St. was omitted we would have to review our tender as these are the two major sites which attract the largest Preliminaries costs which help cover the other smaller sites. Also the profit margin/overheads would have to be reviewed.	Due to planning, Thatchers Close is likely to be omitted, please confirm the costs to omit this site.	- £305,288.31. This is the saving once subcontractor and main contract prelims have been re-distributed among the remaining sites.	All the single sites will now be omitted and Pick Hill issued separately leaving Pentlow and Woollard. Confirm the cost implications for this.	The revised CSA for these three sites is enclosed. The tender acceptance is extended to 3 March 2021	
39 Please provide a break down of the Preliminaries figure			New item	To follow in due course, as discussed, if required.			

Appendix D

Proposed Client Side Control Budget

Appendix D
Epping District Council
Client Side Control Budget
22/10/2020

AIREMILLER

Ref.	TSG QUALIFICATION	Risk	Suggested Client side Control Budget
2	2. We make no allowance for dealing with bats found roosting on site.		£18,000
8	8. We have allowed for current statutory regulation and trade tariffs only.		£50,000
15	15. We assume the client will arrange permissions for drainage works in private properties where required.		£5,000
19	19. We note the requirement for 6.5.1 insurance to comply with the ER's. However, the works on the majority of sites presents almost no risk to neighbouring parties. The piling for Pentlow way has risks involved due to the sewer below and we would advise taking out a policy for this site. We can provide this at additional cost of £7,500. Should the client require any other sites to be covered, we can provide a quote for consideration.		£45,000
22	22. We assume the client will submit applications for easements and diversions. 34 Shingle Build over agreement TW charges. 36 Pentlow TW charges.		£35,000
25	25. We note the various site investigations and remediation strategies provided, and comment as below. Our rate for contaminated soil disposal generally is £450/m3. This reduces to £375/m3 where no asbestos has been detected. (note extra over the £53,750 within tender sum)		£70,000
33	33 We allow the following provisional sums for the works by the various stats companies; Extra to allowance within Contractor Provisional Sum Summary - scheduled by site and utility . Extra over for potential quote variances.		£35,000
	Airey Miller - General client side cashflow contingency for potential Covid 19 or Brexit costs		£100,000
Total Client side control Fund			£358,000

Appendix E

Contractor Provisional Sum Summary

Appendix E**Epping Forest District Council - Phase 4.3****Contractor Provisional Sum Summary (Included Within Contract Price)****22/10/2020**

AIREMILLER

Statutory Works	Gas	Water	Electric	BT	Thames Water	Sub Station	BWIC	Total From CSA
Pentlow	£ 9,204	£ 11,220	£ 5,518	£ 7,770	£ 2,366	£ 64,893	£ 2,000	£ 102,971
Pick Hill	£ 7,310	£ 13,230	£ 12,178	£ 6,344	£ 11,046	£ -	£ 2,000	£ 52,108
Woollard	£ 17,041	£ 6,190	£ 11,000	£ 6,344	£ -	£ -	£ 2,001	£ 42,576
Total	£ 33,555	£ 30,640	£ 28,696	£ 20,458	£ 13,412	£ 64,893	£ 6,001	£ 197,655

Contamination	Contractor Provisional Sums	Total
Pentlow	Pile sleeves - fixed price from post tender clarifications	£ 9,000
Pick Hill	Muck away; ASBESTOS CONTAMINATED	£ 7,500
Pick Hill	Muck away; OTHER CONTAMINATED	£ 18,750
Woollard	Muck away; OTHER CONTAMINATED	£ 5,000
Woollard	Kerosene hot spot	£ 13,500
Total		£ 53,750

Appendix F

Experian Credit Check

03908728 : T.S.G. BUILDING SERVICES PLC

Score 100	Risk Very Low Risk	Credit Limit £890,000	Credit Rating £300,000
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Company Summary

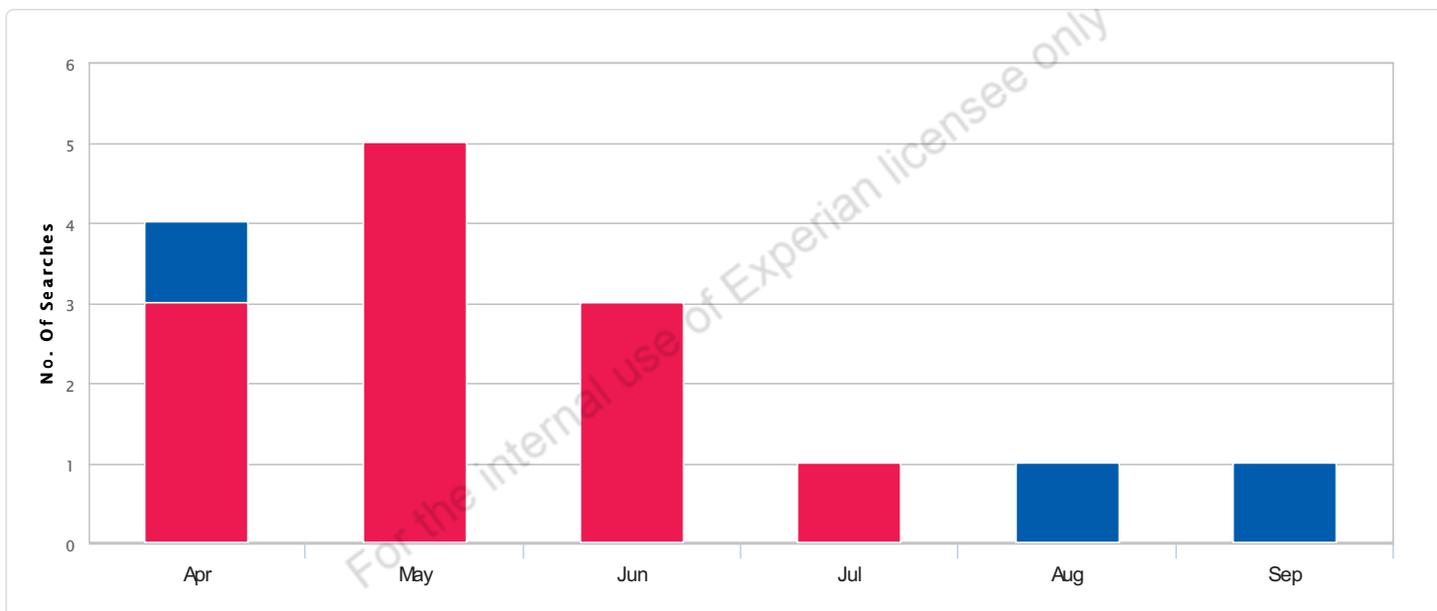
Company Name	T.S.G. BUILDING SERVICES PLC		
Registration Number	03908728		
Registered Office	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, POTTERS BAR, HERTFORDSHIRE, EN6 3JN		
Date of Incorporation	18 Jan 2000		
Latest Annual Return	11 Dec 2019	Accounts Reference Date	31 Mar
Date Accounts Lodged	31 Oct 2019	Issued Capital	17,820
Latest Filed Accounts Date	30 Apr 2019	Next Accounts Due Date	30 Sep 2020
Company Type	Public Limited English/Welsh Company		
Type of Accounts	Full Accounts		
Trading Address	TSG House, Cranborne Road, POTTERS BAR, Hertfordshire, EN6 3JN		
Telephone Number	01707 800361		
Auditor Comment	No		
Principal Activities	WAS THAT OF THE PROVISION OF BUILDING SERVICES TO SOCIAL HOUSING GROUPS.		
UK SIC Code(s)	4521 : General Cons. Of Buildings And Civil Eng Works		
Parent	11812085 : WP GROUP HOLDINGS LTD		
Ultimate Holding Co			
Website Address	www.tsgplc.co.uk		

Identity History

Previous Value	Last Active	Type
TSG HOUSE CRANBOURNE INDUSTRIAL ESTATE POTTERS BAR HERTS EN6 3JN	26 Sep 2014	A

Key: N = Name Change, A = Address Change

Search History



Change History

Event	Description	Time
Days Beyond Term Change	Payment Performance has decreased from 44 to 43 days beyond terms.	31 Aug 2020
Days Beyond Term Change	Payment Performance has increased from 35 to 44 days beyond terms.	03 Aug 2020
Days Beyond Term Change	Payment Performance has decreased from 36 to 35 days beyond terms.	27 Jul 2020
Days Beyond Term Change	Payment Performance has decreased from 37 to 36 days beyond terms.	13 Jul 2020
Days Beyond Term Change	Payment Performance has increased from 29 to 37 days beyond terms.	06 Jul 2020
Days Beyond Term Change	Payment Performance has decreased from 31 to 29 days beyond terms.	22 Jun 2020
Days Beyond Term Change	Payment Performance has increased from 26 to 31 days beyond terms.	08 Jun 2020
Days Beyond Term Change	Payment Performance has decreased from 30 to 26 days beyond terms.	04 May 2020
Days Beyond Term Change	Payment Performance has decreased from 32 to 30 days beyond terms.	06 Apr 2020
Days Beyond Term Change	Payment Performance has increased from 20 to 32 days beyond terms.	09 Mar 2020
Days Beyond Term Change	Payment Performance has decreased from 21 to 20 days beyond terms.	10 Feb 2020
Days Beyond Term Change	Payment Performance has decreased from 26 to 21 days beyond terms.	03 Feb 2020
Days Beyond Term Change	Payment Performance has decreased from 33 to 26 days beyond terms.	06 Jan 2020
Parent / UHC change	There have been changes relating to the Parent/Ultimate Holding Company of this business.	20 Dec 2019
Annual return filed	The latest annual return for this business has now been filed at Companies House.	14 Dec 2019
Days Beyond Term Change	Payment Performance has decreased from 41 to 33 days beyond terms.	09 Dec 2019
New credit report	A new credit report is available for this business.	28 Nov 2019

Event	Description	Time
Delphi Credit Change	The Credit Rating has changed from £270,000 to £300,000 and Credit Limit has changed from £800,000 to £890,000.	28 Nov 2019
Days Beyond Term Change	Payment Performance has increased from 40 to 41 days beyond terms.	04 Nov 2019
Accounts filed	The latest accounts for this business have now been filed at Companies House.	03 Nov 2019
Delphi Score Change	The Credit Risk Score has changed from 80 to 100 and the Credit Risk Band has moved from Below Average Risk to Very Low Risk.	03 Nov 2019
Delphi Credit Change	The Credit Rating has changed from £210,000 to £270,000 and Credit Limit has changed from £430,000 to £800,000.	03 Nov 2019
Delphi Score Change	The Credit Risk Score has changed from 100 to 80 and the Credit Risk Band has moved from Very Low Risk to Below Average Risk.	16 Oct 2019
Delphi Credit Change	The Credit Rating has changed from £270,000 to £210,000 and Credit Limit has changed from £800,000 to £430,000.	16 Oct 2019
Accounts filing is late	The next accounts due for this business are late.	16 Oct 2019
Days Beyond Term Change	Payment Performance has increased from 37 to 40 days beyond terms.	07 Oct 2019
Accounts filing maybe late	The next accounts due for this business appear to be late based on the current filing date.	01 Oct 2019
Days Beyond Term Change	Payment Performance has increased from 26 to 37 days beyond terms.	02 Sep 2019
Days Beyond Term Change	Payment Performance has increased from 17 to 26 days beyond terms.	05 Aug 2019
Days Beyond Term Change	Payment Performance has increased from 16 to 17 days beyond terms.	29 Jul 2019
Days Beyond Term Change	Payment Performance has increased from 15 to 16 days beyond terms.	08 Jul 2019

Mortgages

Summary of Mortgages, Charges and Satisfactions

Total Number of Mortgages / Charges Registered	6
Number Outstanding (Includes Partially Satisfied)	4
Number Satisfied	2
Number Partially Satisfied	0
Date of Latest Mortgage Created	08 Apr 2014
Date of Latest Satisfaction	04 Jul 2014

Details of Mortgages, Charges and Satisfactions

Satisfied Mortgages

Date Charge Registered	17 Aug 2004
Charge Type	RENT DEPOSIT DEED
Latest Form Type	MG02
Date Charge Created	10 Aug 2004
Lender	P & O PROPERTY HOLDINGS LIMITED
Date Fully Satisfied	04 Jul 2014
Details	MONIES FROM TIME TO TIME STANDING TO THE CREDIT OF AN ACCOUNT HELD BY THE LANDLORD SEE THE MORTGAGE CHARGE DOCUMENT FOR FULL DETAILS
Date Charge Registered	26 Jul 2008
Charge Type	DEED OF DEPOSIT

Latest Form Type	MG02
Date Charge Created	24 Jul 2008
Lender	P & O PROPERTY HOLDINGS LIMITED
Date Fully Satisfied	04 Jul 2014
Details	MONIES FROM TIME TO TIME STANDING TO THE CREDIT OF A DEPOSIT ACCOUNT SEE IMAGE FOR FULL DETAILS

Partially Satisfied Mortgages

There were no partially satisfied mortgages in the 20 most recent mortgages.

Unsatisfied Mortgages

Date Charge Registered	11 Apr 2014
Charge Type	MISCELLANEOUS
Latest Form Type	MG01
Date Charge Created	08 Apr 2014
Lender	BARCLAYS BANK PLC ,
Details	CONTAINS FIXED CHARGE.

Date Charge Registered	04 Oct 2011
Charge Type	LEGAL CHARGE
Latest Form Type	MG01
Date Charge Created	16 Sep 2011
Lender	BARCLAYS BANK PLC ,
Details	LAMBDA HOUSE AND LAND ON THE SOUTH EAST SIDE OF CRANBOURNE ROAD POTTERS BAR HERTFORDSHIRE T/NO'S HD159554 AND HD20323

Date Charge Registered	25 Nov 2009
Charge Type	DEED OF CHARGE OVER CREDIT BALANCES
Latest Form Type	MG01
Date Charge Created	13 Nov 2009
Lender	BARCLAYS BANK PLC ,
Details	THE CHARGE CREATES A FIXED CHARGE OVER ALL THE DEPOSIT(S) REFERRED TO IN THE SCHEDULE TO THE FORM 395 (INCLUDING ALL OR ANY PART OF THE MONEY PAYABLE PURSUANT TO SUCH DEPOSIT(S) & THE DEBTS REPRESENTED THEREBY) TOGETHER WITH ALL INTEREST FROM TIME TO TIME ACCRUING THEREON. IT ALSO CREATES AN ASSIGNMENT BY THE CHARGOR FOR THE PURPOSES OF & TO GIVE EFFECT TO THE SECURITY OVER THE RIGHT OF THE CHARGOR TO REQUIRE REPAYMENT OF SUCH DEPOSIT(S) & INTEREST THEREON BARCLAYS BANK P;C RE T.S.G. BUILDING SERVICES PLC BUSINESS BASE RATE TRACKER ACCOUNT A/N 93306909

Date Charge Registered	08 Sep 2004
Charge Type	GUARANTEE & DEBENTURE
Latest Form Type	395
Date Charge Created	25 Aug 2004
Lender	BARCLAYS BANK PLC ,
Details	FIXED AND FLOATING CHARGES OVER THE UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE INCLUDING GOODWILL BOOKDEBTS UNCALLED CAPITAL BUILDINGS FIXTURES FIXED PLANT AND MACHINERY

Similar Businesses

No non-limited businesses have been found with similar names and addresses to this company.

Risk Summary

Score

100

Risk **Very Low Risk - Ok to offer your best terms**

Credit Limit **£890,000**

Credit Limit vs Credit Rating

Credit Rating **£300,000**

[Find out the difference](#)

In our view this company is well able to meet its obligations and should be considered to be a very good credit risk. Remember any company's status and financial strength can change. You should therefore monitor all of your customers.

[Payment Performance information is available for this company.](#)

[Payment Rating service is available for this company.](#)

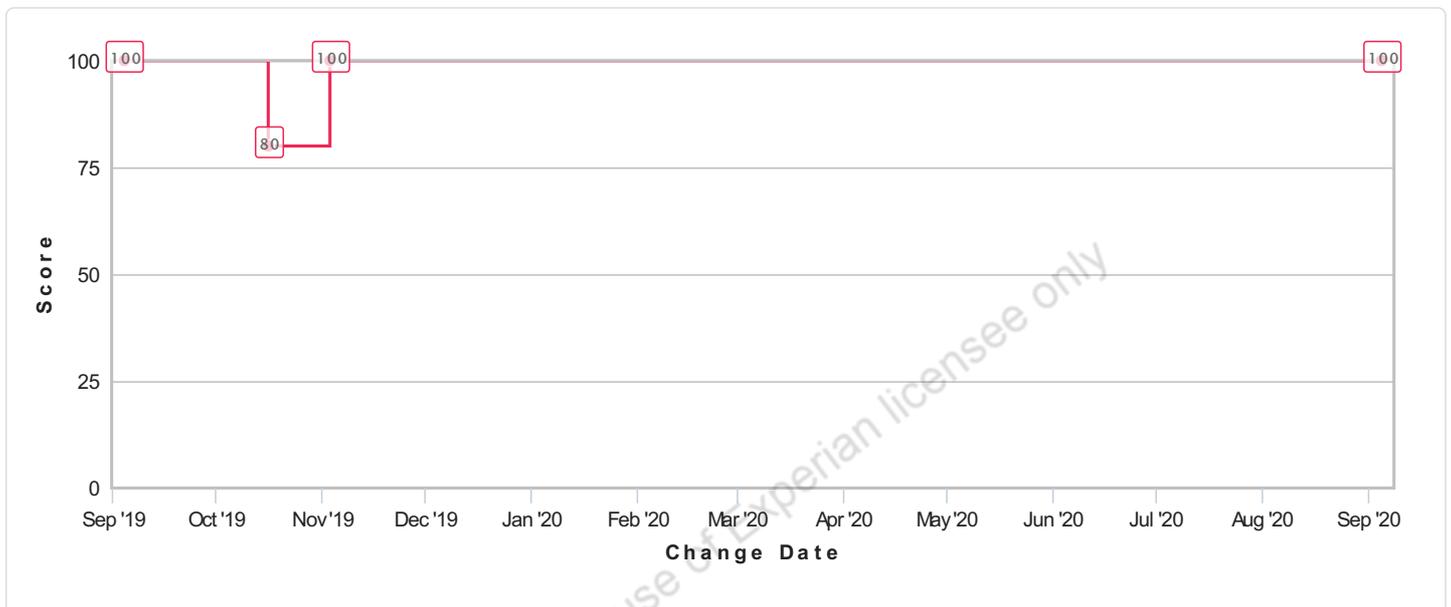
Adverse Credit

In the last 6 years there have been:

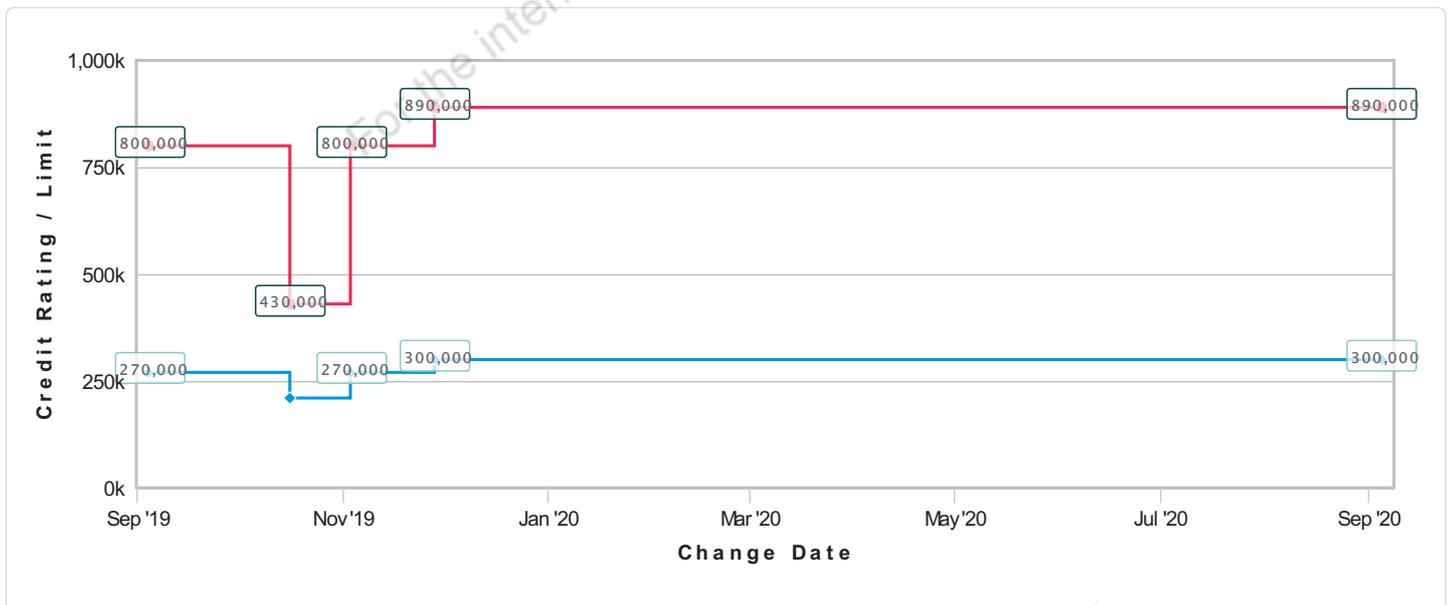
- No CCJs have been issued.

Score History

Score Changes



Credit Limit Changes



Payment Rating

Payment Performance

The Days Beyond Terms (DBT) is the number of days, on average, that a company pays its invoices after payment has become due. This data is collated from sales ledgers and updated on a regular basis to show actual payment behaviour.

A significant increase in the DBT may sometimes be indicative of cash-flow or other trading problems.

Current Performance

Month	Latest (Jul 2020)	Month to Date (Aug 2020)	Monthly Trend
Number of Experiences	26	19	
Days Beyond Term (DBT)	43	62	
Industry DBT	24	22	

Payment Performance History

Years	2019					2020						
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Number of Experiences	29	26	28	26	25	19	20	22	29	31	29	26
Company DBT	36	40	41	33	26	20	32	33	31	28	35	43
Industry DBT	22	22	22	19	22	24	26	26	23	23	22	24

DBT By Size Of Account

Account Size (£)	1-1,000	1,001-10,000	10,001-100,000	100,001+
Days Beyond Term (DBT)	56	73	0	0

Assessment

They pay slower than the industry average

They have 0 accounts placed for collection.

They have 1 outstanding unpaid account(s).

This company pays its main suppliers faster than it pays small creditors

Unpaid Accounts

0 accounts have received no payment for 1 month.

0 accounts have received no payment for 2 months.

1 account have received no payment for 3 or more months.

Financial Summary

Date of Accounts	30 Apr 2017	30 Apr 2018	30 Apr 2019
Accounting Standard	GAAP	GAAP	GAAP
Currency	GBP	GBP	GBP
Number of Weeks	52	52	52
Profit & Loss Account			
Turnover	32,615,704	36,039,453	41,019,691
Pre-Tax Profit	2,057,151	2,069,786	1,507,073
Balance Sheet			
Total Fixed/Non Current Assets	1,161,347	1,645,036	1,645,101

Total Current Assets	10,858,001	14,579,428	14,375,743
Total Current Liabilities	6,371,672	8,487,703	8,333,187
Total Long Term Liabilities	144,125	104,080	2,884,542
Total Provisions	37,493	130,563	103,543
Total Net Worth (excludes intangible fixed assets)	5,466,058	7,502,118	4,699,572

Indicators

Debtors	8,340,095	11,226,487	10,993,917
Trade Debtors (if disclosed)	5,668,712	6,867,468	6,958,745
Working Capital	4,486,329	6,091,725	6,042,556
Acid Ratio	1.69	1.70	1.71
Auditor Comment	No	No	No

Profit And Loss

Date of Accounts	30 Apr 2017	30 Apr 2018	30 Apr 2019
Accounting Standard	GAAP	GAAP	GAAP
Consolidated	No	No	No
Currency	GBP	GBP	GBP
Number of Weeks	52	52	52
Auditor Comment	No	No	No

Turnover	32,615,704	36,039,453	41,019,691
Home Nation	-	-	-
Export (UK GAAP)	-	-	-
Cost of Sales	26,492,924	29,432,933	34,541,784
Exceptional Items (UK GAAP)	0	0	0
Other Direct Items	0	0	0
Total Expenses	-	-	-
Gross Profit	6,122,780	6,606,520	6,477,907
Other Operating Expenses	4,052,015	4,609,350	4,876,104
Other Operating Income	10,274	10,032	46,439
Exceptional Items (UK GAAP)	0	0	0
Operating Profit	2,081,039	2,007,202	1,648,242
Other Income/Expenses	0	75,000	0
Interest Receivable	2,523	3,054	8,976
Interest Payable	26,411	15,470	150,145
To Bank	10,535	9,792	-
On Hire Purchase	-	-	-
On Leasing	-	-	-
Other	15,876	5,678	150,145
Exceptional Items (UK GAAP)	0	0	0
Pre-Tax Profit	2,057,151	2,069,786	1,507,073

Taxation	438,504	407,946	289,619
Profit After Tax	1,618,647	1,661,840	1,217,454
Extraordinary Items	0	0	0
Dividends (UK GAAP)	0	0	0
Retained Profit	1,618,647	1,661,840	1,217,454

Balance Sheets

Date of Accounts	30 Apr 2017	30 Apr 2018	30 Apr 2019
Accounting Standard	GAAP	GAAP	GAAP
Consolidated	No	No	No
Currency	GBP	GBP	GBP
Number of Weeks	52	52	52
<input type="checkbox"/> Tangible Fixed Assets	986,347	1,395,036	1,395,101
Land & Buildings	788,000	1,250,000	1,250,000
Freehold	788,000	1,250,000	1,250,000
Leasehold	0	0	0
Fixtures & Fittings	7,400	6,475	7,280
Plant & Vehicles	190,947	138,561	137,821
Plant	92,186	83,009	88,417
Vehicles	98,761	55,552	49,404
Other Tangible Assets	0	0	0
Intangible Fixed Assets	0	0	0
Other Non-Current Assets	175,000	250,000	250,000
Total Fixed/Non Current Assets	1,161,347	1,645,036	1,645,101
<input type="checkbox"/> Stocks	60,097	111,945	123,651
Raw Material/Stocks	60,097	111,945	123,651
Work In Progress	0	0	0
Finished Goods	0	0	0
<input type="checkbox"/> Trade-Debtors	8,340,095	11,226,487	10,993,917
Account Receivable / Trade Debtors	5,668,712	6,867,468	6,958,745
Group Loans (UK GAAP)	-	-	2,719,325
Director Loans (UK GAAP)	-	-	-
Other Debtors	2,671,383	4,359,019	1,315,847
Cash	2,457,809	3,240,996	3,258,175
Misc Current Assets	0	0	0
Total Current Assets	10,858,001	14,579,428	14,375,743
<input type="checkbox"/> Creditors	6,137,743	8,329,171	7,664,609
Accounts Payable / Trade Creditors	5,258,091	7,139,715	6,864,512
Group Loans (UK GAAP)	-	-	-
Director Loans (UK GAAP)	-	-	-
Accruals / Deferred Income	280,428	211,172	188,216
Other Taxation / Social Security	341,109	798,394	295,242

Taxation Payable	258,115	179,890	316,639
Other Current	-	-	-
Financial Current Liabilities	37,493	39,233	41,376
Bank Overdraft	-	-	-
Finance Lease / Hire Purchase	-	-	-
Finance Lease	-	-	-
Hire Purchase	-	-	-
Other Short Term Loans	37,493	39,233	41,376
Grants	-	-	-
Other Current Liabilities	196,436	119,299	627,202
Dividends (UK GAPP Only)	-	-	-
Total Current Liabilities	6,371,672	8,487,703	8,333,187
Total Assets minus Current Liabilities	5,647,676	7,736,761	7,687,657
Financial Long Term Liabilities	144,125	104,080	2,884,542
Finance Lease / Hire Purchase	0	0	0
Finance Lease	0	0	0
Hire Purchase	0	0	0
Other Long Term Liabilities	0	0	0
Subsidiary / Associate / Joint	-	-	-
Group Loans (UK GAAP)	0	0	0
Director Loans (UK GAAP)	0	0	0
Accruals	0	0	0
Total Long Term Liabilities	144,125	104,080	2,884,542
Total Liabilities	6,515,797	8,591,783	11,217,729
Total Provisions	37,493	130,563	103,543
Deferred Taxation	37,493	130,563	103,543
Pension	0	0	0
Other Provisions	0	0	0
Minority Interests	0	0	0
Net Assets	5,466,058	7,502,118	4,699,572
Share Capital	54,000	54,000	17,820
Ordinary Shares	54,000	54,000	17,820
Preference Shares (UK GAAP)	0	0	0
Other Issued Capital	0	0	0
Share Premium Accounts	0	0	0
Profit And Loss Account Reserves	5,364,635	7,026,475	4,223,929
Revaluation Reserves	41,423	415,643	415,643
Other Reserves	6,000	6,000	42,180
Shareholders Funds	5,466,058	7,502,118	4,699,572
Capital Employed	5,647,676	7,736,761	7,687,657
Net Worth	5,466,058	7,502,118	4,699,572
Working Capital	4,486,329	6,091,725	6,042,556

Contingent Liabilities	No	No	No
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Cashflow

Date of Accounts	30 Apr 2017	30 Apr 2018	30 Apr 2019
Accounting Standard	GAAP	GAAP	GAAP
Consolidated	No	No	No
Currency	GBP	GBP	GBP
Number of Weeks	52	52	52
Cashflow From Operating Activities	224,620	838,549	1,313,856
Cashflow From Return on Investment	-73,079	-17,057	-59,282
Cashflow From Taxation	0	0	0
Cashflow From Capital Expenditure	0	0	0
Cashflow From Acquisitions And Disposals	0	0	0
Cashflow From Equity Dividends Paid	0	0	0
Cashflow From Management Of Liquid Resources	0	0	0
Cashflow Before Financing	151,541	821,492	1,254,574
Cashflow From Financing	-37,034	-38,305	-1,237,395
Increase in Cash	114,507	783,187	17,179

Financial Notes

Date of Accounts	30 Apr 2017	30 Apr 2018	30 Apr 2019
Accounting Standard	GAAP	GAAP	GAAP
Consolidated	No	No	No
Currency	GBP	GBP	GBP
Number of Weeks	52	52	52

Auditor Information

Auditor / Accountant Name	NEWTON & GARNER LIMITED	NEWTON & GARNER LIMITED	NEWTON & GARNER LIMITED
Auditor Status	-	-	-
Auditor Comment	No	No	No
Audit Fees	19,500	21,000	21,000
Non-Audit Fees	-	-	-

Disclosure Items

Dividends Payable	-	-	-
Number of Employees	250	259	270
⊕ Employees' Remuneration	8,915,746	9,969,851	10,565,787
Wage	7,985,202	8,994,398	9,454,828
Social Security	843,586	861,116	921,637
Pension Costs	86,958	114,337	189,322
Other Costs	0	0	0
⊕ Directors' Remuneration	762,536	798,804	446,331

Emolument / Fees	-	-	407,975
Pension Costs	47,762	78,450	38,356
Other Costs	714,774	720,354	0
Highest Paid Director	149,636	160,006	105,831
Depreciation Charge	75,878	72,080	67,727
Amortisation Charges	-	-	-
Impairment Charges	-	-	-
Charitable Giving Value	-	-	-

Ratios

Year	30 Apr 2017	30 Apr 2018	30 Apr 2019
Pre-Tax Profit/Sales (%)	6.31	5.74	3.67
Pre-Tax Profit/Capital Employed (%)	36.42	26.75	19.60
Pre-Tax Profit/Total Assets (%)	17.12	12.76	9.41
Pre-Tax Profit/Shareholders Funds (%)	37.64	27.59	32.07
Sales/Tangible Assets (%)	33.07	25.83	29.40
Working Capital/Sales (%)	13.76	16.90	14.73
Stock Turnover	542.72	321.94	331.74
Debtor Days	63.44	69.55	61.92
Acid Ratio	1.69	1.70	1.71
Current Ratio	1.70	1.72	1.73
Creditors/Debtors	0.93	1.04	0.99
Interest Cover	77.89	133.79	10.04
Total Debt/Net Worth (%)	3.32	1.91	62.26
Shareholders Funds/Total Assets (%)	45.48	46.24	29.33
Long Term Debt/Net Worth (%)	2.64	1.39	61.38
Average Employee Remuneration (£)	35,663	38,494	39,133
Wages/Sales (%)	27	28	26
Pre-Tax Profit Per Employee (£)	8,229	7,991	5,582
Sales Per Employee (£)	130,463	139,148	151,925
Capital Employed Per Employee (£)	22,591	29,872	28,473
Total Fixed Assets Per Employee (£)	3,945	5,386	5,167
Total Assets Per Employee (£)	48,077	62,643	59,336

Growth

	Over 2 Years %	Over 1 Years %
Turnover	26	14
Pre-Tax Profit	-27	-27
Retained Profit	-25	-27

	Over 2 Years %	Over 1 Years %
Directors' Remuneration	-41	-44
Number Of Employees	8	4
Employees' Remuneration	19	6
Tangible Fixed Assets	41	0
Total Fixed Assets	42	0
Stocks	106	10
Debtors	32	-2
Cash	33	1
Total Current Assets	32	-1
Total Assets	33	-1
Creditors	25	-8
Short Term Loans	10	5
Total Current Liabilities	31	-2
Long Term Loans	1901	2671
Total Long Term Liabilities	1901	2671
Shareholders Funds	-14	-37
Net Worth	-14	-37
Capital Employed	36	-1

Industry Comparison

Year	Company 30 Apr 2019	Industry Averages		
		Lower	Median	Upper
		-	-	-
PERFORMANCE				
Return On Capital (%)	19.60	-0.80	10.40	61.80
Return On Assets (%)	9.41	-2.70	3.60	24.80
Pre-Tax Profit	3.67	-0.60	6.70	33.90
Return on Shareholders Funds	32.07	-0.10	16.10	76.00
Sales (£)	41,019,691	38,993	566,643	11,383,311
Year-on-Year in Sales	26.00	-10.70	3.20	19.40
EFFICIENCY				
Stock Turnover	331.74	6.60	18.80	97.90
Credit Period (Days)	61.92	0.00	21.60	59.60
Sales / Tangible Assets	29.40	5.00	24.20	106.00
Sales / Total Assets	2.56	52.30	148.90	338.30
LIQUIDITY				
Acid Ratio	1.71	0.50	1.20	2.60
Current Ratio	1.73	0.80	1.30	2.90
Creditors/Debtors	0.99	0.00	0.20	0.70
Interest Cover	10.04	-1.00	1.60	23.60

	Company	Industry Averages		
		Lower	Median	Upper
Year	30 Apr 2019	-	-	-
CAPITAL STRUCTURE				
Equity Gearing (%)	29.33	8.80	63.80	100.00
Debt Gearing (%)	61.38	0.00	0.00	0.00
EMPLOYEE				
Employees' Remuneration	10,565,787	83,450	1,649,183	6,107,810
Directors' Remuneration	446,331	24,522	167,308	500,475
Number of Employees	270.00	1.00	1.00	2.00
Tangible Assets Per Employee (£)	5,167.00	0.00	236.00	1,847.00
Wages/Sales (%)	25.76	2.30	21.10	45.80
Average Employee Remuneration (£)	39,133.00	25,301.60	39,706.80	63,403.50
Pre-Tax Profit Per Employee (£)	5,582.00	-1,367.00	5,030.10	24,954.20
Sales Per Employee (£)	151,925.00	46,395.20	115,734.30	256,195.40
Capital Employed Per Employee (£)	28,473.00	460.00	9,172.70	40,867.80
Total Assets Per Employee (£)	59,336.00	10,051.00	28,711.00	80,074.70
OTHER				
Working Capital / Sales	14.73	0.00	10.20	46.90
Total Gross Assets (£)	16,020,844	100	15,407	93,571
Borrowing Ratio (%)	62.26	0.00	0.00	0.00

Parent Companies

Parent Company: [11812085 : WP GROUP HOLDINGS LTD](#)

Ultimate Holding Company:

Group Structure

Trading Companies	3
Non-Trading Companies	4
Dissolved Companies	0
Total Companies	7
Company Registration Number & Name	Turnover Net Worth
38 11812085 - WP GROUP HOLDINGS LTD	- -
N 10618678 - HAVEN DIRECT LIMITED	- £1
N 10618943 - HAVEN HEATING LIMITED	- £1
N 10928255 - HAVEN HOME SOLUTIONS LIMITED	- £1
N 10616902 - HAVEN ONLINE LIMITED	- £1
25 09727451 - SWIFT CONTACT LIMITED	- £7,473
100 03908728 - T.S.G. BUILDING SERVICES PLC	£41,019,691 £4,699,572

Shareholders

SHARE CAPITAL STRUCTURE NON-QUOTED

Class of Shares	Par Value	Number of Shares	Currency	Issued Capital
Ordinary	1.00	17820	GBP	17,820

SHAREHOLDERS NON-QUOTED

Shareholder's Name	Class of Shares	Joint Shareholder	Number Of Shares	Currency	Issued Capital
(11812085) WP GROUP HOLDINGS LTD	Ordinary	No	17820	GBP	17,820

Current Directors

Secretaries

[ROBERT JOSEPH
GLENDINNING](#)

Appointment Date	24 Mar 2014
Date of Birth	20 Dec 1969
Position	
Occupation	CHARTERED MANAGEMENT ACCOUNTANT
Address	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, POTTERS BAR, HERTS, EN6 3JN
Current Appointments	8

Directors

[ROBERT JOSEPH
GLENDINNING](#)

Appointment Date	01 May 2015
Date of Birth	20 Dec 1969
Position	
Occupation	CHARTERED MANAGEMENT ACCOUNTANT
Address	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, POTTERS BAR, HERTS, EN6 3JN
Current Appointments	8

[JOHN PHILIP HOLLOWAY](#)

Appointment Date	01 Sep 2006
Date of Birth	21 May 1947
Position	CONTRACTS DIRECTOR
Occupation	CONTRACTS DIRECTOR
Address	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, POTTERS BAR, HERTS, EN6 3JN
Current Appointments	1

[ADAM JAMES THRUSSELL](#)

Appointment Date	01 Sep 2007
Date of Birth	16 Jan 1979
Position	
Occupation	MANAGING DIRECTOR
Address	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, POTTERS BAR, HERTS, EN6 3JN
Current Appointments	2

[STEPHEN JAMES GWYNN](#)

Appointment Date	01 Aug 2009
Date of Birth	04 Oct 1957
Position	
Occupation	SURVEYOR
Address	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, POTTERS BAR, HERTS, EN6 3JN

Current Appointments	1
BRYAN LLOYD REES	
Appointment Date	01 Aug 2013
Date of Birth	03 Jan 1968
Position	
Occupation	CONSTRUCTION DIRECTOR
Address	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, POTTERS BAR, HERTS, EN6 3JN
Current Appointments	1

Resigned Directors

Secretaries

PAUL FRANCIS BRIGDEN			
Appointment Date	01 Feb 2000	Resignation Date	24 Mar 2014
Date of Birth	28 Aug 1951		
Position			
Occupation			
Address	THE HAWTHORNES, WARESIDE, WARE, HERTS, SG12 7RL		
Current Appointments	3		

Directors

STEPHEN ANDREW WALSH			
Appointment Date	01 May 2006	Resignation Date	12 Aug 2013
Date of Birth	09 Mar 1963		
Position	CONSTRUCTION DIRECTOR		
Occupation	CONSTRUCTION DIRECTOR		
Address	57, THE PARK, ST ALBANS, HERTS, AL1 4RX		
Current Appointments	0		

RODERICK PETER THRUSSELL			
Appointment Date	01 Feb 2000	Resignation Date	26 Nov 2013
Date of Birth	09 May 1948		
Position	MANAGING DIRECTOR		
Occupation	MANAGING DIRECTOR		
Address	34, THE RIDGEWAY, CUFFLEY, POTTERS BAR, HERTS, EN6 4AX		
Current Appointments	0		

STEWART CHARLES ATTERSALL			
Appointment Date	01 Sep 2007	Resignation Date	28 Feb 2014
Date of Birth	20 Aug 1957		
Position			
Occupation	CONTRACTS DIRECTOR		
Address	17, BLUEBELL DRIVE, CHESHUNT, WALTHAM CROSS, HERTS, EN7 6SA		
Current Appointments	0		

BENJAMIN PETER THRUSSELL			
Appointment Date	01 Feb 2000	Resignation Date	08 May 2018

Date of Birth	21 Mar 1976
Position	
Occupation	MANAGING DIRECTOR
Address	51, HOMEWOOD AVENUE, CUFFLEY, POTTERS BAR, HERTS, EN6 4QQ
Current Appointments	0

CAROLINE ANNE
THRUSSELL

Appointment Date	24 Jan 2014	Resignation Date	08 May 2018
Date of Birth	26 Jun 1953		
Position			
Occupation	CHAIRMAN		
Address	110, BROOKMANS AVENUE, BROOKMANS PARK, HATFIELD, HERTS, AL9 7QQ		
Current Appointments	0		