

# Committee Agenda



**Epping Forest  
District Council**

## ***Council Housebuilding Cabinet Committee Tuesday, 8th December, 2020***

You are invited to attend the next meeting of **Council Housebuilding Cabinet Committee**, which will be held at:

**Virtual Meeting on Zoom  
on Tuesday, 8th December, 2020  
at 5.00 pm .**

**Georgina Blakemore  
Chief Executive**

**Democratic Services  
Officer**

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### **Members:**

Councillors H Whitbread (Chairman), N Avey, N Bedford, A Patel and J Philip

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## **PLEASE NOTE THE START TIME OF 5PM**

### **WEBCASTING/FILMING NOTICE (VIRTUAL MEETINGS)**

**Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The meeting may also be otherwise filmed by third parties with the Chairman's permission.**

**You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.**

**Therefore participating in this virtual meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should ensure that their video setting throughout the virtual meeting is turned off and set to audio only.**

**In the event that technical difficulties interrupt this virtual meeting that cannot be overcome, the Chairman may need to adjourn the meeting.**

**If you have any queries regarding this, please contact the Corporate Communications Manager on 01992 564039.**

**1. WEBCASTING INTRODUCTION**

The Chairman will read the following announcement:

“This meeting is to be webcast.

I would like to remind everyone present that this meeting will be broadcast live to the Internet (or filmed) and will be capable of subsequent repeated viewing (or another use by such third parties).

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.

Members are reminded of the need to unmute their microphones before speaking.”

**2. APOLOGIES FOR ABSENCE**

To be announced at the meeting.

**3. SUBSTITUTE MEMBERS**

To report the appointment of any substitute members for the meeting.

**4. DECLARATIONS OF INTEREST**

To declare interests in any item on the agenda.

**5. MINUTES (Pages 5 - 18)**

To confirm the minutes of the last meeting of the Council Housebuilding Cabinet Committee held on 08 September 2020.

**6. COUNCIL HOUSE BUILDING PROGRESS REPORT - PHASES 3-5 (Pages 19 - 38)**

That the Service Director, Housing Management and Home Ownership to present a report to the Council Housebuilding Cabinet Committee with regard to updating the Committee on the progress of the Council House Building Programme, Phases 3 to 5.

**7. TENDER APPROVAL REPORT FOR PHASE 4.3 AND VARIATIONS TO 4.1 AND 4.2 (Pages 39 - 144)**

That the Service Director, Housing Management and Home Ownership to present a report to the Council Housebuilding Cabinet Committee with regard to updating the Committee on the Tender Approval for Phase 4.3 and variations to Phases 4.1 and 4.2.

**8. PURCHASE OF LAND AT MASON WAY, WALTHAM ABBEY TO BUILD UP TO 10 UNITS (Pages 145 - 156)**

That the Service Director, Housing Management and Home Ownership to present a report to the Council Housebuilding Cabinet Committee with regard to updating the Committee on the proposed purchase of the Land at Mason Way, Waltham Abbey to build up to 10 units for affordable rent.

**9. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution require that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

**10. EXCLUSION OF PUBLIC AND PRESS****Exclusion**

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

**Background Papers**

Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection one copy of each of the documents on the list of background papers for four years after the date of the meeting. Inspection of background papers can be arranged by contacting either the Responsible Officer or the Democratic Services Officer for the particular item.

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## EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

<b>Committee:</b>	Council Housebuilding Cabinet Committee	<b>Date:</b>	Tuesday, 8 September 2020
<b>Place:</b>	Virtual Meeting on Zoom	<b>Time:</b>	7.00 - 8.08 pm
<b>Members Present:</b>	H Whitbread (Chairman), N Avey, N Bedford and J Philip		
<b>Other Councillors:</b>	S Murray, C C Pond and D Wixley		
<b>Apologies:</b>	A Patel		
<b>Officers Present:</b>	D Fenton (Service Director (Housing Revenue Account)), J Cosgrave (Interim Development Housing Manager), J Leither (Democratic Services Officer), R Moreton (Corporate Communications Officer) and G Woodhall (Democratic & Electoral Services Manager)		

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### 10. WEBCASTING INTRODUCTION

The Chairman made a short address to remind everyone present that the meeting would be broadcast live to the internet, and would be capable of repeated viewing, which could infringe their human and data protection rights.

### 11. SUBSTITUTE MEMBERS

The Cabinet Committee noted there were no substitute members.

### 12. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### 13. MINUTES

#### Resolved:

That the minutes of the Council Housebuilding Cabinet Committee meeting held on 23 June 2020 be taken as read and would be signed by the Chairman as a correct record.

### 14. COUNCIL HOUSE BUILDING PROGRESS REPORT - PHASES 2-4

Deborah Fenton, Service Manager, Housing Management and Home Ownership, presented a report to the Cabinet Committee, she advised that the report set out the progress that has been made across phases 3 to 4 of the Council Housebuilding programme that had either been completed, were on-site or were currently being procured.

**Phase 3****Queens Road, North Weald: HR116**

10 x 3 Bed Houses and 2 x 2 Bed Houses

Scheme	Contractor	Site Start	Contract Period	Original Comp. Date
Queens Road	Storm Bld.	07:01:19	83 Weeks	07:08:20
<b>Ant. Comp.</b>	<b>Variation</b>	<b>Contract Sum</b>	<b>Ant. Final Acc.</b>	<b>Variation</b>
30:09:20	6 Weeks	£2,470,493	£2,816,876	£346,383 (14%)

As at the last valuation the contractor was granted an extension of time of 5 weeks due to utility delays which did not as yet attract an extra cost claim. However, there was a further delay of 8 to 10 weeks due to Government Restrictions in place relating to Covid-19 and the consequential effect on the supply chain. There were no cost claim details submitted at this time.

The Current anticipated final account was anticipated to be c£2,850,000

**Phase 4**

Phase 4.1 - Contracted			Programmed SoS	Weeks	Handover
<b>Chequers Road (A), Loughton</b>	HR 124	3x3B units	31:07:20	56	27:08:21
<b>Bushfields, Loughton</b>	HR 122	2x2B units	13:07:20	56	13:08:21
<b>Chester Road, Loughton</b>	HR 130	3x2B units	07:09:20	53	13:09:21
<b>Queensway, Ongar</b>	HR 140	4x1B units	12:10:20	58	26:11:21
<b>Millfield, Ongar</b>	HR 138	2x1B units	12:10:20	58	26:11:21
<b>Totalling</b>		<b>14 units</b>			

The Programmed Start on Site activity had now occurred on Chequers Rd (A) and Bushfields with the other sites to follow shortly. Pre-commencement variations (including the additional works to further address recent rear garden water logging issues on earlier phases) were in the process of being agreed, boundary treatments and drainage outfalls were being reviewed. Non Material and Material Amendment Applications were due to be submitted shortly.

Some Asbestos had been found under the slab at Chequers Rd (A) and a small area of potential ground contamination had been found at Bushfields, the cost of which was anticipated to be within the allowed contingency. Pre-design work was continuing and once finalised, if any further None Material/Material Amendment Applications were required, they would be submitted by the Contractor who was continuing to make progress within the Government Guidelines and restrictions with the aim of minimising any further delays.

The figures below in bold were the latest and set out the movement compared with the figures previously reported. This was down to several issues but mainly the adjustment in contract value following the Contractor Design and Build exercise and

the associated drainage costs reported on previously. There remains a total contingency figure of £128,042.

	Fees	Build Costs	Cont.	Sub Total	Pre-Demo.	Variation
<b>Chequers Rd (A)</b>	114,966 <b>114,164</b>	838,963 <b>857,246</b>	40,000 <b>28,089</b>	993,929 <b>999,499</b>	48,275	<b>+5,570</b>
<b>Bushfields</b>	93,839 <b>91,739</b>	526,518 <b>544,936</b>	30,000 <b>20,003</b>	650,357 <b>656,678</b>	39,050	<b>+ 6,321</b>
<b>Chester Road</b>	105,350 <b>104,115</b>	747,395 <b>788,462</b>	40,000 <b>20,331</b>	892,745 <b>912,908</b>	16,922	<b>+20,163</b>
<b>Queensway</b>	116,390 <b>114,415</b>	914,925 <b>934,483</b>	49,594 <b>35,780</b>	1,080,909 <b>1,084,678</b>	77,639	<b>+3,769</b>
<b>Millfield</b>	92,076 <b>90,662</b>	458,001 <b>476,284</b>	30,000 <b>23,839</b>	580,077 <b>590,785</b>	17,024	<b>+10,708</b>

Phase 4.1 - Comprising			Latest Anticipated Possession	SoS
<b>Hornbeam Close (B)</b> Buckhurst Hill	HR 136	3 x units	14:09:20	26:10:20
<b>Hornbeam House,</b> Buckhurst Hill	HR 137	2 x units	14:09:20	26:10:20
<b>Bourne House,</b> Buckhurst Hill	HR 135	2 x units	14:09:20	26:10:20
<b>Etheridge Road,</b> Debden	HR 127	3 x units	14:09:20	26:10:20
<b>Denny Avenue,</b> Waltham Abbey	HR 144	3 x units	14:09:20	26:10:20
<b>Beechfield Walk,</b> Waltham Abbey	HR 147	5 x units	14:09:20	26:10:20
<b>Kirby Close,</b> Loughton	HR 120	4 x units	14:09:20	26:10:20
<b>Total</b>		<b>22 units</b>		

During a recent pre-commencement meeting the anticipated possession dates and initial start on site dates were presented subject to a further period of c2 – 3 weeks to allow for a staggered start on site. These would be confirmed closer to the anticipated commencement date..

The Tender Report for the 4.2 group of sites was submitted and approved at the CHBCC meeting in June 2020 and the tender prices of £2,160,015 and £4,234,504 which totalled £6,394,519 was accepted with completion some c52 weeks following the Start on Site date.

The Contractor Indecom Limited, was currently engaged in carrying out their Design and Build responsibilities and the Contract was being finalised for signing.

Non Material and Material Applications were being prepared for submission to address any and all known changes that have occurred since the original consent was granted for the various sites.

With regard to the current Government restrictions good progress had been made in these difficult circumstances to continue to progress due diligence and work towards completing the designs so as to minimise any further potential delays.

<b>Phase 4.3 – Comprising</b>		
<b>Pick Hill</b> Waltham Abbey	HR 145	2 x units
<b>Pentlow Way</b> Buckhurst Hill	HR 139	7 x units
<b>Bromefield Court</b> Waltham Abbey	HR 143	1 x unit
<b>Shingle Court</b> Waltham Abbey	HR 147	1 x unit
<b>Stoneyshotts</b> Waltham Abbey	HR 148	1 x unit
<b>Woollard Street</b> Waltham Abbey	HR 149	8 x units
<b>Wrangley Court</b> Waltham Abbey	HR 161	1 x unit
<b>Total</b>		<b>21 units</b>

These above sites have been recently tendered and were now being analysed and would be reported upon in the form of a further Tender Report which will be presented at the next CHBCC meeting in December 2020. Initial indications were that tender price was likely to be just below the Cost Consultants latest forecast.

Due to significant design changes which were necessary to Pentlow Way and Woollard Street, these will be resubmitted for Planning consent.

**Phase 4.4 – Comprising: -**

<b>Chequers Road (B), Loughton:</b>	8 x units
<b>Ladyfields, Loughton:</b>	16 x units
<b>Lower Alderton Hall Lane, Loughton:</b>	2 x units
<b>Thatchers Close, Loughton:</b>	1 x unit
<b>Total</b>	<b>27 units</b>

Due to significant design changes and scheme improvements reported previously Chequers Road (B) and Ladyfields will be resubmitted for Planning Consent. These will both be designed to 'Passivehaus' standard 'Fabric First' and Ladyfields will be designed and build to the full 'Passivehaus' Standard incorporating 'Air Source Heat Pump and Heat Recovery System' as a positive response to Councils Climate Emergency and will enable field tests and experience to be gained to better inform the Councils future decision making.

#### **Lower Alderton Hall Drive and Thatchers Close**

Both sites were awaiting consent and have been delayed by the Local Plan and the SAC issues which was hoped to be resolved soon.

It should be noted that a potentially significant change in Planning views had been raised which may considerably affect the CHBP for which further clarification was being sought. The programme was continuing albeit 'at risk'.



In summary to date the total of 84 properties for Phase 4, which now reflected a potential increase in affordable units of 12 extra properties (16.6%) over what had previously been forecasted and approved.

Councillor C C Pond referred to page 18 of the agenda, Phase 5+ and asked if the Officer could explain what the potentially significant change in planning views.

D Fenton advised that it related to an issue regarding what constituted starting on site. Previously with the Council Housebuilding Programme (CHBP) when garage doors were removed, that had been taken as commencement on site, however Planning have done some more research into this matter and have changed their view on what constituted a start on site. To currently continue with the CHBP, albeit at risk, we are awaiting an outcome from Planning for a conclusion and hopefully this will come to the next meeting.

Councillor Bedford stated that the Council need to be more mindful going forward as to when start on site dates were approaching the end of the planning permission some kind of warning mechanism process needs to be put in place to alert officers.

D Fenton advised that she was aware that this process needed to happen and going forward will be using an end of project planned approach so that this issue would not happen again.

Councillor C C Pond advised that he had been contacted by a number of constituents who were interested in the right to buy of new Council houses, despite the conditions relating to the length of tenancy and the amount of discount and I have been prompted by them to ask whether all future Council Housebuilding sites will be developed by EFDC itself and they worry that their right to buy could be abrogated by sites being transferred to third parties.

D Fenton advised that in terms of Council Housebuilding, the Council intend to build out all of the sites that were currently identified. There are a number of other sites that are transferring into Qualis. On these sites there will be a requirement for affordable housing I am not sure how this works as it will be for Qualis and Planning to agree the terms. Therefore to clarify your question all the properties that are or will be built by the Council Housebuilding Programme they will be let on secure tenancies and therefore residents would have the right to buy. Any sites transferred or acquired by Qualis residents of these would not have the right to buy as these will be let on a different tenancy between Qualis and the resident.

Councillor H Whitbread, Chairman clarified that all sites already identified under the Council Housebuilding Programme will be built and owned by the Council and let to residents who qualify for Council housing.

Councillor J Philip stated that any sites owned and built by Qualis would remain under the control of Qualis and these properties would not be liable for right to buy as Qualis would be renting these properties out and controlling who they would rent them out to. The Council may use Qualis as their development agent and they would develop the sites and hand them back to the Council and these properties would be Council housing and liable for right to buy.

Councillor D Wixley asked about Chester Road, as this was in his ward, and about the new approach. Could the officer explain what the difference was between the old approach and the new approach.

D Fenton stated in view of Chester Road officers need to do some work to understand when the planning conditions were discharged and some due diligence to make sure everything was in place to satisfy the planning regulations.

In terms of the new approach there was a report later on the agenda, but essentially what had happened in the past was officers had looked at garage sites, some of these sites have been subject to anti-social behaviour, therefore the Council have decided to build on them and put in for planning permission. Officers have not looked at the immediate area to do with parking stress, planting schemes and the area in general, there had been no work with Members in the early stages of the process and going forward we plan to have more community input, input from Members and look at the immediate area to make sure it was a community where people wanted to live and not just a garage site demolished with a block of flats built on it.

Councillor H Whitbread asked in relation to the impact of Covid, were there any measures ready to be put in place if there was a local lockdown and have officers considered how that would affect the CHBP.

J Cosgrove answered in terms of the Covid-19 the health and safety issues and the site management issues have been considered and fortunately to a large degree outdoor activities are more favourable from Covid-19 restrictions but until you see the type of restrictions they would be put in place it was difficult to predict. The CHBP had managed to maintain some form of construction progress throughout this pandemic although some of the consequences have seen some levels of delay, in particular from the supply chain.

**Decision:**

(1) That the contents of the Progress Report on Phases 3 to 4 of the Council House Building Programme be noted and presented to the Cabinet in line with the Terms of Reference of the Council Housebuilding Cabinet Committee.

**Reasons for Decision:**

Set out in its Terms of Reference, the Council House Building Cabinet Committee was to monitor and report to the Council on an annual basis progress and expenditure concerning the Council House Building Programme. This report sets out the progress made over the last 12 months.

**Other Options Considered and Rejected:**

This report was on the progress made over the last 12 months and was for noting purposes only. There were no other options for action.

**15. PROGRAMME PHASE 5 - NEW APPROACH**

Deborah Fenton, Service Manager, Housing Management and Home Ownership, presented a report to the Cabinet Committee, she advised that the Council House Building Programme (CHBP) had mostly been developed on former garage sites to date. A number of potential sites have been refused planning permission or been withdrawn, partly due to added limited neighbourhood improvement and adding to some degree to local existing parking stress problems.

Many of the previous garage sites that have been developed were of poor quality, unlit and attracted anti-social behaviour. Although the loss of the garage sites had been perceived by local residents as adding to parking stress in the local area, many

of the garages were no longer suitable for parking cars because they were too small and mostly used for storage.

A consultation and community planning process had been proposed to engage with local community representatives to openly discuss where potential development opportunities may exist and to better understand and potentially address local issues that may be required to possibly achieve positive support for further Council Housing development in an area.

Some CHBP developments provide more additional parking than was required and have been left unallocated. However, being mainly small enclosed developments, it was believed that they would be better managed through EFDC licences to local residents allowing improved security and improved community cohesion. This was proposed in a separate report and a new draft policy – Allocation of Surplus Car Parking Spaces Delivered through CHBP.

As a positive response to the Council's Climate Emergency resolution it was proposed to design all future developments adopting the 'Passivhaus' standard – 'Fabric First' as a minimum. This would further improve the thermal standard of the properties reducing the future heating requirements for residents. Given the external wall thickness significantly increases from c300mm to c500mm would establish the base approach and thereby simplify the design process and avoid the need for redesign and potentially resubmitting for planning consent and assist the subsequent contractor to deliver the Design and Build contracts. This was anticipated to add c.3-5% to the current specification build cost.

The adoption of a heat generation and recovery system i.e. an Air Source Heat Pump and Heat Recovery System (ASHP-HRS) would add a further c.6-8% to the current specification build cost. The technology to achieve this was available but there are varying views of its reliability and ease of user operation.

It was therefore beneficial to design all future properties going forward to accommodate 'Passivhaus' standard – 'Fabric First' and to also plan within the design for future retrospective installation of an ASHP-HRS as and when a suitable system was identified.

A new process was proposed for selecting and developing sites for Council Housebuilding based on a collaborative approach involving EFDC colleagues, Essex County Council and community representatives. The purpose was to assess and develop the potential sites using an incremental approach to ensure successful planning applications, developments that improve local neighbourhoods and limiting resource input into sites which are not feasible or supportable for development.

Councillor J Philip asked if the officers had any idea when a suitable heat system would be identified for the heat recovery approach.

J Cosgrave advised in terms of the Passivhaus and the heat recovery there were two separate issues to be addressed the first was improving the thermal efficiency of the building, therefore reducing the need for heat input and under the Passivhaus, Fabric First standard in order to increase and improve the thermal efficiency of the building the external wall thickness needed to increase by c300 millimetres to c500 millimetres. Therefore, over a block of flats, this could amount to approximately 4/56 millimetres to which there was a benefit in adopting the Fabric First standard in order to improve the thermal efficiency of the building and the heat demand going forward in the future. There was also a benefit in securing the planning consent on a size of building that was unlikely to change by therefore accommodating the potential future

sizing of the thermal mass of the building. The second element which was the heat recovery, on Ladyfields we were proposing to do a full Passivhaus project which would involve air source heat pumps and heat recovery, in terms of the carbon capture the heat generation and the heat recovery was the element that responds the greatest to the carbon reduction, for example a gas boiler might emit c70 tonnes of carbon over a c45 year period, by using an air source heat pump and a heat recovery system this could reduce to c5 tonnes of carbon.

There was a problem in that the Council signed up to a climate emergency policy to try and reduce the carbon footprint by 2030, today there was the technology available for heat generation and heat recovery but the performance isn't as effective as advertised and the air source heat pumps are harder to install and have a life expectancy less than that of a gas boiler system. Therefore the proposal was to test drive on Ladyfields so we can start to gain some practical experience in the delivery of this system. Also the heat generation and heat recovery needs to be looked at in the 6,500 Council house stock to make a meaningful reduction in carbon across the district. The technology was there but it was not a reliable source of technology that you could say was not going to be defect free over the next 20 or 30 years, and that was a key concern.

Councillor J Philip asked if the technology would be there in 1-2 years to be able to install or were the Council looking at 5+ years to where they would be in a position to where the market thinks that the heat recovery technology will be at a level that could be used successfully.

J Cosgrave replied that the market was quite dynamic at the present time and within the next 2 to 5 years you will see some leaders appear, this was not just a UK initiative this was a worldwide initiative and in the next 2 to 5 years you will start to see some stabilisation in the technology.

Councillor H Whitbread asked how cost effective this system was and how it compared to other options which we might have applied earlier.

J Cosgrave replied in terms of the Fabric First, it adds approximately 3 to 6% in terms of the build cost but long term the buildings will be more thermally efficient.

D Fenton stated that on the Ladyfields site, to make sure it was financially feasible, officers have done a cost feasibility study over 30 years. Usually when officers are looking at Council housing and what it would return to the Council we calculate over 30 years which was the standard business plan, so using the Passivhaus standard it would return a small profit which was really positive because there was an additional cost. Going forward with all schemes that go to the Council Housebuilding Cabinet Committee for approval a financial analysis would accompany the report so that Members would be able to see what the outcome was in terms of the internal rate of return for the Council over the 30 years of the business plan.

Councillor N Bedford advised in March 2019 it was confirmed by the Government that no new house builds from 2025 were allowed to have gas boilers installed, therefore we have to move forward and have to adopt the new technology. He stated that he had seen some of the technology in place where they were installing heat recovery systems and with this new technology they do not have to dig trenches across fields to lay the pipework they bore down into the ground to a certain depth and then the pipes are capped off. There was potential there for the Council to move forward and adopt the new technology which will be advantageous for the Council.

Councillor D Wixley asked if all the Council new build sites would have electric charging points for electric vehicles and were they going to have solar panels.

J Cosgrave replied that on sites where there was permitted parking PV's would be installed and also where permitted solar panels on the roofs. As you are aware EFDC were developing a green and blue sustainable policy which we are trying to embrace and going forward in terms of the efficiency of these properties.

Councillor C C Pond asked Members if they could give an assurance that flammable Installation systems will not be installed in any of the Councils new builds.

J Cosgrave replied in terms of flammable and due to recent events for example Grenfell Tower and a Car Park in Liverpool, next to the arena, it was strongly expected that there was going to be a rigorous change in the terms of building regulations. From the Councils point of view all materials used must be of a high standard of safety.

Councillor H Whitbread stated that she was happy to see the Council moving away from garage sites, as they had caused a lot of issues over the years and that EFDC were taking a fresh approach with their commitment to continue building council houses.

**Decision:**

- (1) That the Council adopts a new approach that involves early engagement with local community representatives;
- (2) That a new process for future CHBP site assessments based on a collaborative and incremental approach be agreed; and
- (3) That all future developments going forward be designed in line with the 'Passivhaus' standard – 'Fabric First' approach as a minimum and to accommodate future retrospective installations of Low Carbon Heat Generation and Heat Recovery Systems as and when suitable systems are identified.

**Reasons for Decision:**

To reduce time delay and cost to improve speed and effectiveness of bringing forward supportable development in CHBP.

To recognise and support the Council's Climate Emergency resolution by improving the thermal efficiency of the new properties and future proofing the design to accommodate evolving low carbon heat generation and recovery systems.

**Other Options Considered and Rejected:**

Not to set up a new process and continue with the current approach. This would not address the current issues that have been identified with identifying and developing new sites, leading to delays and increased costs and abortive costs.

Not to introduce the introducing the 'Passivhaus' standard – 'Fabric First' as a minimum on all developments and not to design the new properties to accommodate future retrospective installation of low carbon heat generation and heat recovery systems. This would not provide thermal efficiency improvements on the new

properties and make future retrofitting of technology to improve carbon emissions more problematic and costly.

## 16. POLICY FOR THE ALLOCATION OF SURPLUS CAR PARKING SPACES

Deborah Fenton, Service Manager, Housing Management and Home Ownership, presented a report and draft policy regarding the allocation of surplus car parking spaces provided by the Council Housebuilding Programme. She advised the Cabinet Committee that the policy aimed to bring clarity and consistency to how surplus car parking spaces from newly built Council housing developments could be allocated to local residents in the surrounding areas and managed by Council staff.

The number of parking spaces provided to these Council housing developments would be determined by the parking standards in the emerging Local Plan, influenced by public transport accessibility and other local issues.

The Council were proposing that applicants to the new Council housing developments would be allocated car parking spaces in accordance with the parking standards as specified by the planning obligations.

The remainder of those car parking spaces, if applicable, would be advertised and allocated to residents in the surrounding areas of the development in accordance with the allocation and eligibility criteria which was specified in this report.

The application rules would also determine process of allocation, including payment and enforcement.

It should be noted that some of the Council housing developments may be car free schemes and in these cases, relevant details will be included in the s106 agreement. It was important that housing applicants were notified that these new developments were car free schemes and off-street parking spaces would not be allocated at any time. Alternative responses would be explored where applicable and may include working with car club providers.

The draft policy was attached to the Agenda starting on page 55.

Councillor N Avey stated that given all the parking problems in the district he really welcomed this initiative. He asked if people were offered and accepted a property in a development which had no provision for a car, would they then get accepted into this surplus car parking scheme.

D Fenton advised that some of the schemes would be car free and if there were no car parking spaces then the Council would not be able to allocate them. The Council were taking a holistic approach to what they were building and would not be building sites that will cause parking stress in the immediate area.

Councillor J Philip stated that the Council should be looking to construct sites that include additional parking, as stated in the Local Plan, to minimise the amount of traffic on the roads as the more car parking there was the more traffic there was. If there were any extra spaces on site this could be looked at to get another building on the site and not additional car parking.

Councillor D Wixley stated that parking was a problem and always would be but a lot of people who drive company utility vehicles and have to bring them home, there was a need for parking and these individuals were not allowed to use these vehicles for private use, so it has to be taken into account that these residents do need to be able to park as part of their work.

Councillor J Philip advised that one of the main contributors in the district for climate change was traffic and therefore the amount of cars that we have, I was not saying that the Council should build on sites with no parking provision but that no extra parking should be provided when constructing houses.

Councillor D Wixley asked if the provided parking spaces were going to have lockable barriers so that would ensure those who have permits for a particular space would be able to use that space, it would be secure and would solve the problem of somebody else parking there.

J Cosgrave advised that the extra parking spaces would have bollards so that they could be controlled.

Councillor C C Pond stated that he agreed with the recommendations, car free zones and car free developments but recently the residents of Joan Davis and Churchill Courts, the new development in Burton Road, Loughton were not adequately warned about the lack of car parking at these sites. I raised this issue at the last Council Housebuilding Cabinet Committee meeting and officers advised that they would be looking into reallocating some of the car parking spaces in Torrington Drive to the residents of Joan Davis and Churchill Courts as this was causing considerable distress to the residents.

The housing allocation officers need to strongly advise new or prospective residents of Council properties that have none or very little parking as after speaking with residents of Joan Davis Court they advised that it was only a passing comment which was given orally, they were given nothing in writing regarding the shortage of parking in their tenancy letters.

D Fenton advised that she would discuss this with the housing officers to see what processes they have in place going forward. In terms of Torrington Drive officers were still working on that and we are planning to allocate some parking spaces. Rachel Smith was the officer dealing with that task and I will ask her to update you.

Councillor N Bedford asked if the Council could look at designing out the problem on the kerb parking. On an estate in North Weald residents are given an allocated amount of parking but still end up parking on the pavements. We need something put in place to stop people parking on the pavements.

J Cosgrave replied that this was a national problem as Council estates were designed pre extensive car use. Raising the kerbs was a practicable solution, but if the cars were not parking on the kerb they would find somewhere else to park which was displacement. It was a complicated matter, some households could accommodate off street parking, even some of the freehold houses but looking at the costs that Essex County Council charge to put in a dropped kerb was very high and that was something I would like to engage in with Essex County Council to try to make some of these solutions more affordable and cost effective.

**Decision:**

- (1) That the Council reviews and adopts the Policy for Allocating Surplus Car Parking Spaces Provided by the Council Housebuilding Programme; and
- (2) That the Council adopts and implements the allocation and eligibility criteria including the advertising, selection/allocation, licencing/charging of parking permits and enforcement of surplus car parking spaces.

**Reasons for Decision:**

It was agreed previously that these surplus car park spaces should remain unallocated. However, since these developments are mainly in (not exclusively) internal private, unadopted court yards, it has been assessed that this may lead to anti-social behaviour and community tensions. Therefore, adoption of an allocation procedure that would better provide long term control, a more secure and safer environment was recommended.

**Other Options Consider and Rejected:**

To continue to leave those surplus car parking spaces unallocated. This may lead to loss of community engagement and support because of the potential for anti-social behaviour problems these unallocated spaces may attract.

**17. POLICY FOR LICENCING AND GRANT OF PERMANENT RIGHTS OF WAY/ACCESS**

Deborah Fenton, Service Manager, Housing Management and Home Ownership, presented a report and draft policy regarding the Licencing and Grant of Permanent Rights of Way/Access for the Council House Building Programme and recommended that the Council adopted the policy.

The policy was required to prevent the creation of unauthorised rights of way/accesses across Council land which had led to legal proprietors acquiring an easement either by prescription or quasi easement. This had led to the requirement for the Council to compensate proprietors whose rights of way/accesses are permanently or temporarily closed on development sites under the CHBP.

A review of the current licensing system was recommended to agree a new form of Licence for Rights of Way/Access. This review would also consider the level of the annual licence fee to ensure it was reflected at a financially realistic relationship to the permanent sale price of the Right of Way/Access in order that the licence fee value was reflective of the value and consistently applied.

The creation of a central data base was recommended which would record issued licences and sale agreements for permanent Rights of Way/Access including a notification process for all relevant Council departments/teams.

Going forward a system for the annual monitoring and review of licences as well as regular site inspections to regulate and prevent the creation of unauthorised rights of way/accesses.

Councillor J Philip referred to page 64 of the agenda, paragraph 7 'the cost of which is to be borne equally by both parties, but the instruction is to be made jointly by EFDC.' I believe this could just be a minor error and the word 'jointly' should read 'solely' and therefore would like some clarification.

J Cosgrove replied that the wording was correct as valuations were carried out on a joint instruction by agreement with the resident so the valuer offers an equal duty of care to both EFDC and the resident. The reason for doing it this way was to avoid the circumstances where EFDC would get three valuations and the resident would also get three independent valuations and then you would be in a position where you would have to negotiate whose valuation was correct, this method was a much more realistic way of reaching a valuation which was satisfactory to EFDC and the resident.



Councillor J Philip stated that he understood the reasoning now that it had been explained but that paragraph 7 did not read correctly. He was also concerned that the wording in the draft policy was the same as paragraph 7 on the report.

Councillor H Whitbread asked the officers to tighten up the wording in the draft policy so that it gave a clearer explanation.

**Decision:**

- (1) That the Council adopts a new policy for the Licencing and Granting of Permanent Rights of Way/Access for the Council House Building Programme subject to clarification of paragraph 4.6 on the draft policy;
- (2) That an audit be carried out to review of the current licencing arrangements and fees charged;
- (3) That a central database be created to maintain a notification system for issued licences and sale agreements for permanent rights of way/accesses; and
- (4) That an annual monitoring and review of licences be carried out and regular site inspections to regulate and prevent the creation of unauthorised rights of way/access.

**Reasons for Decision:**

To prevent the creation of unauthorised rights of way/accesses and to formalise the process for managing the issuing of licences and permanent rights of way/access going forward.

**Other Options Considered and Rejected:**

Not to implement the new policy. This will perpetuate the unauthorised creation of rights of way/accesses to the financial and reputational detriment of the Council.

**18. ANY OTHER BUSINESS**

The Cabinet Committee noted that there were no other matters of urgent business for consideration.

**19. EXCLUSION OF PUBLIC AND PRESS**

The Cabinet noted that there was no business for consideration which would necessitate the exclusion of the public and press from the virtual meeting.

**CHAIRMAN**

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## **Report to the Council Housebuilding Cabinet Committee**



**Epping Forest  
District Council**

**Report reference: CHB-008-2020/21**  
**Date of meeting: 08 December 2020**

**Portfolio: Housing and Community Services – Councillor H Whitbread**

**Subject: Council House Building Progress Report – Phases 3 to 5**

**Responsible Officer: Deborah Fenton (01992 564221)**  
**Service Director HRA**

**Democratic Services: J Leither (01992 564756)**

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### **Recommendations/Decisions Required:**

That the contents of this Progress Report on Phases 3 to 5 of the Council House Building Programme be noted and presented to the Cabinet in line with the Terms of Reference of the Council House Building Cabinet Committee.

### **Executive Summary:**

The report sets out the progress that has been made across phases 3 to 5 of the House building programme that are either completed, on-site or are currently being procured. In Phase 4, Package 4.1 - 14 units - has been contracted and a start on the sites have now been made on all but Millfield, Package 4.2 - 22 units – has also been contracted and a start on the sites are anticipated in January 2021. Package 4.3 – 15 units – awaiting consent, with contract signing anticipated Jan/Feb 2021, possession in March, with a start on site anticipated July/Aug 2021. Package 4.4 - 28 units - (an additional 12 units) are awaiting consent.

Once approved Ladyfields and Chequers Road (B) will be issued for tendered Jan/Feb 2021, returned by April for reporting May and approval June. It is anticipated contracts will be signed in July 2021 and possession achieved August 2021. The contractor will carry out their Design and Build due diligence and discharge their pre-commencement conditions by Dec 2021 to start on site in Jan 2022.

An update on Phase 5 is also provided within this report.

### **Reasons for Proposed Decision:**

Set out in its Terms of Reference, the Council House Building Cabinet Committee is to monitor and report to the Council, on an annual basis progress and expenditure concerning the Council House Building Programme. This report sets out the progress made over the last 12 months.

### **Other Options for Action:**

This report is on the progress made over the last 12 months and is for noting purposes only. There are no other options for action.

## Report

### Phase 3

#### Queens Road, North Weald: HR116

10 x 3 Bed Houses & 2 x 2 Bed Houses

Scheme	Contractor	Site Start	Contract Period	Original Comp. Date
Queens Road	Storm Bld.	07:01:19	83 Wks	07:08:20
Ant. Comp.	Variation	Contract Sum	Ant. Final Acc.	Variation
30:09:20	6 Wks	£2,470,493	£2,914,732	£444,239 (18%)

The completion date was originally August 2020 however due to the Government Restrictions in place relating to Covid19 and the consequential effect on the supply chain, there have been two Extension of Time (EOT) awards. The first for 5 weeks and the second 23 weeks and 2 days. This takes the site completion through to 28/02/21 however it is currently anticipated that (based up on the contractor's latest programme) all 12 units will achieve completion simultaneously on 21.01.21.

The anticipated final account is £2,914,732 this is £444,239 over contract value relating mainly to contamination removal, the under provision for utilities and Covid19 delays. The contractor Storm Ltd, are claiming £99K for preliminaries based on the awarded EOTs. Contractually, this is being resisted.

### Phase 4

#### Phase 4.1 – Contracted with TSG Ltd

#### SoS. - Weeks - Handover

<b>Chequers Road (A), Loughton</b> : HR 124	3 x 3B units	31:07:20	56	20:08:21
<b>Bushfields, Loughton</b> : HR 122	2 x 2B units	13:07:20	56	16:08:21
<b>Chester Road, Loughton</b> : HR 130	3 x 2B units	07:09:20	56	25:10:21
<b>Queensway, Ongar</b> : HR 140	4 x 1B units	02:11:20	53	13:11:21
<b>Millfield, Ongar</b> : HR 138	2 x 1B units	30:11:20	53	30:11:21

**Total** **14 units**

The Start on Site activity has now occurred on Chequers Rd (A), Bushfields, Chester Road and Queensway with Millfield to follow shortly.

(Please see **Appendix 1. Phase 4 Executive Report No14** dated November 2020).

A new **Site Cost Movement Report (SCMR)** (Please see **Appendix 2.**) is attached detailing each site, which will record both the movement in the period and cumulative movement to date, together with the Contingency Release movement. Since the last report it was noticed that there was a slight inconsistency in the treatment of the contingency release, this has been addressed and the SCMR will be used to record both the movement in the period and maintain the cumulative increase, in order to create a historical record for transparency purposes and to inform future setting of contingency levels.

#### Chequers Road (A), Loughton

Post Tender Adjustments have been made amounting to **£8,350** for increasing the water main supply for the sprinkler system, **£13,430** for garden infiltration layers due to water logging

encountered on previous phases and additional drainage costs associated with further reducing the surface water run-off.

In this period since my previous report a Variation Order (VO) has been agreed for the removal of contaminated material found under the slab totalling **£25,845**. Leaving a contingency figure of just **£13,755**.

A VO is yet to be agreed for a retaining wall anticipated at c£27k and boundary treatment changes therefore it is anticipated that the contingency figure allowed will be fully utilised.

Currently there is c7wks delay due to Covid19 restrictions and awaiting planning responses.

### **Bushfields, Loughton**

Post Tender Adjustments have been made amounting to **£7,960** for increasing the water main supply for the sprinkler system, **£13,453** for garden infiltration layers due to water logging encountered on previous phases and additional drainage costs associated with further reducing the surface water run-off from 5 l/s to 2 l/s.

In this period since my previous report a VO has been agreed for the removal of contaminated clay adjoining the railway line totalling **£3,120**. Leaving a contingency figure of **£26,097**.

A None Material Application was approved 21/09/20.

Currently there is 5 wks delay due to Covid19 restrictions and awaiting planning responses.

### **Chester Road, Loughton**

Post Tender Adjustments have been made amounting to **£5,500** for increasing the water main supply for the sprinkler system, **£22,784** for increasing the FFL due to the flood risk assessment, and **£11,526** for garden infiltration layers due to water logging encountered on previous phases.

In this period since my previous report a VO has been agreed for the removal of contaminated clay adjoining the railway line totalling **£10,414** for additional drainage costs associated with further reducing the surface water run-off from 5 l/s to 2 l/s. Leaving a contingency figure of **£28,145**.

VO's are yet to be agreed for piling works required for foundation protection against trees and flood protection doors which are anticipated to be c£55k

### **Queensway, Ongar**

Post Tender Adjustments have been made amounting to **£11,275** for increasing the water main supply for the sprinkler system, **£13,026** for garden infiltration layers due to water logging encountered on previous phases.

In this period, since my previous report, a VO has been agreed totalling **£11,071** for the additional drainage costs associated with further reducing the surface water run-off from 5 l/s to 2 l/s, leaving a contingency figure of just **£28,613**.

A None Material Application was approved on 14/09/20.

Currently there is a 2 week delay due to Covid19 restrictions and awaiting planning responses.

## Millfield, Ongar

Post Tender Adjustments have been made amounting to a saving of **-£1,714** relating to the water main supply for the sprinkler system and **£13,026** for garden infiltration layers due to water logging encountered on previous phases.

In this period, since my previous report, a VO has been agreed totalling **£5,492** for the additional drainage costs associated with further reducing the surface water run-off, leaving a contingency figure of just **£21,709**.

A None Material Application was approved 12/10/20

Currently there is c5 weeks delay due to Covid19 restrictions, awaiting planning responses and Building Control approval.

## Pick Hill, Waltham Abbey HR145: 2 x units

A Tender Report for the previously envisaged group of 4.3 sites (which included the Single Unit Sites) was carried out however the tender report was redrafted given the single unit sites were held pending confirmation of their planning status (this has also enabled a review to be made as to what other options may be best pursued and is discussed further below). This resulted in an amended report being prepared for the Portfolio Holders approval recommending Pick Hill is included within the 4.1 group of sites.

An advanced traffic assessment study has been carried out along Pick Hill which has concluded that no abnormal provisions are required with regard to construction traffic movement.

Once confirmation of approval is received contracts will be issued for signing.

NMA approved 21/09/20.

Currently a contingency figure of 10% of the Tender Price is allowed; this will be reviewed and reassessed when the contract is finalised.

## Generally

The sites in Phase 4 are progressing albeit slowly due to the reasons set out above, principally due to the Covid19 restrictions and the associated supply chain disruption this has particularly impacted on a number of areas limiting progress and materials e.g. fencing materials.

As will be appreciated Phase 4.1 sites (excluding Pick Hill) were let as one contract and there is currently **c£118k** of contingency remaining with **c£80k** of anticipated additional costs to come.

<b>Phase 4.2 – Contracted with Indecom Ltd</b>			<b>SoS</b>	<b>Handover</b>
<b>Hornbeam Close (B)</b> Buckhurst Hill:	HR 136	3 x units	25:01:21	04:02:22
<b>Hornbeam House</b> , Buckhurst Hill:	HR 137	2 x units,	25:01:20	04:02:22
<b>Bourne House</b> , Buckhurst Hill:	HR 135	2 x units,	25:01:20	04:02:22
<b>Etheridge Road</b> , Debden:	HR 127	3 x units,	11:01:20	21:01:22
<b>Denny Avenue</b> , Waltham Abbey:	HR 144	3 x units,	11:01:20	21:01:22
<b>Beechfield Walk</b> , Waltham Abbey:	HR 147	5 x units,	11:01:20	21:01:22
<b>Kirby Close</b> , Loughton:	HR 120	4 x units,	11:01:20	21:01:22
<b>Total</b>		<b>22 units</b>		

These sites were tendered in two groups. Contracts have been signed and the contractor, Indecom, took possession of the sites for insurance and Health & Safety purposes on 02/11/20. They are currently completing their due diligence under their JCT Design & Build Contract confirming the above SoS dates and anticipated dates for handover.

The Tender Report for the 4.2 group of sites was submitted and approved at the previous CHBCC meeting and the tender price of **£2,160,015** and **£4,234,504** totalling **£6,394,519** was accepted with completion some c52 weeks following the actual Start on Site.

As reported previously for good order - The tender breakdown is listed below:

	<b>Tender Price</b>
Contract 1:	
<b>Hornbeam Close (B):</b>	796,102
<b>Hornbeam House:</b>	643,764
<b>Bourne House:</b>	720,149
Contract 2:	
<b>Etheridge Road:</b>	1,173,281
<b>Denny Avenue:</b>	860,640
<b>Beechfield Walk:</b>	1,115,482
<b>Kirby Close:</b>	1,085,101
	<b>6,394,519</b>

**Phase 4.3** - Comprising: -

<b>Pentlow Way</b> , Buckhurst Hill:	HR139	7 x units
<b>Woollard Street</b> , Waltham Abbey:	HR149	8 x units
<b>Total</b>		<b>15 units</b>

As referred to above under Pick Hill - a Tender Report for the previously envisaged group of 4.3 sites (which included the Single Unit Sites) was produced. However, the tender report was redrafted given that the single unit sites were held pending confirmation of their planning status (which has also enabled a review to be made as to what other options may be best pursued, discussed further below). This resulted in an amended report being prepared for the Portfolio Holders approval recommending acceptance of TSG Limited's quote for Pick Hill (to be included within the 4.1 group of sites) and the acceptance of the tenders for Pentlow Way and Woollard Street to form Phase 4.3.

Once confirmation of approval is received contracts will be issued for signing.

Both Pentlow Way and Woollard Street required resubmission for planning due to the extent of changes found necessary to deliver the scheme. Pentlow Way has been approved 18/11/20 and the target date for determination for Woollard Street is the 18/12/20.

On this basis, it is anticipated that contracts will be issued for signing by late January/early February 2021 with possession anticipated March 2021. The Contractor is anticipated to carry out their due diligence and discharge their planning conditions for a start on site to be made in July/August 2021 to facilitate a handover anticipated in October 2022. This will involve the relocation of an existing electric sub-station, building over a Thames Water adopted sewer and agreeing changes to lease and service charges of existing leaseholders (4No).

**Phase 4.4 - Comprising: -**

<b>Ladyfields</b> , Loughton:	16 x units
<b>Chequers Road (B)</b> , Loughton:	8 x units
And possibly (held in SAC)	
<b>Lower Alderton Hall Lane</b> , Loughton:	2 x units
<b>Thatchers Close</b> , Loughton:	1 x unit
<b>Stonysotts</b> , Waltham Abbey:	1 x unit
<b>Total</b>	<b>28</b> units

Due to significant design changes and scheme improvements reported previously, it was necessary to resubmit both Ladyfields and Chequers Road (B) for planning consents. The target date for determination on Ladyfields is 14/12/20 and the TDD for Chequers Road (B) is 25/12/20. Currently, Ladyfields is to be EFDC's first 'Passivhaus' incorporating 'Air Source Heat Pump and Heat Recovery System' as a positive response to Councils Climate Emergency and will enable field tests and experience to be gained to better inform the Councils future decision making. We are also reviewing the extra over cost for Chequers Road (B) to potentially achieve 'Passivhaus' accreditation. The planning application for relocating the Sub Station was submitted 12/11/20 a target determination date is currently awaited.

Once approved the Ladyfields and Chequers Road (B) will be issued for tendered Jan/Feb 2021, returned by April for reporting May and approval June. It is anticipated contracts will be signed July, possession achieved August and the Contractor to carry out their Design and Build due diligence and discharge their pre-commencement conditions by Dec 21 to start on site in Jan 2022.

**Lower Alderton Hall Drive and Thatchers Close, Loughton**

Both these sites are awaiting planning consent and have been delayed by the Local Plan and SAC issues - it is anticipated that these may be released by mid-2021.

Because of the change in planning policy, Thatchers Close will be reviewed for delivery of 2 x 1Bed units for which there is great need and resubmitted. There are other potential development sites near-by to be reviewed under the Phase 5 process in due course.

**Stonysotts, Waltham Abbey**

This consent will be reviewed for either resubmission as previously consented, potentially redesigned to deliver 2 x 1 Bed units and considered as a test site for delivery of EFDC's first Self Build or Custom-built property as it will potentially require a 'Planning Passport' type approach and will require significant internal consultation.

<b>Bromefield Court</b> , Waltham Abbey:	HR143	1 x unit
<b>Shingle Court</b> , Waltham Abbey:	HR147	1 x unit
<b>Wrangley Court</b> , Waltham Abbey:	HR161	1 x unit

These have been reviewed and it is considered that c50+ could be delivered in the Winters Way area whilst offering the opportunity to address the existing parking stress and deliver landscaping/play area improvements.

It is believed a much broader neighbourhood wide area review could be beneficial to all stakeholders. With this in mind, an approach has been made to the local council representatives in line with a 'New Approach' agreed for reviewing future Phase 5 sites and it is very much hoped



that the local representatives will see this as a positive option to addressing and improving the local environment.

### **Whitehills Road, Loughton**

Given the change in planning advice it is intended to resubmit for planning consent with the aim of selling the site at auction as previously proposed.

## **Phase 5**

In line with the principals of the 'New Approach' for Phase 5, several sites are now being progressed (please see **Appendix 3. Phase 5 Executive Report** dated November 2020) These are:

### **Phase 5.1**

#### **St Peters Avenue, Shelly, Ongar**

Potential for 32 + units. Following a review of the area's potential, it is believed some 30+ units could be delivered within the wider area. I am pleased to report that very positive engagement has commenced with the local council representatives and several issues are now being considered.

In order to deliver this number of units there would appear to be a need to improve the local roadway, landscaping and play area capacity. The roadways are in a particularly poor condition resulting from its pre-car use design, narrow road-width, high on street parking usage and low off-street parking facilities (possibly due to the high charge for driveway crossings). This in turn has resulted in the verges and landscaping areas being adversely affected by informal parking.

For this reason, a direct approach has been made to the Director and Head of Highways for Essex County Council with the aim to engage and explore the possibility of EDFC's contractors carrying out potential highway improvements and ECC making a financial contribution. With the support of the Local and County Council representatives it is hoped this will benefit all parties involved.

Fee quotes have been agreed and instructions given to carry out initial traffic, arboriculture, utility and drainage assessments together with some initial sketch schemes that may be considered and progressed as part of the now ongoing engagement process.

These will lead to a comprehensive feasibility study being produced for presentation to the Council House Building Cabinet Committee.

### **Phase 5.2**

#### **Marlescroft Way, Loughton**

Potential for 24 + units. An initial assessment is being carried out with regard to the flood risk and arboriculture to consider the sites potential constraints prior to carrying out an initial sketch scheme.

#### **Hyde Mead & Pound Close, Nazeing**

Potential for 10 + units. An initial assessment is being carried on the area to the rear of No 43 with regard to the flood risk and arboriculture to consider the sites potential constraints prior to

carrying out an initial sketch scheme. Given the close proximity to Pound Close, which was previously refused, it is intended to revisit this with the aim of seeking support to a resubmission if the previous objections can be overcome.

#### **Hornbeam Close (A), Buckhurst Hill**

Potential for 8 + units. This garage site was one of four garage sites in the area that were considered for development. The application of this site was withdrawn in anticipation of it being refused. However, it is proposed to revisit this as there may be an opportunity to address in some way the considerable parking stress in the area and potentially deliver some landscaping improvements.

#### **Oakley Court, Hillyfields**

Potential for 4/12 + units. No 33 & 35 have been vacant for some time due to structure damage to the properties and No37 is in private ownership. It had been hoped (and may still be possible) to acquire No37 to afford a more comprehensive development but the owner has indicated he would prefer the two adjoining properties to be redeveloped.

Therefore, it is intended to carry out a sketch scheme and feasibility study to redevelop just the area of the two vacant units and to assess what could be achieved if No37 was acquired.

#### **Pyrles Lane (A) & (B)**

Potential for 6+ units. These are sites near to each other. Site (B) was previously submitted and refused however if support could be achieved for both these sites their development may facilitate enabling works that could potentially address in some way the parking stress in the area and deliver some landscaping improvements.

#### **Other sites to be reviewed:**

##### **Beechfield Walk (B), Waltham Abbey**

Potential for 3 + units Councillor H Kane when contacted was supportive of the site being redeveloped as it is currently in a poor state of repair and is attracting anti-social behaviour. Residents are being contacted and informed of the impending Start on Site at Beechfield Walk (A) and the intention to seek development on site (B).

##### **Winters Way, Waltham Abbey**

Potential for 50 + units as referred to above, Broomfield Court, Shingle Court and Wrangley Court are located off Winters Way and when reviewed it became apparent that some 50+ units could potentially be delivered and thereby go some considerable way towards addressing the existing parking stress in the area together with landscaping and play area improvements. It is very much hoped that with Local Councillor engagement these much-needed affordable housing and neighbourhood improvements can be delivered.

##### **Barrington Close, Debden**

Potential for 20 + units. This area was once a community hall/garden to the sheltered housing scheme which has been restructured leaving the hall/garden area surplus to requirements. This site could offer the opportunity to deliver some much needed 2, 3 and 4 Bed units in an area with a high number of 1 Bed units.

## **St John The Baptist Church, High Street**

Potential for 10 + units. This site located between St John's Church and the adjoining Library and is in the ownership of the 'The Incumbent of the Benefice of Epping District in the County of Essex in the Diocese of Chelmsford and his Successors'. It is currently awaiting a pre-app meeting following which, if acceptable, the site will be assessed, and a feasibility study carried out for presentation to the Council House Building Cabinet Committee.

### **Conclusion**

It is very much hoped that with Local Councillor support and engagement with the local communities, the sites listed above could potentially deliver some 175 much need affordable properties (with many more identified and capable of being investigated soon). Whilst doing so, this also addresses in some way, the areas suffering parking stress together with delivering landscaping and play area improvements in the form of enabling works. It is strongly believed this will add value to the neighbourhoods in which they are located and add value to EFDC's retained housing stock. It is therefore critical to obtain the engagement, co-operation and financial contribution of Essex County Council Highways.

With the above in mind, we have now acquired the 'Pro-Val' valuation software package and we have received the first of the training sessions with the remaining training sessions programmed to held in the next few weeks.

Following this, we are very much looking forward to carrying out viability exercises on each of the Phase 4 sites in order to start and build up a data base of financial performance statistics against which to compare future site feasibility studies in Phase 5 and beyond.

Also, of note, we have registered on Homes England 'Investment Management System' (IMS) in anticipation of submitting our formal bid(s) going forward and would advise that we have made an initial approach to Homes England for potential grant funding on several sites in Phase 4.2. and their response is awaited.

This will hopefully increase our financial capacity to carry out further developments to deliver more affordable housing within the District in a faster timeframe than previous. This will hopefully support an increase in our delivery programme and help build our record of achievement with Homes England in order to access yet further funding.

### **The Framework Alliance Agreement**

Given only two contractors of the four nominated contractors have sought to provide tenders to date and given we have grown evermore concerned that there is only one nominated Architect ECDA and their inability to co-ordinate sub-consultants effectively as required by the FA (plus they would appear to overtly expensive), it is felt that the FA is therefore not operating as intended and it is not offering best value for money. We have therefore, with the assistance of our Employers Agent, reviewed the current FA and concluded that it is in EFDC's best interest to seek a change.

Following advice from Devonshire Solicitors regarding the framework, it is believed that our action to change the previous engagement arrangement in favour of our progressive approach on Phase 5 is much better and addresses our concerns in regard to the nominated Architect as the limited architectural work for the feasibility work has been tendered by our Employers Agent Airey Miller who have reported that Clague Architects provided the best value for money and, of particular interest, that the incumbent architect ECD have been the most expensive.

On this basis, it is intended that Phase 5 will be sub-divided into sub-phases to accommodate programming and Councils 'approval to proceed' process following submission of a feasibility report for each site intended to be progressed to planning submission.

These sub-phases of Phase 5 will be regularly reviewed to ensure the architectural services RIBA 1-3 will be below the Official Journal of the European Union (OJEU) thresholds at each relevant stage.

It is recommended that we should seek to procure services for Phase 5 by procuring two/three tenderers from both the 'Hyde framework and ECDA (the current nominated FA Architects).

The Hyde Framework is widely used by a number of Local Authorities and Registered Housing Providers. There is a small joining fee c.£1,500 which our Employers Agent is arranging the disbursement for and which we will reimburse.

Going forward on Phase 5 the Architects tender will exclude M&E, structural and Principal Designer elements which will be procured separately.

The Architects scope will be RIBA 1-3 and based on the EFDC framework which will take precedence over the Hyde framework.

The feasibility work can continue during this period to avoid delays and it is believed there will be a much greater level of competitive tendering by a much great number of Contractors going forward.

### **Financial Reporting**

Officers continue to work with colleagues in the Finance department to develop a more robust reporting system, particularly around cash flow.

### **Resource Implications:**

The vacant role of 'Housing Development/Enabling Officer' has been recruited.

### **Legal and Governance Implications:**

As a consequence of Government Covid19 Restrictions and the significant change in Planning view some delay, reprogramming and reviewing of the CHBP has occurred.

### **Safer, Cleaner and Greener Implications:**

The continued delivery of the development housing programme will help address the antisocial behaviour issues associated with these garage sites and will reduce the opportunity for fly-tipping and thereby contribute to a Greener environment.

### **Consultation Undertaken:**

Interdepartmental involvement has and will continue to be engaged.

### **Background Papers:**

The Phase 4 Executive Report (Appendix 1), together with the Phase 4 Site Cost Movement Report (Appendix 2.) and Phase 5 Executive Report (Appendix 3.) are available upon request.

**Risk Management:**

The Risks associated with the delivery of the current housing development programme is identified within the Executive Report attached.

**Equality Analysis:**

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in consideration of this report. The equality information is provided as an Appendix to this report.

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## Equality Impact Assessment

1. Under s.149 of the Equality Act 2010, when making decisions, Epping District Council must have regard to the Public Sector Equality Duty, ie have due regard to:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sexual orientation.
3. In addition to the above protected characteristics you should consider the cross-cutting elements of the proposed policy, namely the social, economic and environmental impact (including rurality) as part of this assessment. These cross-cutting elements are not a characteristic protected by law but are regarded as good practice to include.
4. The Equality Impact Assessment (EqIA) document should be used as a tool to test and analyse the nature and impact of either what we do or are planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. Use the questions in this document to record your findings. This should include the nature and extent of the impact on those likely to be affected by the proposed policy or change.
6. Where this EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. All **Cabinet, Council, and Portfolio Holder reports must be accompanied by an EqIA**. An EqIA should also be completed/reviewed at key stages of projects.
8. To assist you in completing this report, please ensure you read the guidance notes in the Equality Analysis Toolkit and refer to the following Factsheets:
  - Factsheet 1: Equality Profile of the Epping Forest District
  - Factsheet 2: Sources of information about equality protected characteristics
  - Factsheet 3: Glossary of equality related terms
  - Factsheet 4: Common misunderstandings about the Equality Duty
  - Factsheet 5: Frequently asked questions
  - Factsheet 6: Reporting equality analysis to a committee or other decision making body

## Section 1: Identifying details

Your function, service area and team: **Housing Development**

If you are submitting this EqIA on behalf of another function, service area or team, specify the originating function, service area or team: N/A

Title of policy or decision: Progress Report – Council House building

Officer completing the EqIA: Deborah Fenton Tel: 01992 564221 Email: dfenton@eppingforestdc.gov.uk

Date of completing the assessment: 20/11/2020

## Section 2: Policy to be analysed

2.1	Is this a new policy (or decision) or a change to an existing policy, practice or project? <b>No</b>
2.2	Describe the main aims, objectives and purpose of the policy (or decision): <b>N/A</b>  What outcome(s) are you hoping to achieve (ie decommissioning or commissioning a service)? <b>N/A</b>
2.3	Does or will the policy or decision affect: <ul style="list-style-type: none"><li>• service users</li><li>• employees</li><li>• the wider community or groups of people, particularly where there are areas of known inequalities?</li></ul> <b>No</b>  Will the policy or decision influence how organisations operate? <b>No</b>
2.4	Will the policy or decision involve substantial changes in resources? <b>No – budgets are already approved for the housebuilding programme</b>
2.5	Is this policy or decision associated with any of the Council's other policies and how, if applicable, does the proposed policy support corporate outcomes? <b>No</b>



### Section 3: Evidence/data about the user population and consultation<sup>1</sup>

As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).

3.1	What does the information tell you about those groups identified? <b>That the only significant impact will be the reduction in the number of local residents on the Council House waiting list.</b>
3.2	Have you consulted or involved those groups that are likely to be affected by the policy or decision you want to implement? If so, what were their views and how have their views influenced your decision? <b>Consultation has been undertaken with members during the feasibility process and with the public through the planning process. Their views will have been considered by the planners and may have influenced the planning conditions that will need to be discharged.</b>
3.3	If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary: <b>N/A</b>

## Section 4: Impact of policy or decision

Use this section to assess any potential impact on equality groups based on what you now know.

Description of impact	Nature of impact Positive, neutral, adverse (explain why)	Extent of impact Low, medium, high (use L, M or H)
Age	<b>Neutral – the paper is for information only and will not impact on any groups</b>	L
Disability	As above	L
Gender	As above	L
Gender reassignment	As above	L
Marriage/civil partnership	As above	L
Pregnancy/maternity	As above	L
Race	As above	L
Religion/belief	As above	L
Sexual orientation	As above	L

## Section 5: Conclusion

		Tick Yes/No as appropriate	
5.1	Does the EqlA in Section 4 indicate that the policy or decision would have a medium or high adverse impact on one or more equality groups?	No X	
		Yes <input type="checkbox"/>	If ' <b>YES</b> ', use the action plan at <b>Section 6</b> to describe the adverse impacts and what mitigating actions you could put in place.

## Section 6: Action plan to address and monitor adverse impacts

What are the potential adverse impacts?	What are the mitigating actions?	Date they will be achieved.
None	N/A	N/A

**Section 7: Sign off**

**I confirm that this initial analysis has been completed appropriately.  
(A typed signature is sufficient.)**

Signature of Head of Service: Deborah Fenton

Date: 20/11/20

Signature of person completing the EqlA: Deborah Fento

Date: 20/11/20

**Advice**

Keep your director informed of all equality & diversity issues. We recommend that you forward a copy of every EqlA you undertake to the director responsible for the service area. Retain a copy of this EqlA for your records. If this EqlA relates to a continuing project, ensure this document is kept under review and updated, eg after a consultation has been undertaken.

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## **Report to the Council Housebuilding Cabinet Committee**



**Report reference:** CHB-009-2020/21  
**Date of meeting:** 08 December 2020

**Epping Forest  
District Council**

**Portfolio:** Housing and Community Services – Cllr H Whitbread

**Subject:** Tender Approval Report for Phase 4.3 and variations to 4.1 and 4.2

**Responsible Officer:** Deborah Fenton (01992 564221)  
Service Director HRA

**Democratic Services:** J Leither (01992 564756)

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### **Recommendations/Decisions Required:**

- (1) That acceptance is recommended of the tender submitted by TSG Building Services PL in the sum of £4,039,436.45 including a £53,750 provisional sum for contaminated material removal. In addition a £197,655 provisional sum for statutory connections and diversions together with the proposed construction period of 52 weeks;**
- (2) That acceptance is recommended that Pick Hill is issued as a variation on Phase 4.1 and a new JCT Design and Build contract is placed, once planning is determined, for Woollard Street and Pentlow Way; and**
- (3) That acceptance is recommended that a contract is placed with Keith Peattie Associates for £28,230.00 for the Clerk of Works role on the Phase 4.2 group of sites.**

### **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 8 separate developments, however 5 Single Unit Sites were later excluded pending further review.

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; and
- 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.

This report sets out the tender submissions received, and the recommendations.

**Reasons for Proposed Decision:**

To ensure progression of the Council House Building Programme.

**Other Options for Action:**

To not progress the Council House Building Programme.

**Report:**

**The returns are as follows and listed within Appendix A:**

As mentioned in the introduction the tender included 8 separate development schemes. The five single unit sites were included within the original tender in anticipation of obtaining planning permission, but these are to be further reviewed and so have been excluded. This was largely due to concerns over viability. As such, post the tender returns, it became apparent that these sites should not be included within the 4.3 phase and they have therefore been removed from the programme. They will be considered at a later date following a massing review of each site.

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

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

**Sites and Units**

**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 201m<sup>2</sup>

**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 488m<sup>2</sup>

**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 575m<sup>2</sup>

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
- TSG Building Services PLC - £4,039,436.45

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 A**. 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 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.

1. 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.

2. 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.

3. 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.

**Resource Implications:**

Resourced via the HRA

**Legal and Governance Implications:**

There are no Legal and Governance implications.

**Safer, Cleaner and Greener Implications:**

The continued delivery of the Council House Build Programme is compliant with the Council's Safer, Cleaner and Greener strategy

**Consultation Undertaken:**

None

**Background Papers:**

Report on a Competitive Tender - Phase 4.3 - Dated 22 October 2020 by EFDC's Employers Agent and Cost Consultant - Airey Miller Ltd - Ref: 2018/102/AH/KW Rev B.

**Risk Management:**

In tender report

**Equality Analysis:**

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in the consideration of this report. The equality information is provided as an Appendix to this report.

# 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

Prepared By:

### Airey Miller Ltd

St Johns House  
Suffolk Way  
Sevenoaks  
TN13 1YL

On Behalf of:

### Epping Forest District Council

Epping Forest District Council Civic Offices  
323 High Street  
Epping  
CM16 4BZ

Date: 22 October 2020  
Ref: 2018/102/AH/KW Rev B

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**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

## Report on a Competitive Tender – Phase 4.3

### 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.



**Signed** .....  
**for AIREY MILLER LIMITED**

**Date**        **22 October 2020**

## 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 201m<sup>2</sup>

#### **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 488m<sup>2</sup>

#### **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 575m<sup>2</sup>

#### **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 52m<sup>2</sup>

#### **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 52m<sup>2</sup>

#### **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 82m<sup>2</sup>

## 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 51m<sup>2</sup>

### 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 83m<sup>2</sup>

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	<b>£4,048,938.00*</b>	52 Weeks
T.S.G. Building Services PLC	£5,388,935.77	<b>£4,039,436.45**</b>	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	<b>£4,048,938.00</b>
T.S.G. Building Services PLC	£738,612.63	£3,300,823.82	<b>£4,039,436.45</b>

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.

## Report on a Competitive Tender – Phase 4.3

### 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.

## Report on a Competitive Tender – Phase 4.3

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### **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.

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
		<hr/>
<b>0</b>	<b>Facilitating works Sub-total</b>	<b>35,106.03</b>
		<hr/>
1.1	Substructure	96,839.92
		<hr/>
<b>1</b>	<b>Substructure Sub-total</b>	<b>96,839.92</b>
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
		<hr/>
<b>2</b>	<b>Superstructure Sub-total</b>	<b>464,796.64</b>
3.1	Wall Finishes	57,929.64
3.2	Floor Finishes	46,601.91
3.3	Ceiling Finishes	27,777.85
		<hr/>
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>132,309.40</b>
4.1	Fittings, furnishings and equipment	34,768.78
		<hr/>
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>34,768.78</b>
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
		<hr/>
<b>5</b>	<b>Services Sub-total</b>	<b>129,469.50</b>
6.1	Prefabricated buildings and building units	0.00
		<hr/>
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>
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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>295,766.32</b>
	<b>Building works cost</b>	<b>1,189,056.59</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>281,348.98</b>
	<b>Sub-total</b>	<b>1,470,405.57</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>0.00</b>
	<b>Works cost</b>	<b>1,470,405.57</b>
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	
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>100,314.16</b>
	<b>Base cost</b>	<b>1,570,719.73</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>1,570,719.73</b>
	<b>Provisional Sums</b>	
	Stat Services & trenching	39,680.27
	<b>Tender Sum</b>	<b>1,610,400.00</b>
	<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>	

## **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
<b>0</b>	<b>Facilitating works Sub-total</b>	<b>30,316.04</b>
1.1	Substructure	22,375.88
<b>1</b>	<b>Substructure Sub-total</b>	<b>22,375.88</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>132,859.29</b>
3.1	Wall Finishes	23,893.46
3.2	Floor Finishes	8,293.77
3.3	Ceiling Finishes	7,874.55
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>40,061.78</b>
4.1	Fittings, furnishings and equipment	10,868.25
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>10,868.25</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>46,656.00</b>
6.1	Prefabricated buildings and building units	0.00
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>
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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>206,312.33</b>
	<b>Building works cost</b>	<b>489,449.57</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>161,011.80</b>
	<b>Sub-total</b>	<b>650,461.37</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>0.00</b>
	<b>Works cost</b>	<b>650,461.37</b>
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	
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>43,745.63</b>
	<b>Base cost</b>	<b>694,207.00</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>694,207.00</b>
	<b>Provisional Sums</b>	
	Stat Services & Trenching	58,838.00
	Offsite Drainage	7,000.00
	<b>Tender Sum</b>	<b>760,045.00</b>
	<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>	

**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
<b>0</b>	<b>Facilitating works Sub-total</b>	<b>65,504.00</b>
1.1	Substructure	55,694.27
<b>1</b>	<b>Substructure Sub-total</b>	<b>55,694.27</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>491,767.90</b>
3.1	Wall Finishes	59,456.98
3.2	Floor Finishes	47,767.14
3.3	Ceiling Finishes	18,702.71
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>125,926.83</b>
4.1	Fittings, furnishings and equipment	43,096.60
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>43,096.60</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>156,510.00</b>
6.1	Prefabricated buildings and building units	0.00
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>
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

**Woollard Street**  
**Contract Sum Analysis - Summary**

£

7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>310,205.37</b>
	<b>Building works cost</b>	<b>1,248,704.97</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>269,063.33</b>
	<b>Sub-total</b>	<b>1,517,768.30</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>0.00</b>
	<b>Works cost</b>	<b>1,517,768.30</b>
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	
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>108,703.80</b>
	<b>Base cost</b>	<b>1,626,472.10</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>1,626,472.10</b>
	<b>Provisional Sums</b>	
	<b>Stat Services &amp; Trenching</b>	<b>52,020.90</b>
	<b>Offsite Drainage</b>	0.00
	<b>Tender Sum</b>	<b>1,678,493.00</b>
	<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>	

**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
<b>0</b>	<b>Facilitating works Sub-total</b>	<b>15,623.45</b>
1.1	Substructure	15,118.14
<b>1</b>	<b>Substructure Sub-total</b>	<b>15,118.14</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>53,237.03</b>
3.1	Wall Finishes	6,480.11
3.2	Floor Finishes	4,184.57
3.3	Ceiling Finishes	2,413.06
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>13,077.74</b>
4.1	Fittings, furnishings and equipment	4,551.30
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>4,551.30</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>16,015.50</b>
6.1	Prefabricated buildings and building units	0.00
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>
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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>98,330.85</b>
	<b>Building works cost</b>	<b>215,954.01</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>122,412.24</b>
	<b>Sub-total</b>	<b>338,366.25</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>0.00</b>
	<b>Works cost</b>	<b>338,366.25</b>
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	
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>38,407.50</b>
	<b>Base cost</b>	<b>376,773.75</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>376,773.75</b>
	<b>Provisional Sums</b>	
	<b>Stat Services</b>	<b>23,236.25</b>
	<b>Offsite Drainage</b>	<b>41,000.00</b>
	<b>Tender Sum</b>	<b>441,010.00</b>
	<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>	

**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
		<hr/>
<b>0</b>	<b>Facilitating works Sub-total</b>	<b>16,592.52</b>
		<hr/>
1.1	Substructure	13,438.74
		<hr/>
<b>1</b>	<b>Substructure Sub-total</b>	<b>13,438.74</b>
		<hr/>
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
		<hr/>
<b>2</b>	<b>Superstructure Sub-total</b>	<b>53,743.28</b>
		<hr/>
3.1	Wall Finishes	6,480.11
3.2	Floor Finishes	4,184.57
3.3	Ceiling Finishes	2,413.06
		<hr/>
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>13,077.74</b>
		<hr/>
4.1	Fittings, furnishings and equipment	4,551.30
		<hr/>
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>4,551.30</b>
		<hr/>
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
		<hr/>
<b>5</b>	<b>Services Sub-total</b>	<b>15,790.50</b>
		<hr/>
6.1	Prefabricated buildings and building units	0.00
		<hr/>
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>
		<hr/>
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
<b>7 Works to existing buildings Sub-total</b>		<b>0.00</b>
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
<b>8 External works Sub-total</b>		<b>89,114.02</b>
<b>Building works cost</b>		<b>206,308.10</b>
<b>9 Main contractor's preliminaries</b>		<b>97,887.24</b>
<b>Sub-total</b>		<b>304,195.34</b>
<b>10 Main contractor's overheads and profit</b>		<b>0.00</b>
<b>Works cost</b>		<b>304,195.34</b>
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	
<b>11 Project/design team fees Sub-total</b>		<b>36,101.25</b>
<b>Base cost</b>		<b>340,296.59</b>
<b>14.2 Construction Inflation</b>		<b>0.00</b>
		<b>340,296.59</b>
<b>Provisional Sums</b>		
	Stat Services & trenching	71,951.41
	Off Site Drainage	17,000.00
<b>Tender Sum</b>		<b>429,248.00</b>
<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>		

**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
<b>0 Facilitating works Sub-total</b>		<b>9,829.13</b>
1.1	Substructure	13,811.04
<b>1 Substructure Sub-total</b>		<b>13,811.04</b>
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
<b>2 Superstructure Sub-total</b>		<b>81,803.17</b>
3.1	Wall Finishes	11,239.86
3.2	Floor Finishes	3,832.79
3.3	Ceiling Finishes	3,358.11
<b>3 Internal finishes Sub-total</b>		<b>18,430.76</b>
4.1	Fittings, furnishings and equipment	5,267.58
<b>4 Fittings, furnishings and equipment Sub-total</b>		<b>5,267.58</b>
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
<b>5 Services Sub-total</b>		<b>19,699.88</b>
6.1	Prefabricated buildings and building units	0.00
<b>6 Prefabricated buildings and building units Sub-total</b>		<b>0.00</b>
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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>45,299.27</b>
	<b>Building works cost</b>	<b>194,140.83</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>97,344.39</b>
	<b>Sub-total</b>	<b>291,485.22</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>0.00</b>
	<b>Works cost</b>	<b>291,485.22</b>
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	
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>39,307.50</b>
	<b>Base cost</b>	<b>330,792.72</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>330,792.72</b>
	<b>Provisional Sums</b>	
	Stat services & Trenching	16,269.28
	Offsite Drainage	8,500.00
	<b>Tender Sum</b>	<b>355,562.00</b>
	<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>	

**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
<b>0</b>	<b>Facilitating works Sub-total</b>	<b>6,819.75</b>
1.1	Substructure	12,638.66
<b>1</b>	<b>Substructure Sub-total</b>	<b>12,638.66</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>81,941.80</b>
3.1	Wall Finishes	11,799.93
3.2	Floor Finishes	3,773.94
3.3	Ceiling Finishes	3,283.94
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>18,857.81</b>
4.1	Fittings, furnishings and equipment	6,952.94
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>6,952.94</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>19,756.13</b>
6.1	Prefabricated buildings and building units	0.00
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>
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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>42,253.42</b>
	<b>Building works cost</b>	<b>189,220.51</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>97,508.12</b>
	<b>Sub-total</b>	<b>286,728.63</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>0.00</b>
	<b>Works cost</b>	<b>286,728.63</b>
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	
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>37,057.50</b>
	<b>Base cost</b>	<b>323,786.13</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>323,786.13</b>
	<b>Provisional Sums</b>	
	<b>Statutory Services</b>	73,162.87
	<b>Offsite Drainage</b>	50,000.00
	<b>Tender Sum</b>	<b>446,949.00</b>
	<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>	

**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
<b>0</b>	<b>Facilitating works Sub-total</b>	<b>13,080.31</b>
1.1	Substructure	15,739.36
<b>1</b>	<b>Substructure Sub-total</b>	<b>15,739.36</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>51,472.58</b>
3.1	Wall Finishes	6,307.68
3.2	Floor Finishes	3,909.70
3.3	Ceiling Finishes	2,367.82
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>12,585.20</b>
4.1	Fittings, furnishings and equipment	4,442.68
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>4,442.68</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>16,015.50</b>
6.1	Prefabricated buildings and building units	0.00
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>
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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>89,017.11</b>
	<b>Building works cost</b>	<b>202,352.74</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>96,084.99</b>
	<b>Sub-total</b>	<b>298,437.73</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>0.00</b>
	<b>Works cost</b>	<b>298,437.73</b>
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	
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>38,351.25</b>
	<b>Base cost</b>	<b>336,788.98</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>336,788.98</b>
	<b>Provisional Sums</b>	
	Stat Services & Trenching	22,616.02
	Offsite Drainage	21,000.00
	<b>Tender Sum</b>	<b>380,405.00</b>
	<b>Potential Additional cost of drainage layer to rear gardens (as per Landscape Spec Addendum sheet)</b>	

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
<b>0 Facilitating works Sub-total</b>		<b>9,960.00</b>
1.1	Substructure	211,063.70
<b>1</b>	<b>Substructure Sub-total</b>	<b>211,063.70</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>384,462.74</b>
3.1	Wall Finishes	16,712.00
3.2	Floor Finishes	26,883.89
3.3	Ceiling Finishes	21,717.25
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>65,313.14</b>
4.1	Fittings, furnishings and equipment	30,072.09
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>30,072.09</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>172,413.27</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>

**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
<b>7 Works to existing buildings Sub-total</b>		<b>0.00</b>
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
<b>8 External works Sub-total</b>		<b>236,145.52</b>
<b>Building works cost</b>		<b>1,109,430.46</b>
<b>9 Main contractor's preliminaries</b>		<b>229,213.61</b>
<b>Sub-total</b>		<b>1,338,644.07</b>
<b>10 Main contractor's overheads and profit</b>		<b>138,892.03</b>
<b>Works cost</b>		<b>1,477,536.10</b>
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
<b>11 Project/design team fees Sub-total</b>		<b>111,222.85</b>
<b>Base cost</b>		<b>1,588,758.95</b>
<b>14.2 Construction Inflation</b>		<b>0.00</b>
		<b>1,588,758.95</b>
<b>Provisional Sums</b>		<b>102,971.90</b>
<b>Bond</b>		<b>3,400.81</b>
<b>Tender Sum</b>		<b>1,695,131.66</b>

**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
<b>0 Facilitating works Sub-total</b>		<b>16,031.12</b>
1.1	Substructure	65,108.00
<b>1</b>	<b>Substructure Sub-total</b>	<b>65,108.00</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>133,864.19</b>
3.1	Wall Finishes	7,210.00
3.2	Floor Finishes	5,820.47
3.3	Ceiling Finishes	5,714.20
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>18,744.67</b>
4.1	Fittings, furnishings and equipment	10,532.36
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>10,532.36</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>51,289.33</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>

**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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>145,510.91</b>
	<b>Building works cost</b>	<b>441,080.58</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>78,716.62</b>
	<b>Sub-total</b>	<b>519,797.20</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>55,219.84</b>
	<b>Works cost</b>	<b>575,017.05</b>
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
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>44,219.30</b>
	<b>Base cost</b>	<b>619,236.35</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>619,236.35</b>
	<b>Provisional Sums</b>	<b>52,108.00</b>
	<b>Bond</b>	<b>1,352.07</b>
		<b>672,696.42</b>
	<b>Tender Sum</b>	<b>672,696.42</b>

**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
<b>0 Facilitating works Sub-total</b>		<b>28,220.00</b>
1.1	Substructure	140,037.09
<b>1</b>	<b>Substructure Sub-total</b>	<b>140,037.09</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>395,939.22</b>
3.1	Wall Finishes	17,151.00
3.2	Floor Finishes	32,405.43
3.3	Ceiling Finishes	18,702.45
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>68,258.88</b>
4.1	Fittings, furnishings and equipment	34,963.12
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>34,963.12</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>196,835.85</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>

**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
<b>7 Works to existing buildings Sub-total</b>		<b>0.00</b>
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
<b>8 External works Sub-total</b>		<b>148,051.41</b>
<b>Building works cost</b>		<b>1,012,305.57</b>
<b>9 Main contractor's preliminaries</b>		<b>205,275.85</b>
<b>Sub-total</b>		<b>1,217,581.42</b>
<b>10 Main contractor's overheads and profit</b>		<b>126,732.75</b>
<b>Works cost</b>		<b>1,344,314.17</b>
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
<b>11 Project/design team fees Sub-total</b>		<b>101,485.87</b>
<b>Base cost</b>		<b>1,445,800.04</b>
<b>14.2 Construction Inflation</b>		<b>0.00</b>
		<b>1,445,800.04</b>
<b>Provisional Sums</b>		<b>42,575.00</b>
<b>Bond</b>		<b>3,103.09</b>
<b>Tender Sum</b>		<b>1,491,478.13</b>

**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
<b>0 Facilitating works Sub-total</b>		<b>4,000.00</b>
1.1	Substructure	62,763.16
<b>1</b>	<b>Substructure Sub-total</b>	<b>62,763.16</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>46,675.31</b>
3.1	Wall Finishes	1,738.00
3.2	Floor Finishes	2,153.22
3.3	Ceiling Finishes	1,601.25
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>5,492.47</b>
4.1	Fittings, furnishings and equipment	4,167.00
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>4,167.00</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>24,235.34</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>

**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
<b>7 Works to existing buildings Sub-total</b>		<b>0.00</b>
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
<b>8 External works Sub-total</b>		<b>76,393.05</b>
<b>Building works cost</b>		<b>223,726.33</b>
<b>9 Main contractor's preliminaries</b>		<b>52,362.26</b>
<b>Sub-total</b>		<b>276,088.59</b>
<b>10 Main contractor's overheads and profit</b>		<b>28,008.79</b>
<b>Works cost</b>		<b>304,097.38</b>
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
<b>11 Project/design team fees Sub-total</b>		<b>22,429.06</b>
<b>Base cost</b>		<b>326,526.44</b>
<b>14.2 Construction Inflation</b>		<b>0.00</b>
		<b>326,526.44</b>
<b>Provisional Sums</b>		<b>18,954.00</b>
<b>Bond</b>		<b>685.80</b>
<b>Tender Sum</b>		<b>346,166.24</b>

**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
<b>0 Facilitating works Sub-total</b>		<b>4,000.00</b>
1.1	Substructure	29,528.46
<b>1</b>	<b>Substructure Sub-total</b>	<b>29,528.46</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>46,368.87</b>
3.1	Wall Finishes	1,724.00
3.2	Floor Finishes	2,153.22
3.3	Ceiling Finishes	1,601.25
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>5,478.47</b>
4.1	Fittings, furnishings and equipment	4,169.00
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>4,169.00</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>22,395.75</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>

**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
<b>7 Works to existing buildings Sub-total</b>		<b>0.00</b>
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
<b>8 External works Sub-total</b>		<b>70,285.00</b>
<b>Building works cost</b>		<b>182,225.55</b>
<b>9 Main contractor's preliminaries</b>		<b>40,797.87</b>
<b>Sub-total</b>		<b>223,023.42</b>
<b>10 Main contractor's overheads and profit</b>		<b>22,813.22</b>
<b>Works cost</b>		<b>245,836.64</b>
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
<b>11 Project/design team fees Sub-total</b>		<b>18,268.51</b>
<b>Base cost</b>		<b>264,105.15</b>
<b>14.2 Construction Inflation</b>		<b>0.00</b>
		<b>264,105.15</b>
<b>Provisional Sums</b>		<b>18,490.86</b>
<b>Bond</b>		<b>558.59</b>
<b>Tender Sum</b>		<b>283,154.60</b>



**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
<b>0 Facilitating works Sub-total</b>		<b>3,180.00</b>
1.1	Substructure	31,857.77
<b>1</b>	<b>Substructure Sub-total</b>	<b>31,857.77</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>76,960.33</b>
3.1	Wall Finishes	2,679.00
3.2	Floor Finishes	3,166.70
3.3	Ceiling Finishes	1,165.75
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>7,011.45</b>
4.1	Fittings, furnishings and equipment	5,144.87
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>5,144.87</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>24,235.34</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>

**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
<b>7 Works to existing buildings Sub-total</b>		<b>0.00</b>
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
<b>8 External works Sub-total</b>		<b>37,197.18</b>
<b>Building works cost</b>		<b>185,586.94</b>
<b>9 Main contractor's preliminaries</b>		<b>38,600.92</b>
<b>Sub-total</b>		<b>224,187.86</b>
<b>10 Main contractor's overheads and profit</b>		<b>23,234.04</b>
<b>Works cost</b>		<b>247,421.90</b>
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
<b>11 Project/design team fees Sub-total</b>		<b>18,605.50</b>
<b>Base cost</b>		<b>266,027.40</b>
<b>14.2 Construction Inflation</b>		<b>0.00</b>
		<b>266,027.40</b>
<b>Provisional Sums</b>		<b>15,575.90</b>
<b>Bond</b>		<b>568.89</b>
<b>Tender Sum</b>		<b>282,172.19</b>

**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
<b>0 Facilitating works Sub-total</b>		<b>0.00</b>
1.1	Substructure	28,136.88
<b>1</b>	<b>Substructure Sub-total</b>	<b>28,136.88</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>72,252.97</b>
3.1	Wall Finishes	2,575.00
3.2	Floor Finishes	2,870.11
3.3	Ceiling Finishes	2,544.00
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>7,989.11</b>
4.1	Fittings, furnishings and equipment	5,081.16
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>5,081.16</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>24,235.34</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>

## **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
<b>7</b>	<b>Works to existing buildings Sub-total</b>	<b>0.00</b>
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
<b>8</b>	<b>External works Sub-total</b>	<b>33,876.43</b>
	<b>Building works cost</b>	<b>171,571.89</b>
<b>9</b>	<b>Main contractor's preliminaries</b>	<b>46,728.39</b>
	<b>Sub-total</b>	<b>218,300.28</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	<b>21,479.46</b>
	<b>Works cost</b>	<b>239,779.74</b>
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
<b>11</b>	<b>Project/design team fees Sub-total</b>	<b>17,200.46</b>
	<b>Base cost</b>	<b>256,980.20</b>
<b>14.2</b>	<b>Construction Inflation</b>	<b>0.00</b>
		<b>256,980.20</b>
	<b>Provisional Sums</b>	<b>76,879.06</b>
	<b>Bond</b>	<b>525.93</b>
		<b>334,385.19</b>
	<b>Tender Sum</b>	<b>334,385.19</b>

**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
<b>0 Facilitating works Sub-total</b>		<b>3,500.00</b>
1.1	Substructure	43,560.39
<b>1</b>	<b>Substructure Sub-total</b>	<b>43,560.39</b>
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
<b>2</b>	<b>Superstructure Sub-total</b>	<b>44,749.01</b>
3.1	Wall Finishes	1,662.00
3.2	Floor Finishes	2,003.66
3.3	Ceiling Finishes	1,508.00
<b>3</b>	<b>Internal finishes Sub-total</b>	<b>5,173.66</b>
4.1	Fittings, furnishings and equipment	4,047.77
<b>4</b>	<b>Fittings, furnishings and equipment Sub-total</b>	<b>4,047.77</b>
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
<b>5</b>	<b>Services Sub-total</b>	<b>22,395.75</b>
6.1	Prefabricated buildings and building units	exc
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>	<b>0.00</b>



## **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
<b>7 Works to existing buildings Sub-total</b>		<b>0.00</b>
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
<b>8 External works Sub-total</b>		<b>59,671.06</b>
<b>Building works cost</b>		<b>183,097.64</b>
<b>9 Main contractor's preliminaries</b>		<b>39,710.14</b>
<b>Sub-total</b>		<b>222,807.78</b>
<b>10 Main contractor's overheads and profit</b>		<b>22,922.39</b>
<b>Works cost</b>		<b>245,730.18</b>
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
<b>11 Project/design team fees Sub-total</b>		<b>18,355.94</b>
<b>Base cost</b>		<b>264,086.12</b>
<b>14.2 Construction Inflation</b>		<b>0.00</b>
		<b>264,086.12</b>
<b>Provisional Sums</b>		<b>19,103.96</b>
<b>Bond</b>		<b>561.26</b>
<b>Tender Sum</b>		<b>283,751.34</b>

**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 <sup>2</sup>	%	Total	£/m <sup>2</sup>	%	Total	£/m <sup>2</sup>	%
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									
Stonyshotts									
Shingle Court									
Wrangley Court									
Thatchers Close									
Contract Value 2 Single Sites	£ -			£ -			£ -		
<b>Total 4.2</b>	<b>£ 4,382,643.00</b>	<b>£ 2,767</b>	<b>100%</b>	<b>£ 4,048,938.00</b>	<b>£ 2,556</b>	<b>100%</b>	<b>£ 4,039,436.45</b>	<b>£ 2,550</b>	<b>100%</b>

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## **Appendix C**

Tender Clarifications

**Appendix C**

**Epping Forest District Council - Phase 4.3**

**Tender Clarifications**

**03/09/2020**



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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 Stonyshotts 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**

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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	

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**Tender Clarifications**

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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**

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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**

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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.			

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**Epping Forest District Council - Phase 4.3**

**Tender Clarifications**

**03/09/2020**



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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.			



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

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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
<b>Total Client side control Fund</b>			<b>£358,000</b>

## **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
<b>Total</b>	<b>£ 33,555</b>	<b>£ 30,640</b>	<b>£ 28,696</b>	<b>£ 20,458</b>	<b>£ 13,412</b>	<b>£ 64,893</b>	<b>£ 6,001</b>	<b>£ 197,655</b>

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
<b>Total</b>		<b>£ 53,750</b>

## **Appendix F**

Experian Credit Check



## 03908728 : T.S.G. BUILDING SERVICES PLC

<b>Score</b> <b>100</b>	<b>Risk</b> <b>Very Low Risk</b>	<b>Credit Limit</b> <b>£890,000</b>	<b>Credit Rating</b> <b>£300,000</b>
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### Company Summary

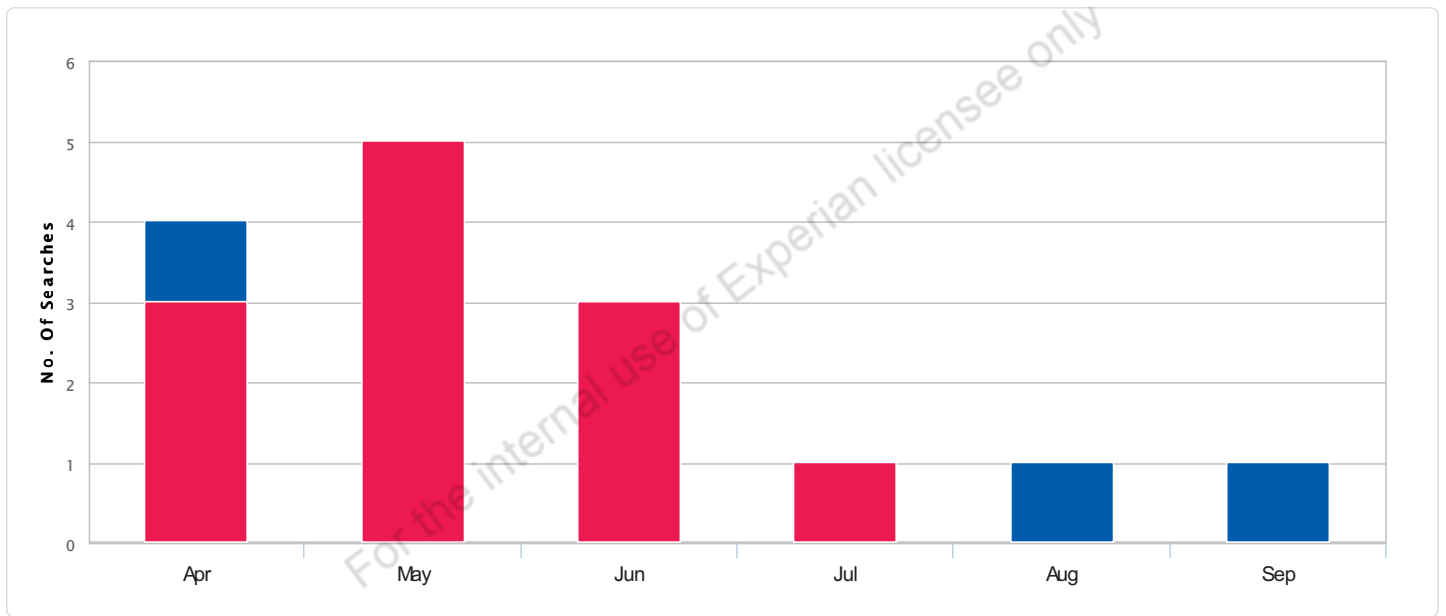
<b>Company Name</b>	T.S.G. BUILDING SERVICES PLC		
<b>Registration Number</b>	03908728		
<b>Registered Office</b>	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, POTTERS BAR, HERTFORDSHIRE, EN6 3JN		
<b>Date of Incorporation</b>	18 Jan 2000		
<b>Latest Annual Return</b>	11 Dec 2019	<b>Accounts Reference Date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

### 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

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

### Details of Mortgages, Charges and Satisfactions

#### Satisfied Mortgages

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

<b>Latest Form Type</b>	MG02
<b>Date Charge Created</b>	24 Jul 2008
<b>Lender</b>	P & O PROPERTY HOLDINGS LIMITED
<b>Date Fully Satisfied</b>	04 Jul 2014
<b>Details</b>	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

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

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

<b>Date Charge Registered</b>	25 Nov 2009
<b>Charge Type</b>	DEED OF CHARGE OVER CREDIT BALANCES
<b>Latest Form Type</b>	MG01
<b>Date Charge Created</b>	13 Nov 2009
<b>Lender</b>	BARCLAYS BANK PLC ,
<b>Details</b>	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

<b>Date Charge Registered</b>	08 Sep 2004
<b>Charge Type</b>	GUARANTEE & DEBENTURE
<b>Latest Form Type</b>	395
<b>Date Charge Created</b>	25 Aug 2004
<b>Lender</b>	BARCLAYS BANK PLC ,
<b>Details</b>	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.](#)

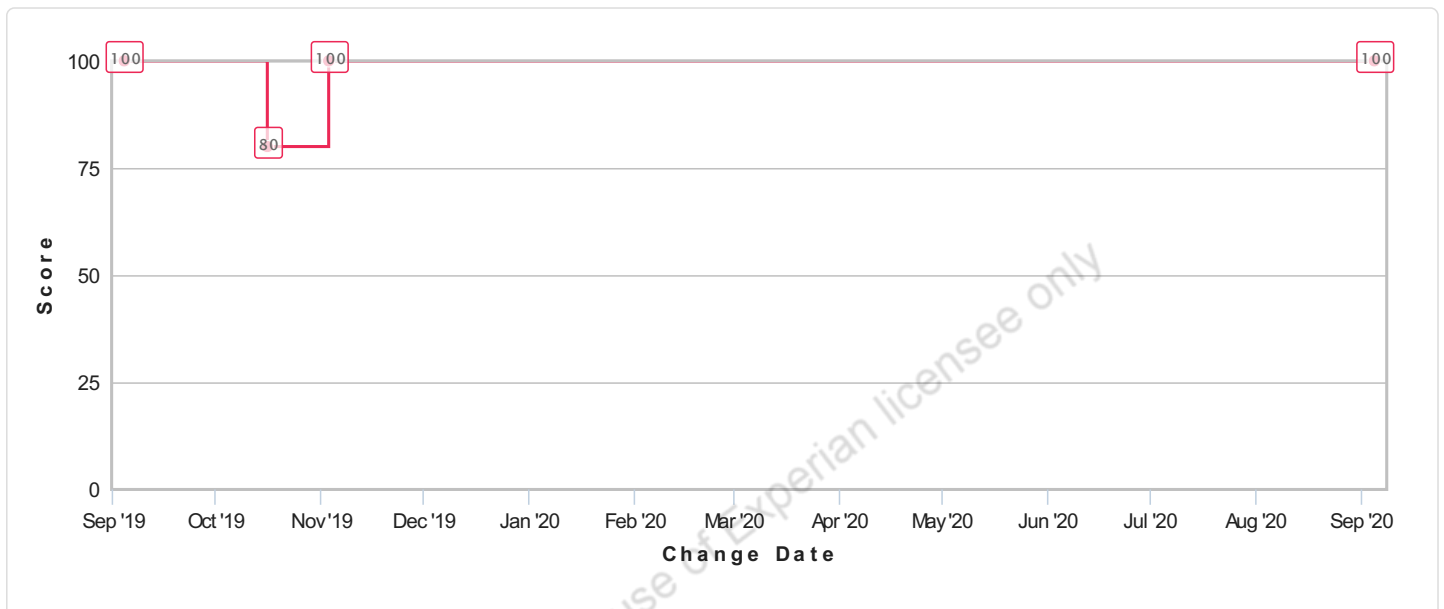
## Adverse Credit

In the last 6 years there have been:

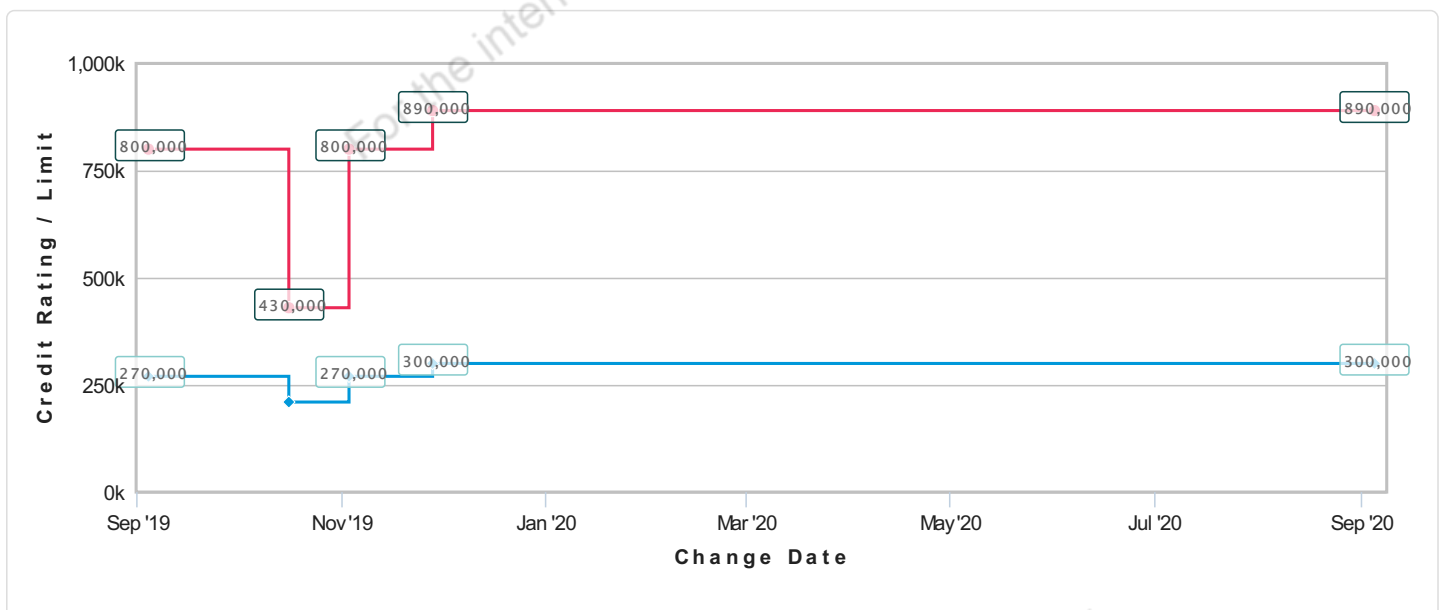
- No CCJs have been issued.

## Score History

### Score Changes



### Credit Limit Changes



## Payment 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	4,101,347	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
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> 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
⊕ 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
<b>Total Fixed/Non Current Assets</b>	<b>1,161,347</b>	<b>1,645,036</b>	<b>1,645,101</b>
⊕ 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
⊕ 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
<b>Total Current Assets</b>	<b>10,858,001</b>	<b>14,579,428</b>	<b>14,375,743</b>
⊕ 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	-	-	-
<b>Financial Current Liabilities</b>	<b>37,493</b>	<b>39,233</b>	<b>41,376</b>
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)	-	-	-
<b>Total Current Liabilities</b>	<b>6,371,672</b>	<b>8,487,703</b>	<b>8,333,187</b>
<b>Total Assets minus Current Liabilities</b>	<b>5,647,676</b>	<b>7,736,761</b>	<b>7,687,657</b>
<b>Financial Long Term Liabilities</b>	<b>144,125</b>	<b>104,080</b>	<b>2,884,542</b>
Finance Lease / Hire Purchase	0	0	0
Finance Lease	0	0	0
Hire Purchase	0	0	0
<b>Other Long Term Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>
Subsidiary / Associate / Joint	-	-	-
Group Loans (UK GAAP)	0	0	0
Director Loans (UK GAAP)	0	0	0
Accruals	0	0	0
<b>Total Long Term Liabilities</b>	<b>144,125</b>	<b>104,080</b>	<b>2,884,542</b>
<b>Total Liabilities</b>	<b>6,515,797</b>	<b>8,591,783</b>	<b>11,217,729</b>
<b>Total Provisions</b>	<b>37,493</b>	<b>130,563</b>	<b>103,543</b>
Deferred Taxation	37,493	130,563	103,543
Pension	0	0	0
Other Provisions	0	0	0
<b>Minority Interests</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Assets</b>	<b>5,466,058</b>	<b>7,502,118</b>	<b>4,699,572</b>
<b>Share Capital</b>	<b>54,000</b>	<b>54,000</b>	<b>17,820</b>
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
<b>Shareholders Funds</b>	<b>5,466,058</b>	<b>7,502,118</b>	<b>4,699,572</b>
<b>Capital Employed</b>	<b>5,647,676</b>	<b>7,736,761</b>	<b>7,687,657</b>
<b>Net Worth</b>	<b>5,466,058</b>	<b>7,502,118</b>	<b>4,699,572</b>
<b>Working Capital</b>	<b>4,486,529</b>	<b>6,091,725</b>	<b>6,042,556</b>

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	782,536	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
		-	-	-
<b>PERFORMANCE</b>				
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
<b>EFFICIENCY</b>				
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
<b>LIQUIDITY</b>				
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	-	-	-
<b>CAPITAL STRUCTURE</b>				
Equity Gearing (%)	29.33	8.80	63.80	100.00
Debt Gearing (%)	61.38	0.00	0.00	0.00
<b>EMPLOYEE</b>				
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
<b>OTHER</b>				
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	
<b>Company Registration Number &amp; Name</b>	<b>Turnover</b>	<b>Net Worth</b>
<b>38</b> <a href="#">11812085 - WP GROUP HOLDINGS LTD</a>	-	-
<b>N</b> <a href="#">10618678 - HAVEN DIRECT LIMITED</a>	-	£1
<b>N</b> <a href="#">10618943 - HAVEN HEATING LIMITED</a>	-	£1
<b>N</b> <a href="#">10928255 - HAVEN HOME SOLUTIONS LIMITED</a>	-	£1
<b>N</b> <a href="#">10616902 - HAVEN ONLINE LIMITED</a>	-	£1
<b>25</b> <a href="#">09727451 - SWIFT CONTACT LIMITED</a>	-	£7,473
<b>100</b> <a href="#">03908728 - T.S.G. BUILDING SERVICES PLC</a>	£41,019,691	£4,699,572

## Shareholders

SHARE CAPITAL STRUCTURE NON-QUOTED Page 133

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](#)

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

### Directors

[ROBERT JOSEPH  
GLENDINNING](#)

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

[JOHN PHILIP HOLLOWAY](#)

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

[ADAM JAMES THRUSSELL](#)

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

[STEPHEN JAMES GWYNN](#)

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

<b>Current Appointments</b>	1
<a href="#">BRYAN LLOYD REES</a>	
<b>Appointment Date</b>	01 Aug 2013
<b>Date of Birth</b>	03 Jan 1968
<b>Position</b>	
<b>Occupation</b>	CONSTRUCTION DIRECTOR
<b>Address</b>	TSG HOUSE, CRANBORNE INDUSTRIAL ESTATE, CRANBORNE ROAD, POTTERS BAR, HERTS, EN6 3JN
<b>Current Appointments</b>	1

## Resigned Directors

### Secretaries

<a href="#">PAUL FRANCIS BRIGDEN</a>			
<b>Appointment Date</b>	01 Feb 2000	<b>Resignation Date</b>	24 Mar 2014
<b>Date of Birth</b>	28 Aug 1951		
<b>Position</b>			
<b>Occupation</b>			
<b>Address</b>	THE HAWTHORNES, WARESIDE, WARE, HERTS, SG12 7RL		
<b>Current Appointments</b>	3		

### Directors

<a href="#">STEPHEN ANDREW WALSH</a>			
<b>Appointment Date</b>	01 May 2006	<b>Resignation Date</b>	12 Aug 2013
<b>Date of Birth</b>	09 Mar 1963		
<b>Position</b>	CONSTRUCTION DIRECTOR		
<b>Occupation</b>	CONSTRUCTION DIRECTOR		
<b>Address</b>	57, THE PARK, ST ALBANS, HERTS, AL1 4RX		
<b>Current Appointments</b>	0		

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

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

<a href="#">BENJAMIN PETER THRUSSELL</a>			
<b>Appointment Date</b>	01 Feb 2000	<b>Resignation Date</b>	08 May 2018

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

CAROLINE ANNE  
THRUSSELL

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



## Equality Impact Assessment

1. Under s.149 of the Equality Act 2010, when making decisions, Epping District Council must have regard to the Public Sector Equality Duty, ie have due regard to:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sexual orientation.
3. In addition to the above protected characteristics you should consider the cross-cutting elements of the proposed policy, namely the social, economic and environmental impact (including rurality) as part of this assessment. These cross-cutting elements are not a characteristic protected by law but are regarded as good practice to include.
4. The Equality Impact Assessment (EqIA) document should be used as a tool to test and analyse the nature and impact of either what we do or are planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. Use the questions in this document to record your findings. This should include the nature and extent of the impact on those likely to be affected by the proposed policy or change.
6. Where this EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. All **Cabinet, Council, and Portfolio Holder reports must be accompanied by an EqIA**. An EqIA should also be completed/reviewed at key stages of projects.
8. To assist you in completing this report, please ensure you read the guidance notes in the Equality Analysis Toolkit and refer to the following Factsheets:
  - Factsheet 1: Equality Profile of the Epping Forest District
  - Factsheet 2: Sources of information about equality protected characteristics
  - Factsheet 3: Glossary of equality related terms
  - Factsheet 4: Common misunderstandings about the Equality Duty
  - Factsheet 5: Frequently asked questions
  - Factsheet 6: Reporting equality analysis to a committee or other decision making body

## Section 1: Identifying details

Your function, service area and team: **Housing Management**

If you are submitting this EqIA on behalf of another function, service area or team, specify the originating function, service area or team: **NA**

Title of policy or decision: **4.3 tender report**

Officer completing the EqIA: **Deborah Fenton** Tel: **01992 564221** Email: **dfenton@eppingforestdc.gov.uk**

Date of completing the assessment: 14/10/20

## Section 2: Policy to be analysed

2.1	Is this a new policy (or decision) or a change to an existing policy, practice or project? <b>No</b>
2.2	Describe the main aims, objectives and purpose of the policy (or decision): <b>N/A</b>  What outcome(s) are you hoping to achieve (ie decommissioning or commissioning a service)? <b>N/A</b>
2.3	Does or will the policy or decision affect: <ul style="list-style-type: none"><li>• service users</li><li>• employees</li><li>• the wider community or groups of people, particularly where there are areas of known inequalities?</li></ul> <b>No</b>  Will the policy or decision influence how organisations operate? <b>No</b>
2.4	Will the policy or decision involve substantial changes in resources? <b>No</b>
2.5	Is this policy or decision associated with any of the Council's other policies and how, if applicable, does the proposed policy support corporate outcomes? <b>No</b>

### Section 3: Evidence/data about the user population and consultation<sup>1</sup>

As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).

3.1	What does the information tell you about those groups identified? <b>N/A</b>
3.2	Have you consulted or involved those groups that are likely to be affected by the policy or decision you want to implement? If so, what were their views and how have their views influenced your decision? <b>NA</b>
3.3	If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary: <b>N/A</b>

## Section 4: Impact of policy or decision

Use this section to assess any potential impact on equality groups based on what you now know.

Description of impact	Nature of impact Positive, neutral, adverse (explain why)	Extent of impact Low, medium, high (use L, M or H)
Age	<b>Neutral – the paper is for information only and will not impact on any groups</b>	L
Disability	As above	L
Gender	As above	L
Gender reassignment	As above	L
Marriage/civil partnership	As above	L
Pregnancy/maternity	As above	L
Race	As above	L
Religion/belief	As above	L
Sexual orientation	As above	L

## Section 5: Conclusion

		Tick Yes/No as appropriate	
5.1	Does the EqlA in Section 4 indicate that the policy or decision would have a medium or high adverse impact on one or more equality groups?	No X	
		Yes <input type="checkbox"/>	If ' <b>YES</b> ', use the action plan at <b>Section 6</b> to describe the adverse impacts and what mitigating actions you could put in place.

## Section 6: Action plan to address and monitor adverse impacts

What are the potential adverse impacts?	What are the mitigating actions?	Date they will be achieved.
None	N/A	N/A/De

**Section 7: Sign off**

**I confirm that this initial analysis has been completed appropriately.  
(A typed signature is sufficient.)**

Signature of Head of Service: Deborah Fenton

Date: 14/10/20

Signature of person completing the EqlA: Deborah Fenton

Date: 14/10/20

**Advice**

Keep your director informed of all equality & diversity issues. We recommend that you forward a copy of every EqlA you undertake to the director responsible for the service area. Retain a copy of this EqlA for your records. If this EqlA relates to a continuing project, ensure this document is kept under review and updated, eg after a consultation has been undertaken.

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## **Report to the Council Housebuilding Cabinet Committee**



**Report reference:** CHB-010-2020/21  
**Date of meeting:** 08 December 2020

**Epping Forest District Council**

**Portfolio:** Housing and Community Services – Councillor H Whitbread  
**Subject:** Purchase of Land at Mason Way, Waltham Abbey to build up to 10 Units  
**Responsible Officer:** Deborah Fenton (01992 564221)  
Service Director HRA  
**Democratic Services:** J Leither (01992 564756)

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### **Recommendations/Decisions Required:**

- (1) That approval be given to purchase the land at Mason Way (subject to planning approval) for the purpose of building up to 10 units for affordable rent. At a cost of £800K (land cost) and approval be given to build out the scheme (subject to planning approval) total cost £2,347,671.**

### **Executive Summary:**

The report set's out the opportunity to purchase discounted land which is at present land locked. This report follows on from a Portfolio Holders Report in August 2020 which sought consent to appoint Metaplan to carry out a feasibility study and provide EFDC with an options appraisal. The findings of the appraisal were favourable when proposing a mix of one and mainly 2 bed properties. This will form part of phase 5 of the council house building programme. The report contains the historical context. The cost of the land will come from the HRA account however the build costs (estimated at £2,347,671) will be part funded by a grant either from Homes England or from RTB receipts

### **Reasons for Proposed Decision:**

Set out in its Terms of Reference, the Council House Building Cabinet Committee is to monitor and report to the Council on an annual basis progress and expenditure concerning the Council House Building Programme.

### **Other Options for Action:**

Not to purchase the land, and build out, subject to planning. This would mean the council would miss out on the opportunity to provide 10 much needed units for affordable rent.

### **Report:**

### **Historical Context**

A number of years ago, the former Greater London Council (GLC) entered into a 999-year lease with George Wimpey & Co (now Taylor Wimpey - or their subsidiary Hamme

Construction) for land off of Mason Way, Waltham Abbey. This was to enable the development of private housing at Mason Way by George Wimpey & Co, which was built many years ago. The leased land includes areas that were not developed, but were leased at the time to enable highway rights to be placed on them under the Highways Act 1959 – which was a common approach at the time, before other legal ways of placing highway rights on land were introduced. The freehold of the land was transferred from the GLC to EFDC on the transfer of estates in 1980.

In August 2006, the Council provided a 125-year lease to Ability Housing Association, for a peppercorn, to develop 5 wheelchair bungalows on land off of Mason Way (called Mason Close), which have now been built and let to 5 disabled tenants, with the provision of housing related support by Ability HA. The development by Ability HA was designed in such a way as to allow access to the adjacent land leased to Taylor Wimpey, should that land become available for development in the future.

In October 2015, the Housing Portfolio Holder agreed that the 125-year lease between the Council and Ability Housing Association for land at Mason Close, Waltham Abbey be varied to provide a vehicular and pedestrian right of way to Taylor Wimpey (or successors in title) in order to enable Taylor Wimpey to develop 9 new dwellings on the land adjacent to Mason Close including 4 affordable rented dwellings to be provided by Ability Housing Association and incorporated as part of its existing supported housing scheme at Mason Close for people with disabilities. The Portfolio Holder also agreed that the existing 999-year lease between the Council and Taylor Wimpey be varied to allow flats to be provided on the land.

In early 2018 the proposed scheme fell through; Taylor Wimpey had been unable to agree terms for the purchase of neighbouring land required as part of the development. (This is a ransom strip of land which is owned by a private owner occupier). In 2018 negotiations were undertaken between Taylor Wimpey, the private landowner and EFDC. It was agreed that EFDC would purchase the land off TW and the landowner for 50% of the land value.

Since that time a proposed scheme has been worked up by Metaplan the overall costs being funded by a mix of HRA and grant. The following table gives an overview of the costs and the cashflow will be fed into the capital budget accordingly.

MASON CLOSE OPTION 2	RENT	NOTES
Land Cost	800,000	
Construction	2,197,490	Cost including cost of Community centre
Fees	299,749	Professional fees including client costs
Interest	39,604	Development period interest
<b>TOTAL COST</b>	<b>3,336,843</b>	Total capital costs
Grant	(989,172)	30% As a proportion of land, construction and fees
Loan required	<b>2,347,671</b>	The debt left after subtracting the Grant from the costs
NPV of Rent	(2,363,227)	The present value the rent after subtracting operating costs, over 30 years
Surplus	<b>(15,556)</b>	The capitalised surplus is the required loan less the value of the rent
IRR	3.55%	The IRR is higher than the discount rate therefore the scheme is showing a capital surplus.

## Financial Reporting

Officers continue to work with colleagues in the Finance department to develop a more robust reporting system, particularly around cash flow.

**Resource Implications:**

Metaplan will continue to be the retained consultant for the project

**Legal and Governance Implications:**

None

**Safer, Cleaner and Greener Implications:**

The continued delivery of the development housing programme, using Passivhaus will help us work towards becoming Carbon Neutral.

**Consultation Undertaken:**

Consultation has taken place with the Ward Member.

**Background Papers:**

PHR – Appointment of Metaplan

**Risk Management:**

The Risks associated with the delivery of the current housing development programme is identified within the Executive Report attached.

**Equality Analysis:**

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in consideration of this report. The equality information is provided as an Appendix to this report.

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## Equality Impact Assessment

1. Under s.149 of the Equality Act 2010, when making decisions, Epping District Council must have regard to the Public Sector Equality Duty, ie have due regard to:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sexual orientation.
3. In addition to the above protected characteristics you should consider the cross-cutting elements of the proposed policy, namely the social, economic and environmental impact (including rurality) as part of this assessment. These cross-cutting elements are not a characteristic protected by law but are regarded as good practice to include.
4. The Equality Impact Assessment (EqIA) document should be used as a tool to test and analyse the nature and impact of either what we do or are planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. Use the questions in this document to record your findings. This should include the nature and extent of the impact on those likely to be affected by the proposed policy or change.
6. Where this EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. All **Cabinet, Council, and Portfolio Holder reports must be accompanied by an EqIA**. An EqIA should also be completed/reviewed at key stages of projects.
8. To assist you in completing this report, please ensure you read the guidance notes in the Equality Analysis Toolkit and refer to the following Factsheets:
  - Factsheet 1: Equality Profile of the Epping Forest District
  - Factsheet 2: Sources of information about equality protected characteristics
  - Factsheet 3: Glossary of equality related terms
  - Factsheet 4: Common misunderstandings about the Equality Duty
  - Factsheet 5: Frequently asked questions
  - Factsheet 6: Reporting equality analysis to a committee or other decision making body

## Section 1: Identifying details

Your function, service area and team: **Housing Management**

If you are submitting this EqlA on behalf of another function, service area or team, specify the originating function, service area or team: **NA**

Title of policy or decision: **Mason Way CHB scheme**

Officer completing the EqlA: **Deborah Fenton** Tel: **01992 564221** Email: **dfenton@eppingforestdc.gov.uk**

Date of completing the assessment: 14/10/20

## Section 2: Policy to be analysed

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## Section 5: Conclusion

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(A typed signature is sufficient.)**

Signature of Head of Service: Deborah Fenton

Date: 26/11/20

Signature of person completing the EqIA: Deborah Fenton

Date: 26/11/20

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