

Committee Agenda



**Epping Forest
District Council**

Council Housebuilding Cabinet Committee Monday, 12th December, 2016

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

**Council Chamber, Civic Offices, High Street, Epping
on Monday, 12th December, 2016
at 7.00 pm .**

**Glen Chipp
Chief Executive**

**Democratic Services
Officer**

Jackie Leither Tel: 01992 564756
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors S Stavrou (Chairman), W Breare-Hall, G Mohindra, J Philip and G Waller

**MEMBERS ARE REMINDED TO BRING THEIR COPIES OF
THE DESIGN STANDARDS TO THE MEETING**

1. APOLOGIES FOR ABSENCE

(Director of Governance) To be announced at the meeting.

2. SUBSTITUTE MEMBERS

(Director of Governance) To report the appointment of any substitute members for the meeting.

3. DECLARATIONS OF INTEREST

(Director of Governance) To declare interests in any item on the agenda.

4. MINUTES (Pages 5 - 8)

(Director of Governance) To confirm the minutes of the last meeting of the Committee held on 22 September 2016.

5. 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.

6. 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):

Agenda Item No	Subject	Exempt Information Paragraph Number
N/A	N/A	N/A

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 for four years after the date of the meeting one copy of each of the documents on the list of background papers.

7. REVISED FEASIBILITY STUDIES (Pages 9 - 78)

(Director of Communities) To consider the attached report (CHB-002-2016/17).

8. SITES UNSUITABLE FOR DEVELOPMENT (Pages 79 - 90)

(Director of Communities) To consider the attached report (CHB-003-2016/17).

9. TENDER AWARDS FOR PHASE 3 CONTRACTS (Pages 91 - 272)

(Director of Communities) To consider the attached report (CHB-004-2016/17).

10. STREET/BUILDING NAMING FOR PHASE 3 (Pages 273 - 278)

(Director of Communities) To consider the attached report (CHB-005-2016/17).

11. PROGRESS REPORT (Pages 279 - 294)

(Director of Communities) To consider the attached report (CHB-006-2016/17).

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Council Housebuilding Cabinet **Date:** Thursday, 22 September 2016
Committee

Place: Committee Room 2, Civic Offices, **Time:** 5.30 - 6.00 pm
High Street, Epping

Members Present: S Stavrou (Chairman), G Mohindra, J Philip, G Waller and H Kane

Other Councillors: A Grigg

Apologies: W Breare-Hall

Officers Present: P Pledger (Assistant Director (Housing Property)) and J Leither (Democratic Services Officer)

1. SUBSTITUTE MEMBERS

The Cabinet Committee noted that Councillor H Kane substituted for Councillor W Breare-Hall.

2. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, Councillors H Kane and S Stavrou declared a personal interest in Agenda Item 7, by virtue of being Waltham Abbey Ward Councillors. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the item.

3. MINUTES

Resolved:

That the minutes of the meeting held on 24 March 2016 be taken as read and signed by the Chairman as a correct record.

4. ANY OTHER BUSINESS

The Cabinet Committee noted that there was no other urgent business for consideration.

5. EXCLUSION OF PUBLIC AND PRESS

Resolved:

That the public and press be excluded from the meeting for the items of business set out below on the grounds that they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972:

<u>Agenda Item No.</u>	<u>Subject</u>	<u>Exempt Information Paragraph Number</u>
7	Council Housebuilding Programme – Phase 1 Tender (Recovery Package)	3 & 5

6. COUNCIL HOUSEBUILDING PROGRAMME - PHASE I TENDER (RECOVERY PACKAGE)

The Assistant Director (Housing Property & Development) presented a report to the Cabinet Committee. He advised that after taking legal advice from Trowers & Hamlin Solicitors, on 1 June 2016 the Council formally determined the contract for Phase One of the Council Housebuilding programme with Broadway Construction Ltd. The decision was reached following informal consultation with members of the Cabinet and following concerns expressed by the Council Housebuilding Cabinet Committee over a period of time. From 1 June 2016 onwards, the Council took over responsibility for the sites.

He further advised that the sites had been secured and a full audit of the works completed up to the date of the contract determination, along with an assessment of materials on site. Using this information, a new tender package had been prepared by Pellings LLP, Employers Agents, under the direction of the Council's Development Agent, East Thames. With the previous informal agreement of the Cabinet, informal discussions had taken place with known local companies. However, P A Finlay & Co Ltd emerged as the only contractor that expressed a keen interest to take over the contract. P A Finlay & Co Ltd had successfully completed the refurbishment and conversion works on behalf of the Council at Marden Close. Negotiations commenced on 6 June 2016 based on a design and build contract, and pricing documents had been issued to P A Finlay & Co Ltd.

The pricing documents had been returned direct to Pellings LLP and opened on 7 July 2016. P A Finlay's proposed programme to complete the works was as follows:

- Site 4 - 10 calendar weeks
- Site 7 - 16 calendar weeks
- Harveyfields - 22 calendar weeks
- Red Cross - 48 calendar weeks

A full evaluation of the pricing document had been carried out by Pellings LLP. It was the opinion of Pellings LLP that P A Finlay & Co Ltd had provided a submission that was competitive and reasonable in relation to the prevailing market conditions (where there was currently even less appetite in the market place for works of this nature) and therefore represented value for money.

Decision:

(1) That P A Finlay & Co Ltd be awarded the Design and Build contract for the recovery phase of the construction works making up Phase 1 of the Council's Housebuilding Programme in Waltham Abbey in the negotiated contract sum of £2,674,335.10;

(2) That a contingency sum be set aside for any unforeseen matters that might materialise once works had commenced on site; and

(3) That the Chairman of Council be requested to waive the call-in for this decision on the grounds that there was insufficient time to wait for the call-in period to expire before the Statutory Utility quotes expired and the programme time-slot agreed with them would be extended, causing a price uplift and a delay to the start and completion of the works.

Reasons for Decision:

Since the Council determined the contract with Broadway Construction Ltd for failing to regularly and diligently progress with the works, the Council now needs to complete these works as quickly as possible.

Other Options Considered and Rejected:

(1) Not to negotiate with P A Finlay & Co Ltd, and to tender the works to a wider list of contractors. However, based on informal discussions with a number of contractors, it was difficult to find interested contractors to complete the works started by others.

(2) To break down the works into sub-contract packages and let them individually. However, this would require a different type of Management Supervision Contract and would have resulted in the Council not being able to secure any guarantees for the works and would also have been exposed to far greater financial risks.

CHAIRMAN

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Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-002-2016/17
Date of meeting: 12 December 2016

Portfolio: Housing

Subject: Revised Feasibility Studies – Pentlow Way & Woollard Street

Responsible Officer: Paul Pledger (01992 564248)
Assistant Director, Housing Property & Development)

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

-) 1. That the Cabinet Committee considers the viability of each of the 2 revised feasibility studies previously approved by the Cabinet Committee, for inclusion in a future phase of the Council House-building Programme;**
 - a) Pentlow Way, Buckhurst Hill**
 - b) Woollard Street, Waltham Abbey**

-) 2. That for any sites not considered viable for Council house-building, alternative uses be agreed based on the following options:**
 - a. To sell the site for social housing to a Housing Association in return for a capital receipt to fund future Council house-building and to gain nomination rights for Council housing applicants;**
 - b. To sell the site for private development, either for residential or other use in return for a capital receipt to fund future Council house-building;**
 - c. To divide up the site and sell the land to local residents to extend their private gardens in return for a capital receipt to fund future Council house-building;**
 - d. To demolish the garages, re-surface and mark out the land and to leave the site as open car parking for local residents;**
 - e. To sell the site to a Town or Parish Council for their own purposes (eg. public amenity space) in return for a capital receipt to fund future Council house-building; or**
 - f. To continue to market and rent the garages to local residents**

Executive Summary:

Each of the two sites at Pentlow Way, Buckhurst Hill and Woollard Street, Waltham Abbey have previously had their feasibility study and viability approved by the Cabinet Committee. However, the designs presented were restricted by the presence of either mains sewers or a mains electricity sub-station. As discussed at the respective Cabinet Committee meetings, revised feasibility studies have been undertaken based on diverting these mains services.

Reasons for Proposed Decision:

Whilst theseThe 2 sites included in this report are from the original list of 65 sites approved

by the Cabinet in 2012. Each site is presented on its own merits at this stage, and will feature in phases 5 and 6 respectively.

Other Options for Action:

1. Not to progress with any of the schemes presented in this report and adopt one of the options included in recommendation 2 a-f.
2. To develop the sites with a different number of homes, or with an alternative mix of property types or parking allocation; or
3. To revert to the original feasibility study as previously agreed.

Report:

1. The Cabinet Committee has already agreed feasibility studies for the sites at Pentlow Way, Buckhurst Hill and Woollard Street, Waltham Abbey. However, the designs layout options for these sites were restricted by the presence of mains sewers and/or a mains electrical sub-station on the site. Whilst these feasibility studies were agreed, it was suggested by diverting these mains services, a better design that made better use of the site may be feasible.
2. Attached to this report are the revised feasibility studies for Pentlow Way, Buckhurst Hill (Appendix 1) and Woollard Street, Waltham Abbey (Appendix 2). Each feasibility study considers the revised number and mix of units capable of being delivered on each site. It also estimates the revised total scheme cost for each site along with an estimate of how much subsidy will be required. A summary table, bringing together all of the key information from the revised feasibility reports compared to the original version already agreed can be found at appendix 3.
3. For those sites that are, for whatever reason, not considered to be viable or unsuitable for redevelopment as part of the Council's House-building Programme, then the Cabinet Committee is to consider what future use should be investigated based on the following options:
 - a. To sell the site for social housing to a Housing Association in return for a capital receipt to fund future Council house-building and to gain nomination rights for Council housing applicants;
 - b. To sell the site for private development, either for residential or other use in return for a capital receipt to fund future Council house-building;
 - c. To divide up the site and sell the land to local residents to extend their private gardens in return for a capital receipt to fund future Council house-building;
 - d. To demolish the garages, re-surface and mark out the land and to leave the site as open car parking for local residents;
 - e. To sell the site to a Town or Parish Council for their own purposes (eg. public amenity space) in return for a capital receipt to fund future Council house-building; or
 - f. To continue to market and rent the garages to local residents.

Resource Implications:

The original and revised viability assessment for each of the two sites at Pentlow Way, Buckhurst Hill and Woollard Street, Waltham Abbey are set out in appendix 3 of this report

Legal and Governance Implications:

Within its Terms of Reference, the House-Building Cabinet Committee is expected to consider and approve any feasibility study, and where found to be unsuitable, agree the future use of each site.

Safer, Cleaner and Greener Implications:

Each of these sites will deliver affordable homes, built to Lifetime Homes standards, the latest Building Regulations, Secure By Design and the equivalent to the Code for Sustainable Homes Code 4. If not developed, the future use of under-utilised garage sites that do not have redevelopment potential, need to be considered so as to make the best possible use of the site and enhance the environment.

Consultation Undertaken:

Ward Councillors were consulted on the initial feasibility study.

Background Papers:

Previous feasibility study documents relating to each of the sites, along with minutes of the Cabinet Committee.

Risk Management:

That the garage sites will continue to attract anti-social behaviour while they remain under-used.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

Within the Housing Service Strategy, it has been identified that the target groups that are affected by the Council's house building programme are people in need of:

- Affordable Housing,
- Homelessness assistance,
- Supported housing for special needs groups,
- Owners and occupiers of poor condition housing
- Council and housing association tenants.

From that, it was identified that generally, there is an under provision of suitable accommodation for nearly all target groups. This has been reaffirmed in the most recent Strategic Housing Market Assessment.

Decision making is affected by funding and other factors, such as the availability of building land suitable for particular groups e.g. the elderly or young families.

There is no evidence of unlawful discrimination in relation to the provision of affordable housing.

This report considers the future use of existing garages that have been earmarked for possible future redevelopment. There are a high percentage of vacant garages on each of the sites. If these sites are sold, then the capital receipt will help fund other development sites on the Council house-building programme.

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

Site: Garages 1-19 Pentlow Way, Buckhurst Hill IG9 6BZ

Rev: A

Ref: IJC/srs/612.023
Date: September 2014

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1. Introduction and Confirmation of Brief
2. Existing Site and Surroundings
3. Proposals
4. Planning Issues and Risks
5. Impact/Implications of Statutory Services
6. Site Access and Buildability Issues
7. Neighbourly Matters and Party Walls
8. Proposed Procurement Route
9. Impact on Parking
10. Legals
11. Costs
12. Recommendations and Conclusions

Appendices

- A: Development Proposals – Drawings 612.023.P2-5A
- B: Site Photographs
- C: Existing Site Plan 201206014-D
- D: Statutory Services Information
- E: Information on Possible Contamination
- F: Cost Build-up

1.0 Introduction and Confirmation of Brief

- 1.1. Pellings LLP are appointed as part of East Thames Group Technical Team in respect of delivery of Development Agent services to Epping Forest District Council for a six year housing delivery programme.
- 1.2. Following initial appraisal by EFDC, 59 sites have been identified as having possible development potential, with a further number of sites in reserve.
- 1.3. Pellings LLP have been instructed to progress feasibility studies to all 59 sites and which will assist in establishing the extent and timing of the overall programme.
- 1.4. Our instructions are in accordance with our fee tender of 13 August 2012, against the previously prepared tender documentation, and email confirmation of 9 April 2013.

2.0 Existing Site and Surroundings

- 2.1. The site is located on the eastern side of Buckhurst Hill in a residential area comprising houses and flats approximately 500m north of Buckhurst Hill station.
- 2.2. The site consists of 10 garages and hardstanding and it is accessed by way of a 4m wide vehicular access on Pentlow Way. The site adjoins residential plots on two sides (a semi-detached house with garden and three storey flats with communal parking) and there is a green walk to the rear. The area in general is residential with two storey houses and three storey flats of various styles. There is a small shopping parade 30m to the west.
- 2.3. There are a number of services difficulties on the site as outlined in Section 5.0 below.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023.P2-5A attached at Appendix A.
- 3.2. The proposals are :

Erection of a two storey building comprising 4 x 1 bed flats
Provision of 16 parking spaces and communal amenity area. Please note that proposed parking makes use of some of the grass verge area in front of the existing accommodation.

4.0 Planning Issues and Risks

Relevant Planning Policies/Considerations

- 4.1. The adopted Development Plan for Epping Forest District Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.
- 4.2. The site is not located in a Conservation Area and it is not designated for any particular purposes in the Epping Forest District Council Combined Local Plan 1998 and Local Plan Alterations 2006. The site does not lie in a Flood Zone on the Environment Agency Flood Map.

- 4.3. There are no specific policies which prevent the loss of existing garages although policy ST4 (Road Safety) states that planning permission will only be granted where there will be no adverse effects on the highway, traffic congestion or harm to the character or appearance of the area. Parking spaces to meet with the Council's standards are proposed for the new dwellings.
- 4.4. It will be necessary to undertake a Parking Survey and to prepare a Transport Statement to demonstrate that the loss of the garages and proposed development would not cause any parking shortfalls or harm to highway conditions or the amenities of the area.
- 4.5. The site is located in the settlement of Buckhurst Hill and the proposal would be consistent with policy CP7 which encourages the efficient use of existing built-up areas by the 'recycling of vacant, derelict, degraded and under-used land to accommodate the development' and the 're-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses'.
- 4.6. The proposal would comply with policy H4A which states the need for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis.
- 4.7. The development of small family homes with rear gardens and private and communal parking would be in keeping with the character and appearance of the area and may comply with Epping Forest's design policies and guidance.

5.0 **Impact/Implications of Statutory Services**

- 5.1. We have undertaken statutory services enquiries to the following:
- Southern Gas
 - Cable and Wireless
 - Virgin Media
 - Thames Water
 - BT
 - National Grid
 - Scottish and Southern Energy
 - Environment Agency
 - UK Power Networks
- 5.2. Responses received to date are from the Environment Agency, National Grid, UK Power Networks, Virgin Media and Thames Water.
- 5.3. The Environment Agency have pointed out the existence of an underground culvert which crosses the site (see Thames Water response below).
- 5.3.1. National Grid: There are cables which cross under the site, serving the electricity sub-station on the site, this is located on drawing 612.023/P2-5A
- 5.3.2. UK Power Networks: There are cables which cross under the site, serving the electricity sub-station on the site.
- 5.3.3. Virgin Media: No apparatus appears to cross the site
- 5.4. Thames Water: Plans indicate that a substantial foul sewer crosses the site , close to its entrance

5.5. It should be noted there are a number of responses to enquiries that, at time of preparation of this report, have not yet been received.

6.0 **Site Access and Buildability Issues**

6.1. The site is accessed from existing site roads and there would not appear to be any particular difficulties for the normal level and size of construction traffic associated with a development of this nature.

6.2. Areas should be available for contractor's site set up and accommodation.

6.3. The site is within a primarily residential area, with also some retail elements nearby and, accordingly, any appointed contractor should use all best endeavours to act in a considerate manner and within normal working hours.

6.4. Further to initial enquiries made to EFDC, some potential contamination issues have been highlighted with use of the domestic garages, and also a former horticultural nursery. Possible contaminants in respect of the former use as a nursery are summarised and indicated within the note produced by EFDC Planning and Economic Development Directorate at Appendix E.

6.5. Possible contaminants in respect of the previous use of the garage site may include asbestos, ash and clinker, hydro-carbons from vehicle maintenance and the like.

6.6. Accordingly, suitable site investigation will need to be undertaken ahead of any proposals to take this site forward and specific recommendations made to deal with any contamination found, whether by capping or removal from site.

7.0 **Neighbourly Matters and Party Walls**

7.1. As above, the proposed development site is within a primarily residential area and the appointed contractor should act in a considerate manner. It is proposed that restrictions on working hours, noise levels, requirement for resident liaison and similar matters will be included within contract documentation.

7.2. From proposals on Drawing 612.023/P2-5A, Party Wall matters will be relevant to development, particularly adjacent to 25/29 Pentlow Way.

7.3. Confirmation of ownership will be required in due course.

7.4. Such Party Wall matters may be undertaken ahead of the build contract by direct appointment by EFDC, or included as a requirement for the contractor to deal with within the build contract. This later approach, however, would carry increased risk to programme and cost.

8.0 **Proposed Procurement Route**

8.1. It is understood that development works will be procured by way of the East Thames Housing Group existing contractor framework arrangements.

8.2. It is proposed that works shall be procured on a Design and Build basis with the contractors taking forward RIBA Stage D planning consent drawings into detailed design and construction delivery on site.

- 8.3. Schemes shall be designed to a set of Employer's Requirements to be subsequently confirmed but which substantially shall be formed from existing East Thames Housing Group Design Standards and Employer's Requirement documentation.
- 8.4. It is proposed that all site preparation works will be included within individual contract packages including any required demolitions, adjustment of statutory services, highways works and boundary maintenance/reinstatement/provision.
- 8.5. On completion of the feasibility studies for the whole programme, further recommendations will be made in terms of how works are packaged to ensure size of work packages are optimised for ensuring maximum economies for East Thames Housing Group and EFDC.
- 8.6. It is considered, at this stage, that this may be by way of a mix of different sized contractors dependent upon the numbers and geographical location of individual works packages.
- 8.7. Works will be administered by Pellings LLP as Employer's Agent acting in accordance with East Thames Housing Group terms of appointment and the overarching requirements of the Development Agency agreement.

9.0 **Impact on Parking**

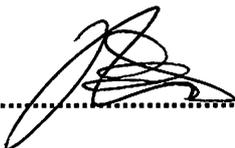
- 9.1. The Council's currently adopted parking standards are contained within Essex County Council's Parking Standards Design and Good Practice Guide – September 2009. These revised standards were adopted by the Council as statutory planning guidance in February 2012.
- 9.2. Flats and houses have the same parking standard as follows:
- 1 bedroom accommodation – 1 space per dwelling
 - 2 bedroom accommodation and above – 2 spaces per dwelling
 - Visitor parking – 0.25 spaces per dwelling (rounded up to the nearest whole number)
- 9.3. The proposals would appear to more than meet the Council's parking standards for new development.
- 9.4. However, should the site move forward to planning application stages, it is recommended that a Transport Statement be undertaken, including parking surveys, to demonstrate that the loss of the garages will not give rise to any planning or highway problems.
- 9.5. As highlighted above, the proposals add parking on areas of existing grassed verge. We have taken the opportunity of adding parking provision over the level of parking needed to meet Planning standards, and to improve the parking provision in the area as a whole.

10.0 **Legals**

- 10.1. We have been provided with a Summary Report of legal matters from EFDC Solicitors. The report makes reference to the suggested appropriation of land for planning purposes which would extinguish any prior rights of way.

- 10.2. The report makes reference to possible rights of light risk. A blanket policy against such risk might be considered.
- 10.3. Proposals include development of an area that is currently given over to drying/bin storage and these would need to be relocated. There is reference that the leases give access to leaseholders to this area but we assume that these can be adjusted to facilitate access to any revised drying/bin compound area.
- 10.4. The existing substation is unaffected by proposals although an alteration maybe required to UKPN access easement.
- 11.0 **Costs**
- 11.1. It is considered that a budget of £525,900.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix F.
- 12.0 **Recommendations and Conclusions**
- 12.1. Subject to an overall lifetime cost appraisal, we conclude that the site appears to have economic development opportunities and we recommend is considered for taking forward to planning application stage, with a view to incorporating into the overall programme.

Signed:


.....
Pellings LLP

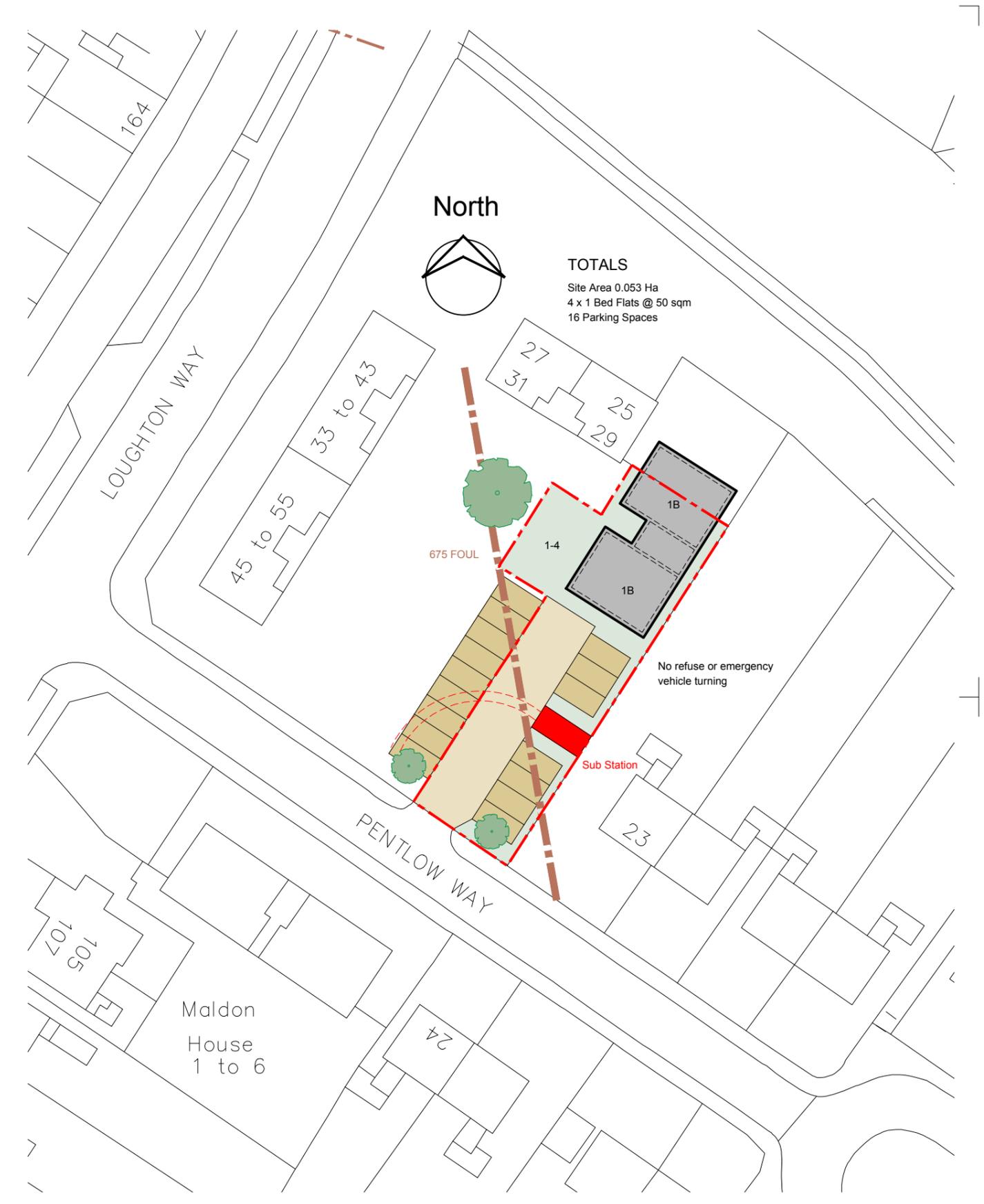
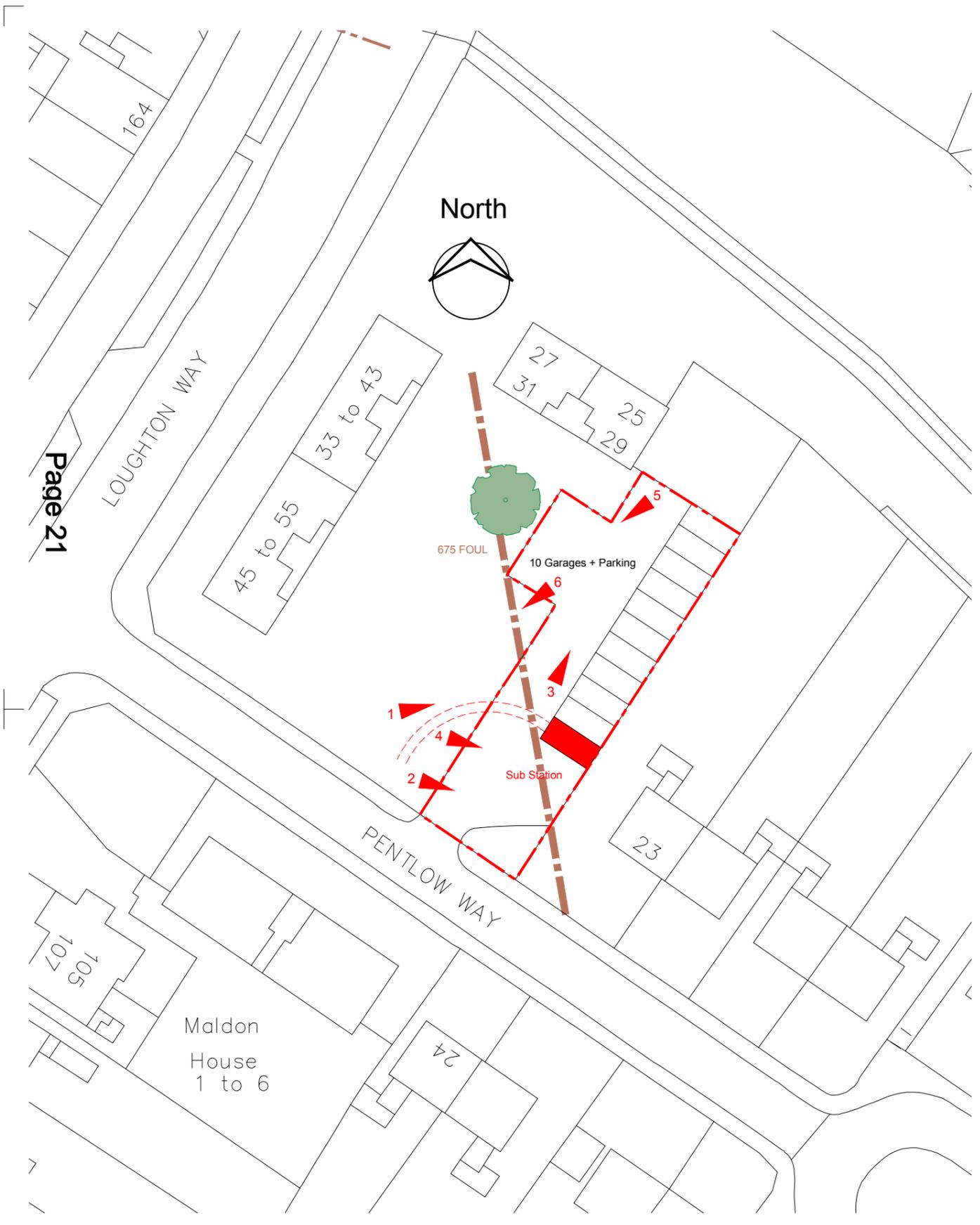
Date:

1st October 2014
.....

Appendix A

Development Proposals

Drawings 612.023.P2-5A



TOTALS
 Site Area 0.053 Ha
 4 x 1 Bed Flats @ 50 sqm
 16 Parking Spaces

NOTES:
 Report all discrepancies, errors and omissions
 Do not scale from this drawing.
 Verify all dimensions on site before commencing any work or preparing shop drawings.
 All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Rev	Date	Description	Name
-	-/-/-		



Pellings LLP 24 Widmore Road Bromley Kent BR1 1RY t 020 8460 9114 f 020 8313 0019 e bromley@pellings.co.uk www.pellings.co.uk		Architecture & Planning ■ Building Surveying ■ Project Management ■ Cost Consultancy ■ CDM Co-ordination			
CLIENT	East Thames HA	PROJECT	EFDC House Building Programme		
TITLE	Existing and Proposed Plans Pentlow Way	DATE	NOV 2013	SCALE	1:500 @A3
		DRAWN	NP	CHK	
		DRAWING No	612 023 P2-5		A

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



5.

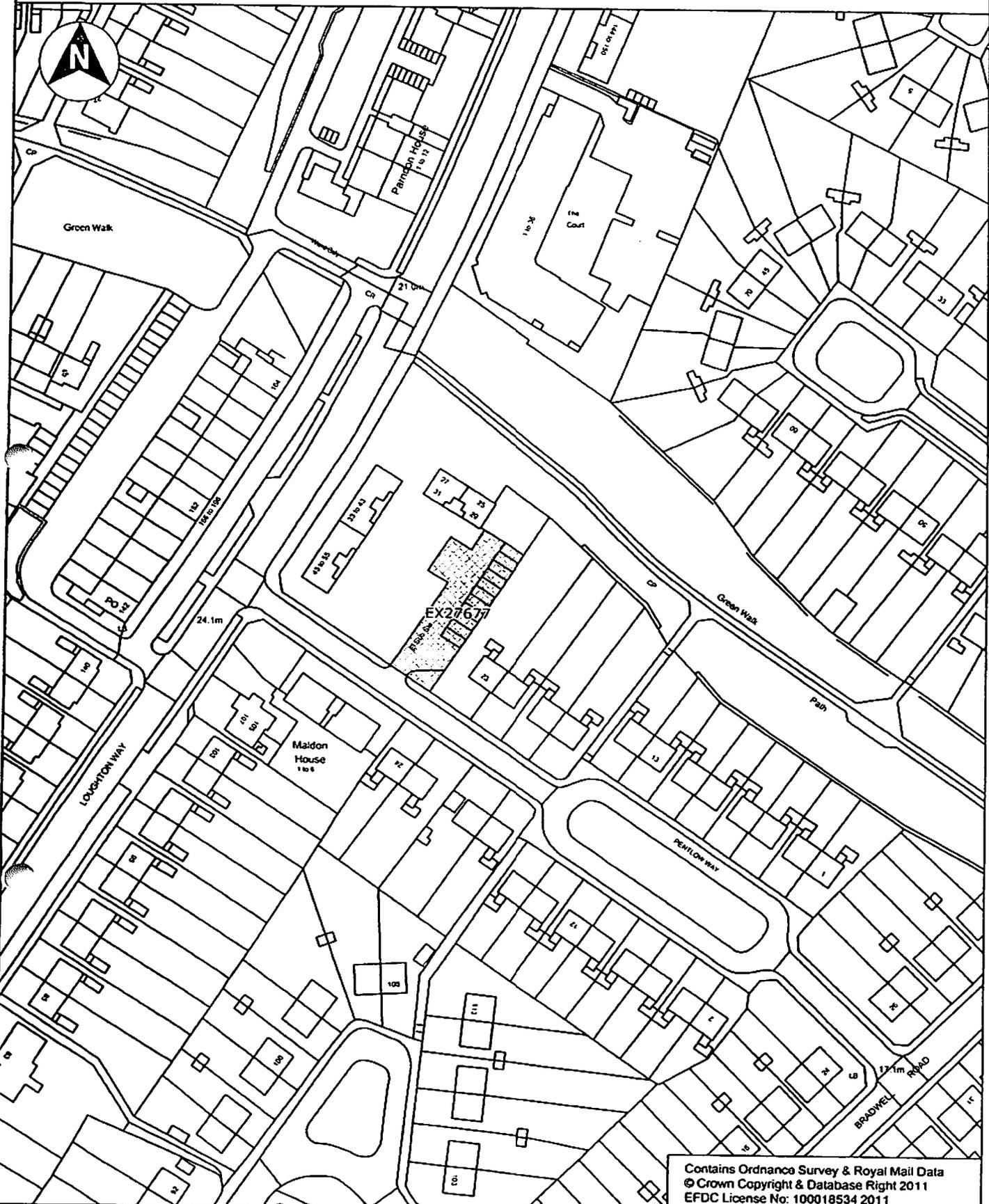


6.



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
 © Crown Copyright & Database Right 2011
 EFDC License No: 100018534 2011

Directorate of Environment & Street Scene
 Civic Offices
 High Street
 Epping, Essex,
 CM16 4BZ
 Tel. 01992 564000

Project
 Potential Site for Council House
 Building Program

Drawing No.
 201206014 - d

Content
 Pentlow Way
 Buckhurst Hill

Date
 04/07/12

Scale
 1:1250 @ A4

Drawn By
 Robert Irwin

Appendix D

Statutory Services Information

Adam Greenhalgh
Pellings
24 Widmore Road
Bromley
Kent
BR1 1RY

National Grid Electricity Emergency Number:
0800 40 40 90*

National Gas Emergency Number:
0800 111 999*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 24/10/2013
Our Ref: NL_TE_Z6_3SW_042144
Your Ref: PENTLOW WAY

RE: Proposed Works, IG9 6BZ,pentlow way,buckhurst hill,essex

Thank you for your enquiry which was received on 17/10/2013.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. National Grid will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:
http://www.nationalgrid.com/NR/rdonlyres/50ACAC0A-ED26-41A7-91FA-83163A98270F/23790/TSPSSW22_J537_Rev0807.pdf

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>

General Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/55C13C4D-A1AA-4B13-BFDA-1CF59F88B326/51318/GeneralGuidance.pdf>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

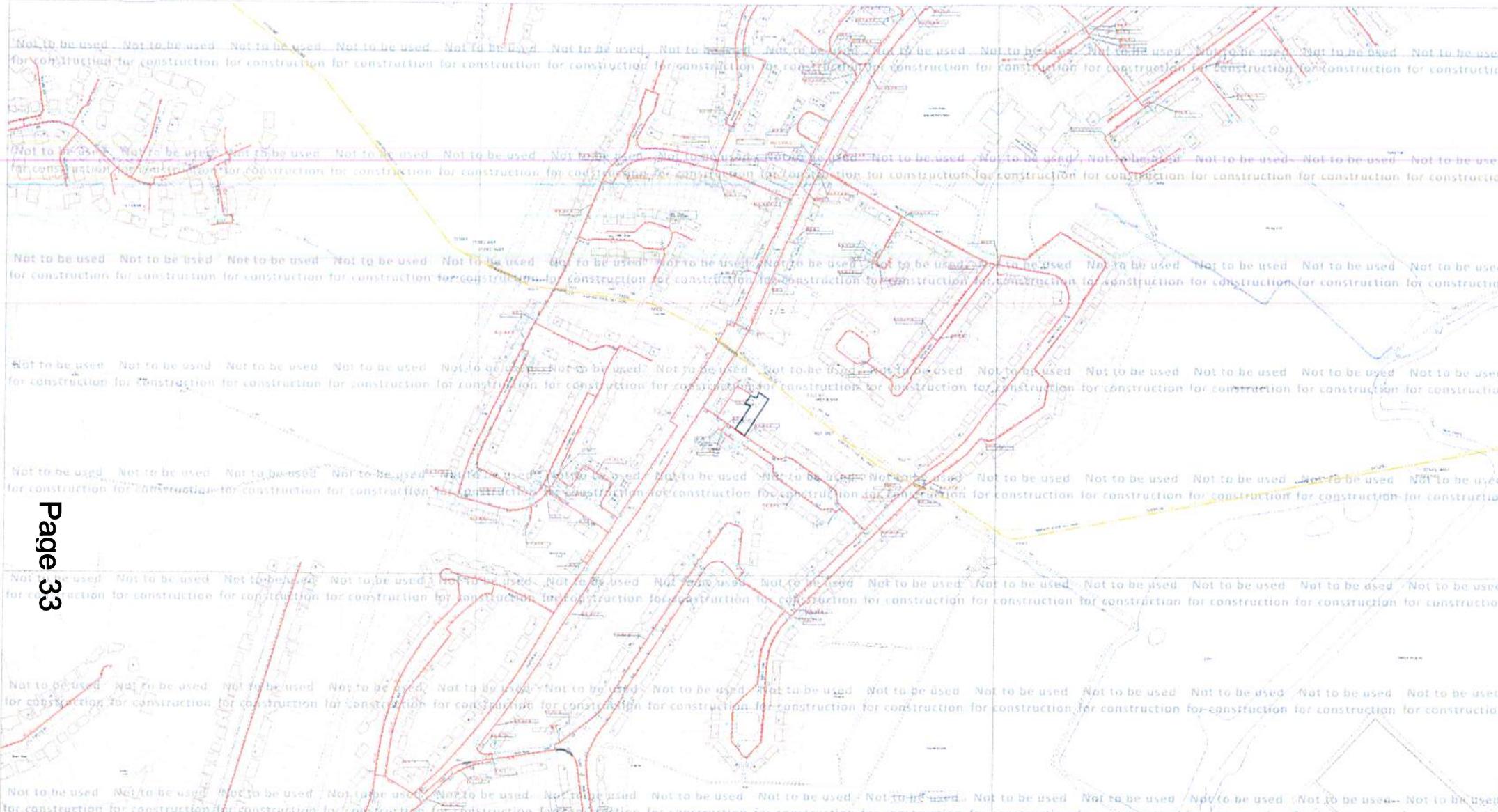
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: NL_TE_Z6_3SW_042144		View extent: 1445m, 785m	Map not to be used for construction	Map 1 of 1 (GAS)
USER: roy.x.jones	LP MAINS 	 Approximate scale 1:5000 on A4 Colour Landscape	This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.7.6  Requested by: Pellings This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886
DATE: 24/10/2013	MP MAINS 			
DATA DATE: 15/10/2013	IP MAINS 			
REF: PENTLOW WAY	LHP MAINS 			
MAP REF: TQ4294 CENTRE: 542265, 194655	NHP MAINS 			
Valve 	Depth of Cover 	Syphon 	Diameter Change 	Material Change 

Adam Greenhalgh

From: Trevor Baker <tjbaker@eppingforestdc.gov.uk>
Sent: 08 November 2013 14:15
To: Adam Greenhalgh
Cc: Lee Savill; John Hayes; Matt Little
Subject: FW: OS Extracts - Pentlow Way/Loughton Way, Loughton
Attachments: 119023 (2).pdf; CANONB08A3B_LDAPMAIL_11062013-144839.pdf; Public Sewer extracts.pdf

Dear Mr Greenhalgh

Thank you for your email of yesterday concerning the potential development of the above sites.

The EA are partially correct in their statement, and I enclose for your perusal extracts from Thames Waters Public Sewer Records.

The 750/825mm diameter "drains" running west to east on the northern edges of both sites, are on the face of it culverted watercourses and given that on the whole they run under Epping Forest District Council land they would be the responsibility of this organisation. However, if there were circumstances that dictated a more in-depth analysis of their status, as the drains effectively operate as public surface water sewers taking all manner of surface and highway water run off, this team on behalf of EFDC would potentially challenge Thames' designation that they are "private" assets. However, in the short term and for your purposes they would be designated as assets under the control of this team on behalf of EFDC's Housing directorate.

Notwithstanding the above, for the Loughton Way site the drain is at the northern edge of the site and within the "green corridor" that I doubt would be subject to above ground development anyway.

For Pentlow Way, the drain is well away from the sites northern boundary and would not be directly affected. What is of more importance for this location is the indicated presence of a 675mm diameter public foul water sewer running diagonally across the site at a depth of approx 2.3m to invert. Should any development be proposed over the line of the sewer then Thames Water must be consulted and advice sought.

I trust the above is self-explanatory, but should you require any further assistance, please feel free to contact this team again

Kind regards

Trevor Baker
Land Drainage Engineer

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

P: 01992 564048 (DD)
P: 01992 564608 (Customer Services)
E: tjbaker@eppingforestdc.gov.uk

creating a better place



Adam Greenhalgh
Pellings LLP
24 Widmore Road
Bromley
Kent
BR1 1RY

Our refs: NE/2013/119023/01-L01
NE/2013/119024/01-L01

Your ref: AG/dh/612.023/05

Date: 5 November 2013

Dear Adam,

Enquiry for proposed redevelopment of two sites: *Rear of Shops, Loughton Way, Buckhurst Hill* and *Pentlow Way, Buckhurst Hill*

Thank you for consulting us with details of the above sites. In addition to our comments that we have already provided to you for the majority of the sites you consulted us with, these sites also appear to have a culverted watercourse running through them. These features will require additional investigations prior to any redevelopment.

As discussed above, our maps indicate that there is a culverted ordinary watercourse that runs through both of these sites. We would expect the applicant to open up any culverts running through the site where feasible, naturalise the watercourse and provide a sufficient development-free buffer zone adjacent to the newly restored watercourse. If the applicant is unable to open up the culvert, full justification should be provided and alternative mitigation or compensation should be provided. Responsibility for ordinary watercourses has now been passed to the Lead Local Flood Authority (Essex County Council in this case), who would need to agree to any proposals outlined for the watercourse.

The culverted watercourse, which runs north-west to south-east through the site, feeds directly into the River Roding. Under the Water Framework Directive, the River Roding is currently at 'poor' ecological status, with a target of achieving 'good' ecological status (gaining two descriptive classes) by a 2027 deadline. Given this, we strongly support any projects that positively enhance the River Roding or the watercourses in the Roding catchment.

As we are in an area of serious water stress, we endorse the efficient use of water resources. Residential developments such as your proposal should take advantage of water efficient technologies. This is in line with Epping Forest's local policy CP5 which states that the efficient use of water is encouraged through water efficient appliances and rainwater harvesting for example.

We suggest you use water efficiency measures and aim to achieve 105 litres/person/day. This is equivalent to level 3/4 for water within the Code for Sustainable Homes. Achieving this standard within new homes can be accomplished at very little additional cost, and is significantly cheaper than retrofitting such measures later.

Environment Agency
Apollo Court, 2 Bishops Sq Business park, Hatfield, Herts, AL10 9EX.

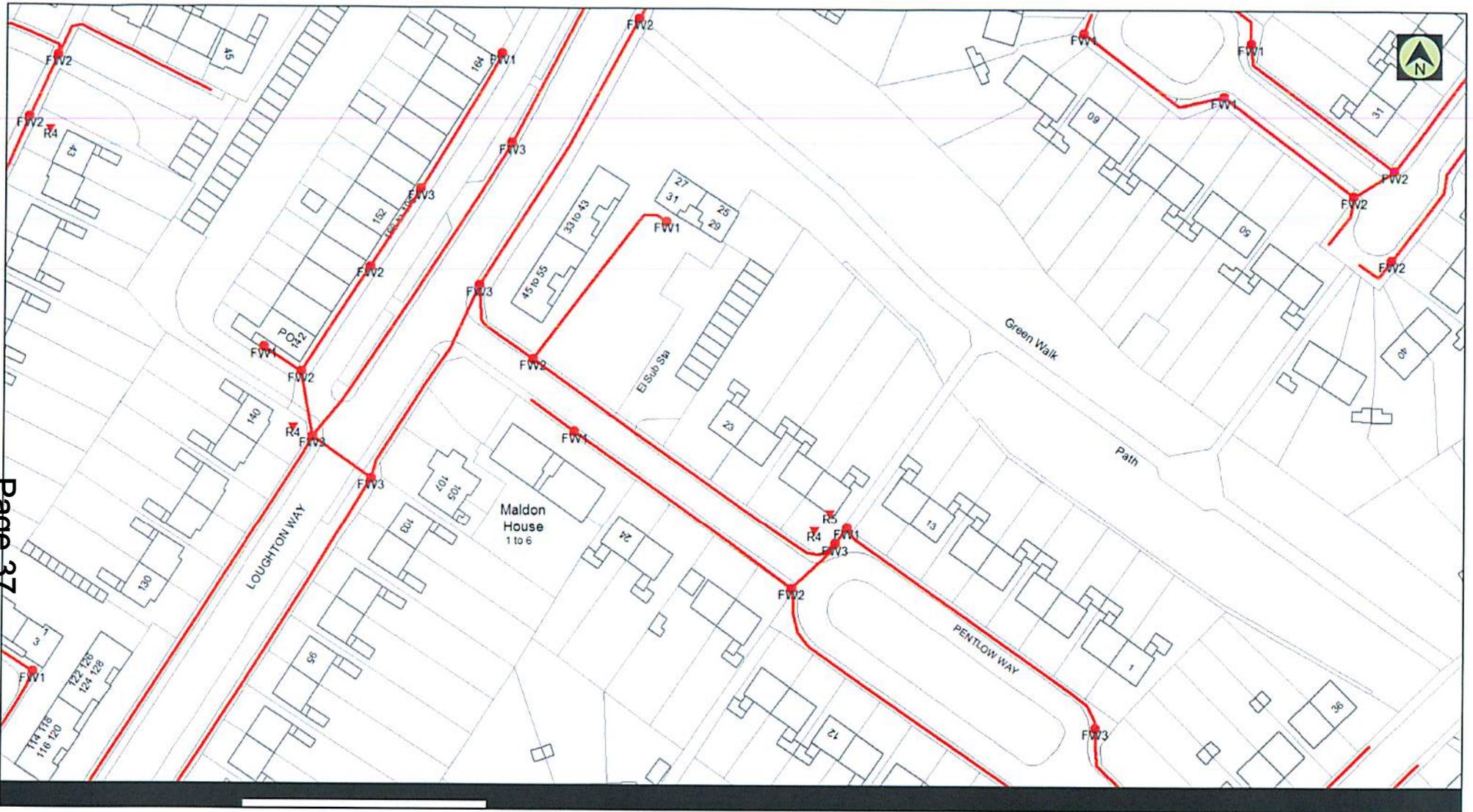
Every opportunity should be taken to maximise Sustainable Drainage Systems (SuDS) such as green roofs, ponds, swales and permeable pavements, to alleviate surface water runoff. I have previously provided you with a copy of our SuDS guidance, which contains the SuDS hierarchy, to help you with your designs. The methods at the top of the hierarchy are preferred because they are beneficial in terms of sustainability and biodiversity. The hierarchy should be used in descending order. Tanks should only be used as a last resort. Epping Forest's local policy U3B on sustainable drainage systems advocates this approach.

As both of the sites are under a hectare in Flood Zone 1, they fall within cell F5 of our Flood Risk Standing Advice consultation matrix. Epping Forest Local Planning Authority will therefore be responsible for assessing flood risk at these sites.

Yours sincerely,

Clark Gordon
Sustainable Places Planning Advisor

Direct dial 01707 632308
E-mail SPHatfield@environment-agency.gov.uk



(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209

Date: 24/10/13

Scale: 1:1083

Map Centre: 542273.3,194641.7

Data updated: 25/08/13

Telecoms Plan A4

Important information - please read

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the Affected Postcodes pdf, which can be downloaded from this website.

Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Duct, Trench

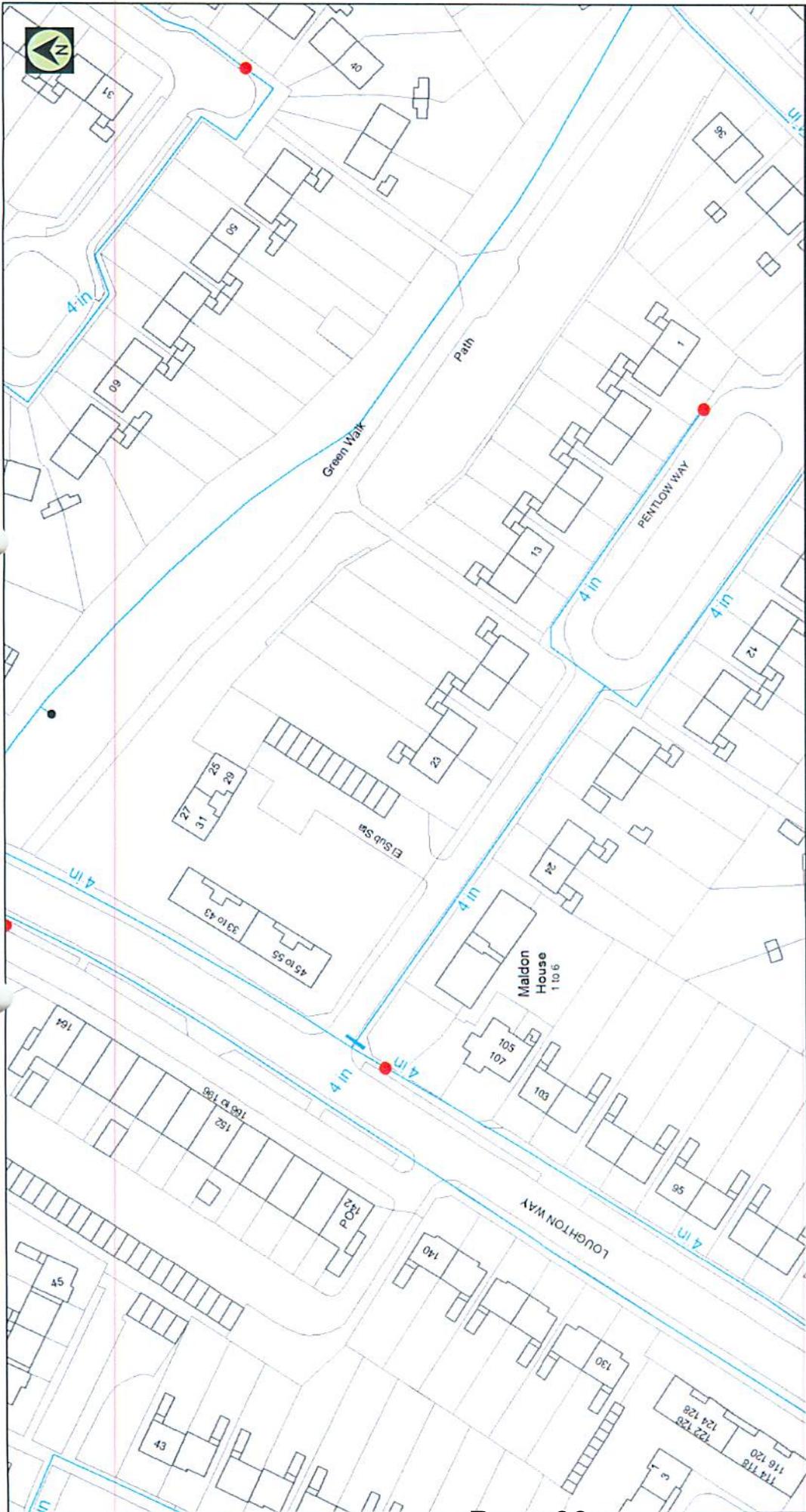
Chamber

Cabinet



agreenhalgh@pellings.co.uk

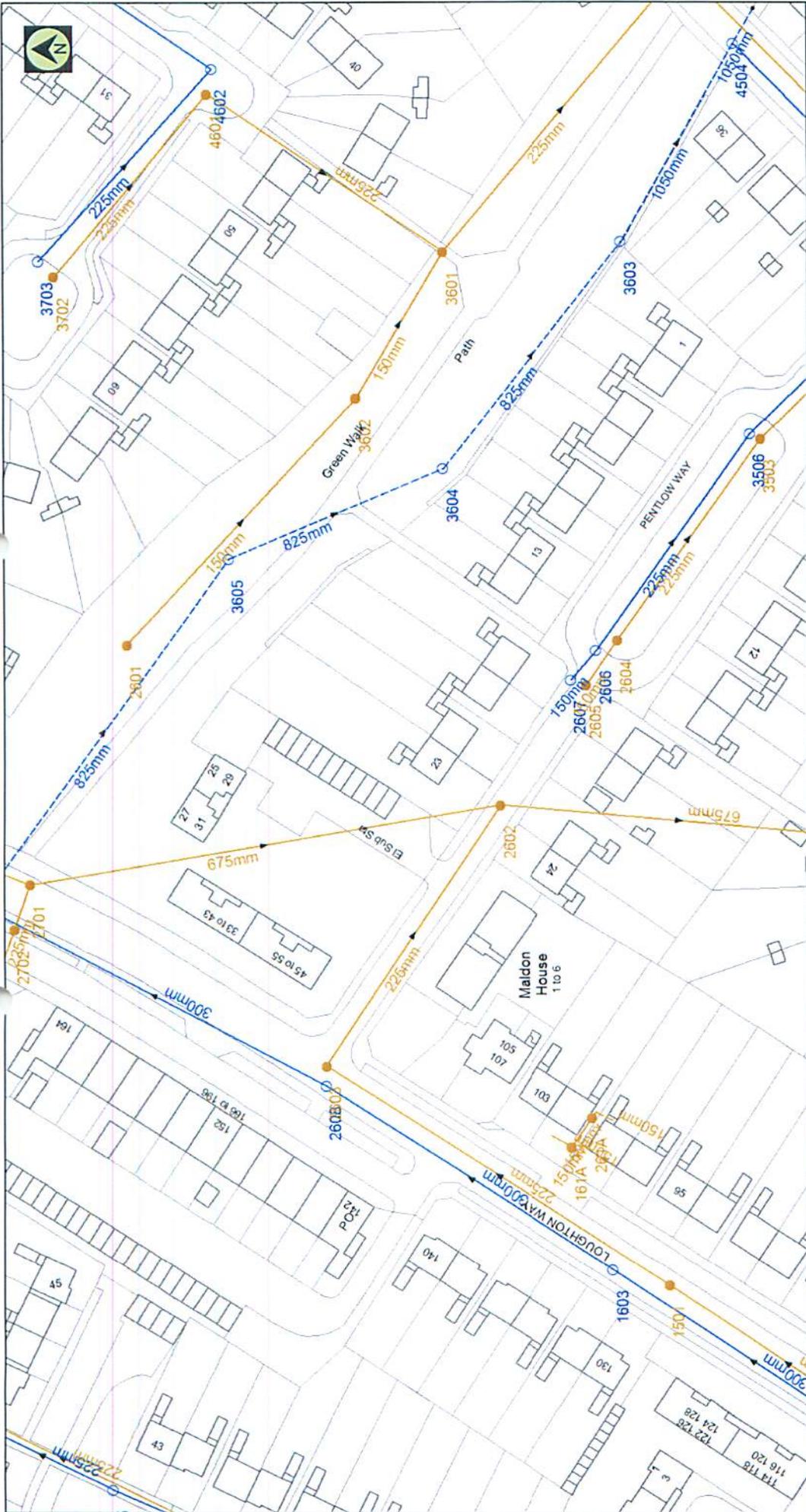




Water Main	Private Water	Proposed Water	Abandoned Asset
Meter	Valve	Hydrant	End Item

Water Main	Private Water	Proposed Water	Abandoned Asset
Meter	Valve	Hydrant	End Item

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number:- 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

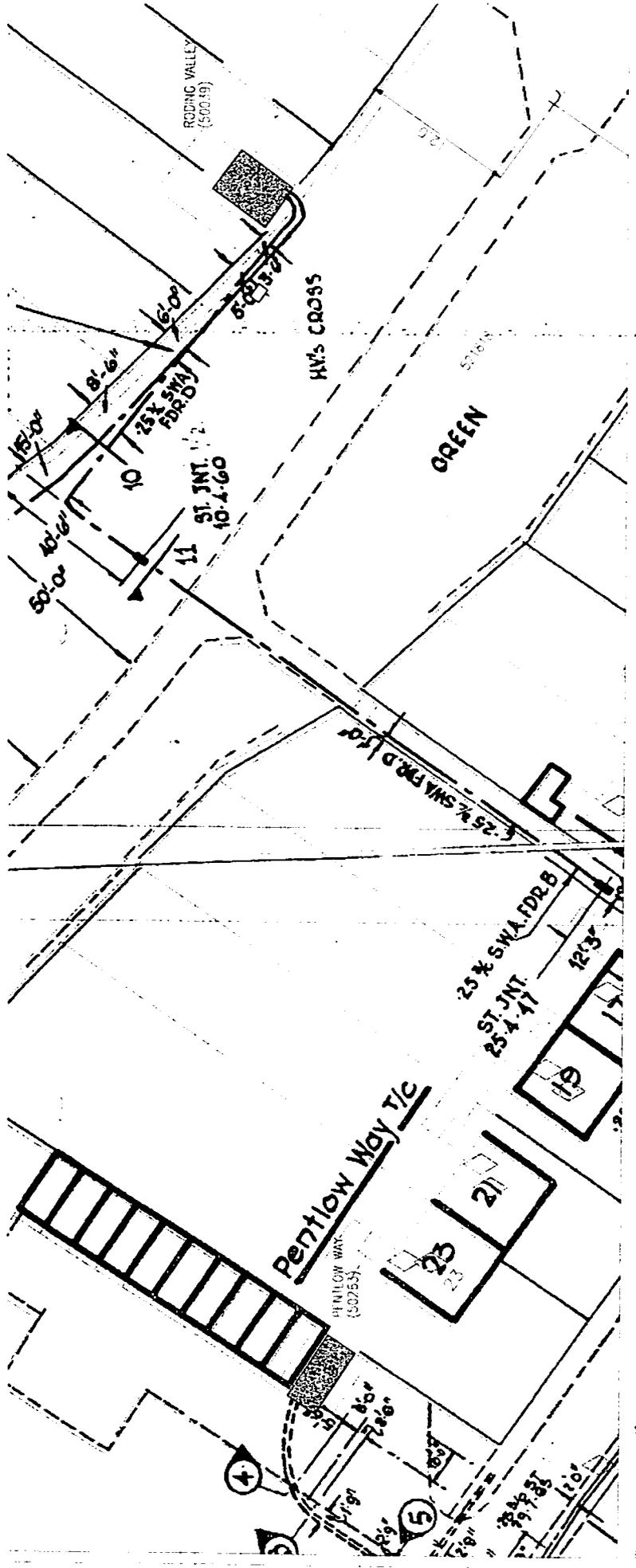


(c) Crown Copyright and database rights 2012 Ordnance Survey 100019345 Date: 23/10/13 Scale: 1:1083 Map Centre: 542273.3, 194641.7 Data updated: 16/08/13 Wastewater Plan A4



	Foul Manhole
	Surface Manhole
	Combined Manhole
	Abandoned Manhole
	Other Manhole
	End Item
	S104 Boundary
	Foul Sewer
	Surface Sewer
	Combined Sewer
	Abandoned Sewer
	Pressure Main
	Private Asset
	Proposed Asset (Color denotes effluent type)
	Proposed Asset (Color denotes effluent type)

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number: 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.



PRIMARY CABLES

EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts.
 Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes
 Telephone 0800 056 5866 in order that the Company's apparatus may be
 any necessary protection works agreed.

**N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF
 BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY**

1. The position of the apparatus shown on this drawing is believed to be correct. Landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cat prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical picks until the exact location of all cables has been determined.
4. It must be assumed that there is a service cable into each property, lamp sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks equipment. Do not use plans more than 3 months after the issue date for excavation.
7. Please be aware that electric cables/lines belonging to other owners of electricity distribution systems may be present and it is your responsibility to identify them.



Plotted On : 22/10/2013

Plotted By : Kov Singh

Plot Description : Contents of plot menu line title_line_1

Contents of plot menu line title_line_2

Map Centre : IQ4294NW

UK Power Networks
 Plan Provision
 Fore Hamlet
 IPSWICH
 Suffolk
 IP3 8WA
 Tel 0800 0565 866
 Fax 08701 963782



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Appendix E

Information on Possible Contamination

Information on possible contamination has been forwarded by Epping Forest District Council by way of email of 22nd May 2013, giving information on potential contamination across all the primary sites.

This clarifies possible ground contamination derived from asbestos, made ground, hydrocarbons, petroleum hydrocarbons and the like.

There is further possible contamination from the existing substation on the site.

It is likely that any Planning Consent will carry a Condition that all contamination issues are to be remediated.

Accordingly, we recommend that initial site investigation is undertaken for all sites that move forward to Planning Applications.

Appendix F

Cost Build-up

Gross Internal floor area	m2	ft2
Affordable Flat Units	200	2,153
Allowance for communal space @ 20%	40	431
Affordable House Units	0	0
TOTAL GIA	240	2,583

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1	Demolition	145 m ²	50	7,272
2.2	Site clearance	397 m ²	10	3,971
1.2	Allowance for removal of asbestos	10 No	800	8,000
	Sub-total		say	20,000
2.0 Affordable Flat units (04 nr. units)				
2.1	Flats Private areas	200 m ²	1,350	270,000
2.2	Flats communal areas (20% allowed)	40 m ²	900	36,000
	Sub-total		say	310,000
3.0 Affordable House units (xx nr. units)				
3.1	House areas	0 m ²	1,250	0
	Sub-total		say	0
4.0 Abnormals / E/o and External Works				
4.1	Private gardens (incl. fencing)	0 m ²	40	0
4.2	Communal Gardens	187 m ²	30	6,000
4.3	Access road, parking and turning	332 m ²	65	22,000
4.4	Pedestrian paving	0 m ²	50	Incl.
4.5	Cross over / highways adaptations	1 item	2,000	2,000
4.6	Allowance for contaminated ground	0 item		Excl.
4.7	Boundary treatment (fencing/walls)	200 m	160	32,000
4.8	Allowance for achieving CfSh Level 3	4 nr	4,500	18,000
	Sub-total		say	80,000
		£/m2	£/ft2	
	INDICATIVE CONSTRUCTION COST			410,000
	CONTINGENCY @ 5%			20,000
	CONTRACTORS DESIGN FEES @ 8%			34,400
	PRELIMS AND OVERHEADS AT 15%			61,500
	TOTAL INDICATIVE CONSTRUCTION COST	2,191		525,900

Clarifications and Assumptions

Estimate based on Pellings Feasibility drawings and standard ETG specifications

GIA is approximate due to early stage of design

Costs are based on a Q3 2014 start on site

Costs are based on a Single Stage Competitive D&B procurement route

Costs are based on a Contractor 'best programme' contract period

All units assumed to achieve Code for sustainable Homes Level 3

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber floor structure, sloped tiled roofs) will be used

Contractors design fees are based upon appointment with planning consent under JCT D&B contract

Assumed no Party Wall or Rights of Lights issues

Exclusions

Clients professional fees (including statutory fees)

VAT

Hazardous material removal

Excludes any off-site works

Provision of loose fittings and furnishings

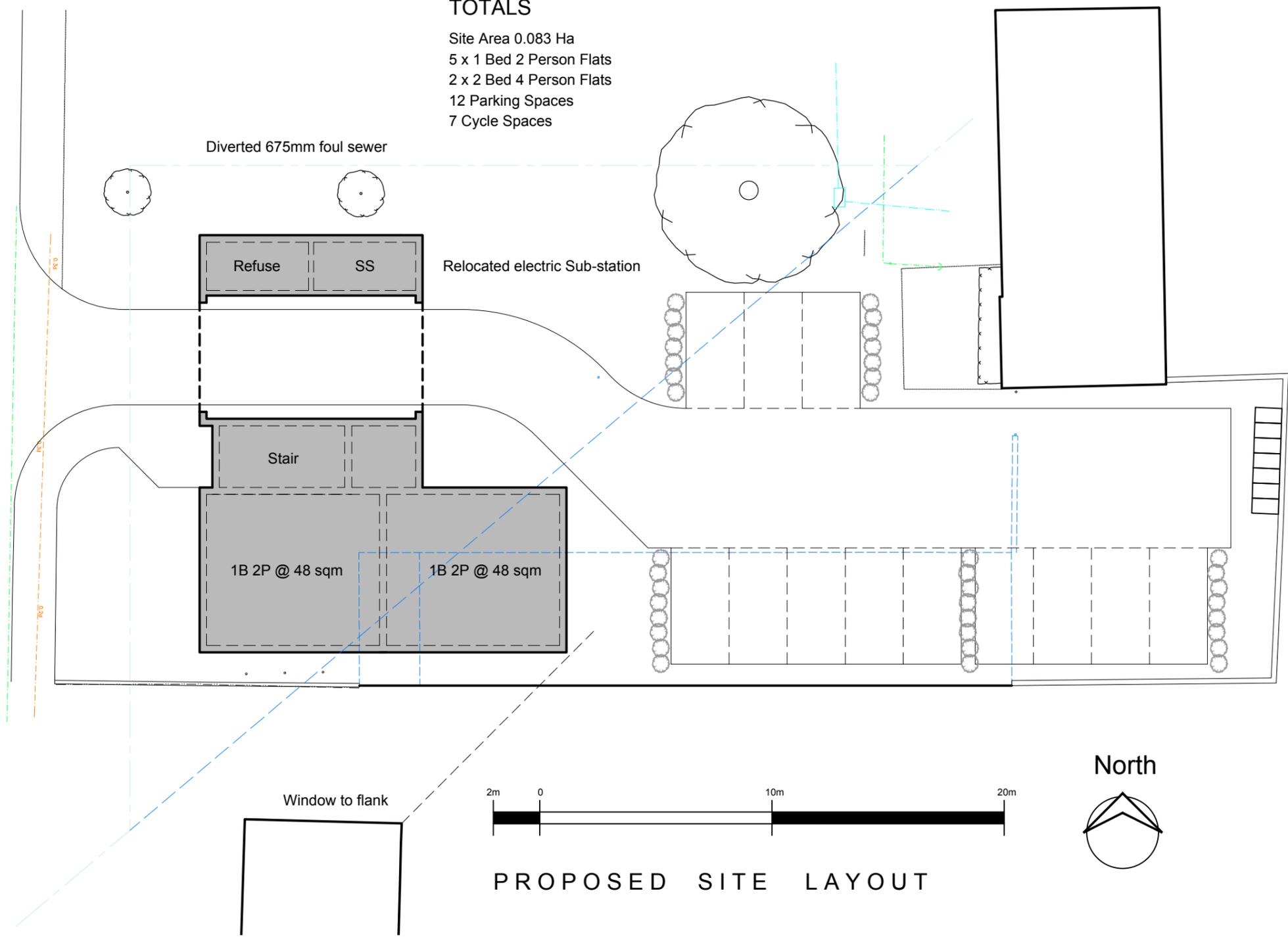
Costs of compliance of any conditions imposed by TFL or other statutory bodies

Costs of Section 106, S108, S278 Agreement(s) or Community Infrastructure Levy charges

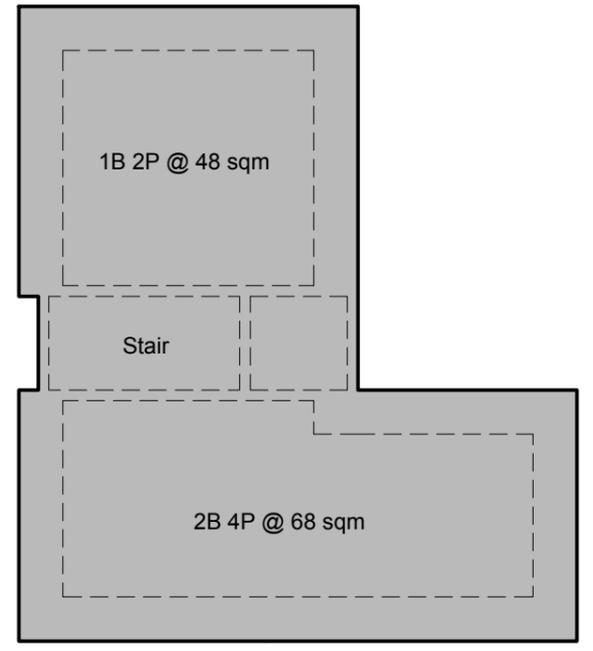
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TOTALS

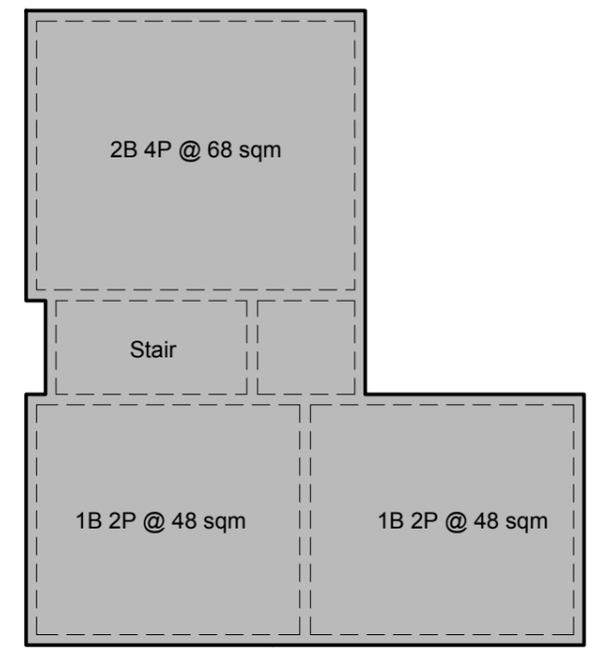
Site Area 0.083 Ha
 5 x 1 Bed 2 Person Flats
 2 x 2 Bed 4 Person Flats
 12 Parking Spaces
 7 Cycle Spaces



PROPOSED SITE LAYOUT



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTES:
 Report all discrepancies, errors and omissions
 Do not scale from this drawing.
 Verify all dimensions on site before commencing any work or preparing shop drawings.
 All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.

PRELIMINARY
Page 45

Rev	Date	Description	Name
-	-/-/-		



Pellings LLP 24 Widmore Road Bromley Kent BR1 1RY t 020 8460 9114 f 020 8313 0019 e bromley@pellings.co.uk www.pellings.co.uk		Architecture & Planning ■ Building Surveying ■ Project Management ■ Cost Consultancy ■ CDM Co-ordination			
CLIENT	East Thames HA	PROJECT	EFDC House Building Programme		
TITLE	Proposed Site Layout Pentlow Way, Buckhurst Hill	DATE	NOV 2015	SCALE	1:200 @A3
		DRAWN	NP	CHK	
		DRAWING No	612 072 PL03	A	

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FEASIBILITY ESTIMATE

**Garage Infill Site:
7Nr Affordable
Apartment**

at

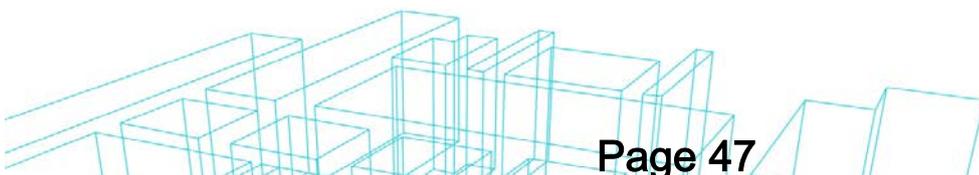
**Pentlow Way,
Buckhurst Hill,
Essex IG9 6BZ**

for

**East Thames Housing /
Epping Forest District Council**

Issue 01

December 2015



FEASIBILITY ESTIMATE - Issue 01

East Thames Housing / Epping Forest District Council

Pentlow Way, Buckhurst Hill, □

Garage Infill Site: 7Nr Affordable Apartment



Accommodation Summary	Nr	m2	ft2	
Affordable Apartments	7	465	5,005] see accommodation] schedule below
Affordable Houses				
TOTAL GIFA	7	465	5,005	

BUDGET COST ALLOWANCES

Item	Description	Qty	Unit	Rate	Totals
1.00 Enabling Works					
1.01	Removal of garages	10	Nr	£650	£6,500
1.02	Allowance for removal of asbestos	10	Nr	£350	£3,500
1.03	Demolishing existing substation structure	1	Nr	£1,500	£1,500
1.04	Extra over cost for removing and disposing of existing surface to car parking	420	m2	£20	£8,400
1.05	Site clearance	833	m2	£15	£12,495
Sub-total					£32,395
2.00 Construction					
2.01	Apartments				
	Private areas;	376	m2	£1,250	£470,000
	Communal areas	89	m2	£900	£80,100
Sub-total					£550,100
3.00 Abnormals					
3.01	Allowance for contaminated ground		Item		Excluded
3.02	Extra Over for wall: floor ratio (> 85%)		m2	£250	Included
3.03	Allowance for enhanced external fabric finish		m2	£30	no allowance
3.04	Extra for wheelchair unit adaptations		Nr	£6,000	no allowance
3.05	Measures to achieve CfSH Level 4	7	Nr	£2,500	£17,500
3.06	Balconies (average 4m2 each)		Nr	£2,200	no allowance
3.07	PV panels to roof		KW	£2,500	no allowance
3.08	Extra Over for thin joint construction		Nr	£400	no allowance
3.09	Electrical power cable diversion		Item		no allowance
3.10	Diverting 675mm foul water drain	1	Item	£20,000	£20,000
3.11	Moving existing substation (say)	1	item	£200,000	£200,000
3.12	Extra over for finishing, insulation and acoustic to undercroft	51	m2	£105	£5,355
Sub-total					£262,580
4.00 External Works	(see build up overleaf)				£118,775
5.00 Contractor's Preliminaries					
5.01	Site set up, running costs, management, etc.	45	weeks	£3,000	£135,000
5.02	Scaffolding	518	m2	£35	£18,130
5.03	Hoardings	120	m	£60	£7,200
Sub-total					£160,330
INDICATIVE CONSTRUCTION COST				£/m2	£/ft2
(Excluding FF&E, Fees, etc.)				2,418	225
					1,124,180
6.00 Other Costs					
6.01	Client FF&E (white goods, etc.)		Item		Excluded
6.02	Telecoms / ICT / Security		Item		Excluded
6.03	Contingency Allowance			5.0%	£56,209
6.04	Contractor's Design Fees			6.0%	£57,831
6.05	Contractor's Overheads & Profit			7.0%	£86,675
Totals					£1,324,895
TOTAL INDICATIVE BUDGET COST (Say)		£/unit	£/m2	£/ft	
		189,429	2,852	265	£1,326,000

(Refer to below for Clarifications, Assumptions and Exclusions)

EXTERNAL WORKS

Item	Description	Qty	Unit	Rate	Totals
4.01	Private gardens (incl. fencing)		m2	£45	no allowance
4.02	Communal soft landscaping	172	m2	£25	£4,300
4.03	Allowance for trees including planting, staking and protection	1	Item	£2,000	£2,000
4.04	Allowance for communal drying area		Nr	£3,500	no allowance
4.05	Access road, parking and turning - adaptations	420	m2	£65	£27,300
4.06	Pedestrian paving - adaptations	20	m2	£45	£900
4.07	Cross over / highways adaptations	1	Nr	£5,000	£5,000
4.08	Boundary treatment (fencing/walls)		m	£120	no allowance
4.09	External bins store		Nr	£2,500	internal
4.10	Cycle store	7	Nr	£1,050	£7,350
4.11	Foul water drainage	465	m2	£65	£30,225
4.12	External surface water drainage	440	m2	£40	£17,600
4.13	Attenuation tanks, etc.		Item		excluded
4.14	External lighting	440	m2	£15	£6,600
4.15	Utilities mains supplies	7	Nr	£2,500	£17,500
				Sub-total	£118,775

ACCOMMODATION SCHEDULE

Description	Nr	GIA	Sub-Totals	Totals
Apartments				
1B 2P Flat	5 Nr	48 m ²	240	
2B 4P Flat	2 Nr	68 m ²	136	
	<u>7 Nr</u>		<u>376</u>	
Allowance for communal space		24%	89	465
	<u>7 Nr</u>			<u>465</u>

CLARIFICATIONS AND ASSUMPTIONS

1.00 Clarifications and Assumptions

- 1.01 This Estimate is based on: Pellings Drawings number 612.072 PL03-A
- 1.02 GIFA is approximate due to early stage of design
- 1.03 Costs are based on a 4Q 2015 prices with no allowance for future cost fluctuations
- 1.04 Costs are based on a Single Stage Competitive D&B procurement route
- 1.05 Costs are based on a Contractor 'best programme' contract period
- 1.06 All units assumed to achieve Code for sustainable Homes Level 4
- 1.07 Contractors design fees are based upon appointment with planning consent under JCT D&B contract
- 1.08 Assumed no Party Wall or Rights of Lights issues
- 1.09 Assumed no Asbestos removal required, unless otherwise stated
- 1.10 No allowance has been made for designated child play space

2.00 Exclusions

- 2.01 Clients professional fees (including statutory fees)
- 2.02 VAT
- 2.03 Excludes any off-site works
- 2.04 Provision of loose fittings and furnishings
- 2.05 Costs of compliance of any conditions imposed by statutory bodies
- 2.06 Costs of Section 106, 278 and other Agreement(s) or Community Infrastructure Levy charges

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**East Thames Housing / Epping Forest District Council
Housing Delivery Programme**

Feasibility Report – REV A

Site: Woollard Street Waltham Abbey EN9 1HD

Ref: IJC/srs/612.023
Date: January 2015

Contents

1. Introduction and Confirmation of Brief
2. Existing Site and Surroundings
3. Proposals
4. Planning Issues and Risks
5. Impact/Implications of Statutory Services
6. Site Access and Buildability Issues
7. Neighbourly Matters and Party Walls
8. Proposed Procurement Route
9. Impact on Parking
10. Legals
11. Costs
12. Recommendations and Conclusions

Appendices

- A: Development Proposals – Drawing 612.023/P4-16 Revision A
- B: Site Photographs
- C: Existing Site Plan – 210206014-BX
- D: Information on Possible Contamination
- E: Cost Build-up

	Date	Initial
Written by	18/01/15	NP
Checked by	09/02/15	IJC
Rev A - Revised Budget Cost	10/02/15	NP

Please note:

Unless otherwise stated all drawings, images and diagrams contained within this document are not to scale.

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1.0 Introduction and Confirmation of Brief

- 1.1. Pellings LLP are appointed as part of East Thames Group Technical Team in respect of delivery of Development Agent services to Epping Forest District Council for a 6-10 year housing delivery programme.
- 1.2. Following initial appraisal by EFDC, 59 sites have been identified as having possible development potential, with a further number of sites in reserve.
- 1.3. Pellings LLP has been instructed to progress feasibility studies to all 59 sites, which will assist in establishing the extent and timing of the overall programme.
- 1.4. Our instructions are in accordance with our fee tender of 13 August 2012, against the previously prepared tender documentation, and email confirmation of 9 April 2013.

2.0 Existing Site and Surroundings

- 2.1. The site is located to the centre of Waltham Abbey adjacent to the south side of Woollard Street and consists of 4 rows of garages running east to west with hard standing between. The site access is from the North West corner and an access to rear parking has been made in the south east corner to serve properties fronting the pedestrianized area of Woollard Street.
- 2.2. Both a foul and surface water sewer run through the site.
- 2.3. The general surrounding area consists of apartments, semi-detached and terraced dwellings dating from the 1970's onwards and older terraced properties interspersed.

3.0 Proposals

- 3.1. The proposals are as shown on drawings 612.023/P4-16 Revision A and comprise :
 - 5 x 2 bed 2-storey terraced houses @ 77m²
 - 11 parking spaces
- 3.2. The site can be serviced from Woollard Street as the existing adjacent houses.
- 3.3. Design proposals have retained the rear access serving properties on Woollard street
- 3.4. Design proposals have allowed for the 3m no build zone typically required by adjacent underground services. Detailed locations of these will be required should the site progress to planning.
- 3.5. Off street parking is provided to the side and rear in response to the existing adjacent building line.

4.0 Planning Issues and Risks

- 4.1. The adopted Development Plan for Epping Forest Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.

- 4.2. The site is identified as being within an area that floods on the Local Plan proposals map but not on the Environment Agency planning flood map. It can therefore be considered that the site is not at risk of flooding.
- 4.3. The site has no site specific policies however consideration will need to be given to the following policies where they comply with the NPPF:
- ST4 (Road Safety) – States the planning permission will only be granted where there will be no adverse effects on the highway, traffic congestion or harm to the character or appearance of the area.
 - CP7 (Urban Form and Quality) – Encourages the efficient use of existing built-up areas by the recycling of vacant, derelict, degraded and under-used land to accommodate the redevelopment of and re-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses.
 - H4A (Dwelling Mix) – States the needs for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis.
- 4.4. It will be necessary to undertake a parking survey and prepare a transport statement to demonstrate that the loss of parking would not be detrimental to highway conditions or the amenities in the area because of a lack of parking.
- 4.5. The site is located within the urban area of Waltham Abbey and would comply with policy CP7.
- 4.6. The site would comply with policy H4A providing additional family housing.

5.0 **Impact/Implications of Statutory Services**

5.1. We have undertaken statutory services enquiries to the following:

- Vodaphone
- BT Openreach
- National Grid
- UK Power Networks
- Virgin Media
- National Grid
- Scottish and Southern Energy (SSE)
- Environment Agency
- Thames Water

Responses have been received as follows :

- 5.2. Vodaphone: No issues.
- 5.3. BT Openreach: No issues.
- 5.4. National Grid: No issues.
- 5.5. UK Power Networks: No issues.
- 5.6. Virgin Media: No response
- 5.7. SSE: No issue

- 5.8. Environment Agency: No response
- 5.9. Thames Water: Foul and surface water drain to west boundary – details shown on drawing 612.023/P4-16 Revision A.
- 5.10. It should be noted there are a number of responses to enquiries that, at time of preparation of this report, have not yet been received.

6.0 **Site Access and Buildability Issues**

- 6.1. The site is accessed from existing site roads and there would not appear to be any particular difficulties for the normal level and size of construction traffic associated with a development of this nature.
- 6.2. Areas should be available for contractor's site set up and accommodation.
- 6.3. The site is within a primarily residential area, and accordingly, any appointed contractor should use all best endeavours to act in a considerate manner and within normal working hours.
- 6.4. Further to initial enquiries made to EFDC, some potential contamination issues have been highlighted with use of the domestic garages. Possible contaminants indicated within the note produced by EFDC Planning and Economic Development Directorate at Appendix D.
- 6.5. Possible contaminants in respect of the previous use of the garage site may include asbestos, ash and clinker, hydro-carbons from vehicle maintenance and the like.
- 6.6. Accordingly, suitable site investigation will need to be undertaken ahead of any proposals to take this site forward and specific recommendations made to deal with any contamination found, whether by capping or removal from site.

7.0 **Neighbourly Matters and Party Walls**

- 7.1. As above, the proposed development site is within a primarily residential area and the appointed contractor should act in a considerate manner. It is proposed that restrictions on working hours, noise levels, requirement for resident liaison and similar matters will be included within contract documentation.
- 7.2. From proposals on Drawing 612.023/P4-16 Revision A Party Wall matters will be relevant to development, particularly adjacent to No. 15 Woollard Street
- 7.3. Confirmation of ownership will be required in due course.
- 7.4. Such Party Wall matters may be undertaken ahead of the build contract by direct appointment by EFDC, or included as a requirement for the contractor to deal with within the build contract. This later approach, however, would carry increased risk to programme and cost.

8.0 Proposed Procurement Route

- 8.1. It is understood that development works will be procured by way of the East Thames Housing Group existing contractor framework arrangements.
- 8.2. It is proposed that works shall be procured on a Design and Build basis with the contractors taking forward RIBA Stage 3 planning consent drawings into detailed design and construction delivery on site.
- 8.3. Schemes shall be designed to a set of Employer's Requirements to be subsequently confirmed but which substantially shall be formed from existing East Thames Housing Group Design Standards and Employer's Requirement documentation.
- 8.4. It is proposed that all site preparation works will be included within individual contract packages including any required demolitions, adjustment of statutory services, highways works and boundary maintenance/reinstatement/provision.
- 8.5. On completion of the feasibility studies for the whole programme, further recommendations will be made in terms of how works are packaged to ensure size of work packages are optimised for ensuring maximum economies for East Thames Housing Group and EFDC.
- 8.6. It is considered, at this stage, that this may be by way of a mix of different sized contractors dependent upon the numbers and geographical location of individual works packages.
- 8.7. Works will be administered by Pellings LLP as Employer's Agent acting in accordance with East Thames Housing Group terms of appointment and the over arching requirements of the Development Agency agreement.

9.0 Impact on Parking

- 9.1. The Council's currently adopted parking standards are contained within Essex County Council's Parking Standards Design and Good Practice Guide – September 2009. These revised standards were adopted by the Council as statutory planning guidance in February 2012.
- 9.2. Flats and houses have the same parking standard as follows:
 - 1 bedroom accommodation – 1 space per dwelling
 - 2 bedroom accommodation and above – 2 spaces per dwelling
 - Visitor parking – 0.25 spaces per dwelling (rounded up to the nearest whole number)
- 9.3. The proposals would appear to meet the Council's parking standards for new development.
- 9.4. However, should the site move forward to planning application stages, it is recommended that a Transport Statement be undertaken, including parking surveys, to demonstrate that the loss of the garages will not give rise to any planning or highway problems.

9.5. Cycle parking will need to be provided at 1 secure covered space per dwelling if a garage or secure area is not provided within the curtilage of the dwelling.

1 covered visitor cycle space will need to be provided per 8 dwellings if no secure space is provided for each dwelling.

10.0 **Legals**

10.1. We have not been provided with a Housing Management Report and Legals Checklist for this site.

10.2. Legal matters would therefore need to be checked to ensure there are no encumbrances that affect redevelopment of the site.

11.0 **Costs**

11.1. It is considered that a budget of £749,000 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix E.

12.0 **Recommendations and Conclusions**

12.1. Subject to an overall lifetime cost appraisal, we conclude that the site appears to have economic development opportunities and we recommend is considered for taking forward to planning application stage, with a view to incorporating into the overall programme.

Signed :


.....
For Pellings LLP

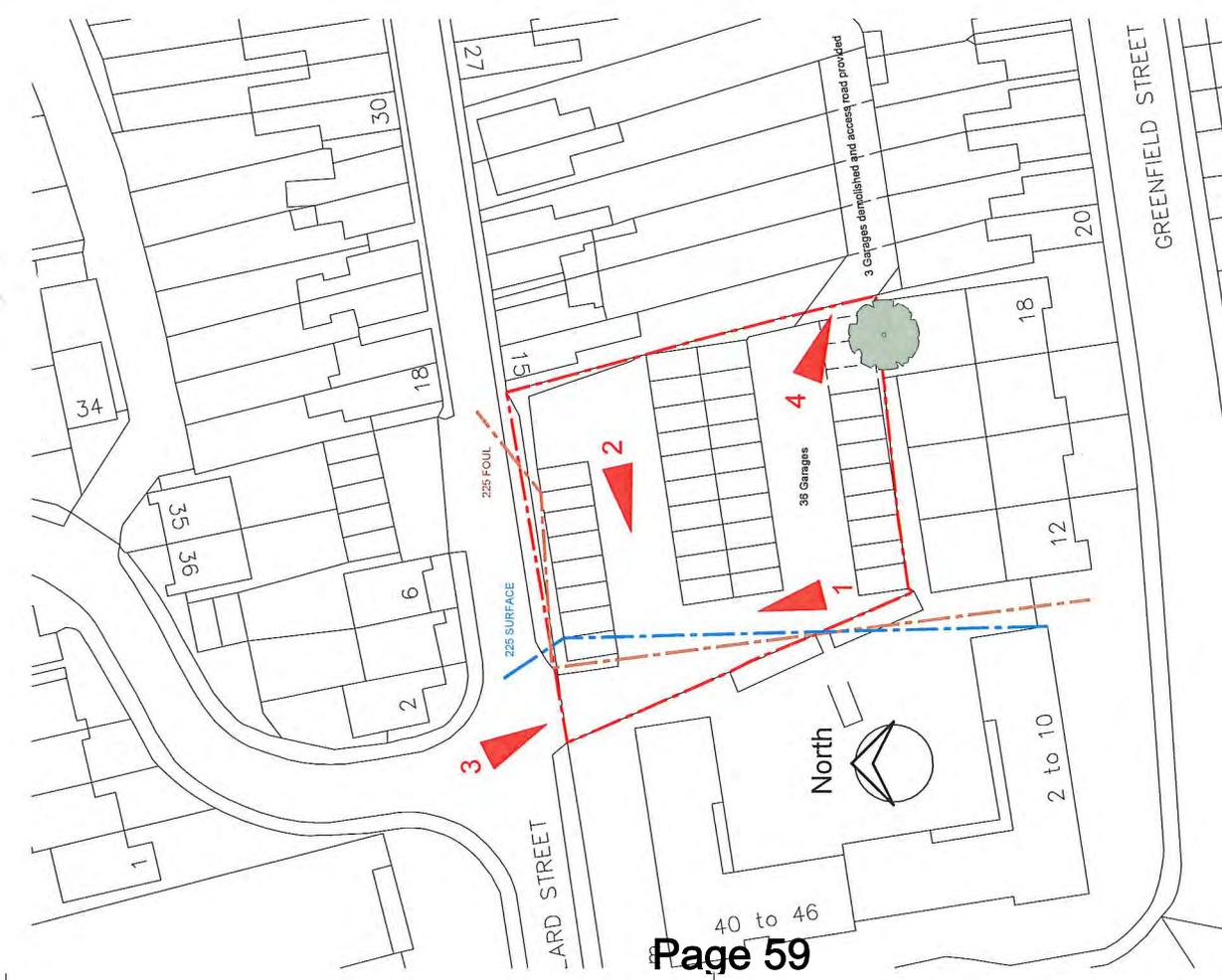
Date :

10th February 2015
.....

Appendix A

Development Proposals

Drawing 612.023/P4-16 Revision A



PELLINGS LLP
24 Waltham Road, Buntingford, Cambridgeshire, CB11 1RY
www.pellings.co.uk

PROJECT EFDC House Building
DATE DEC 2014
TITLE Existing and Proposed Plans
Woolard Street
Waltham Abbey

CLIENT East Thames HA
SCALE 1:500 @A3
DRAWN NP
CHECKED DK

Architects & Planning, Building, Surveying & Project Management
Cost Consultancy & CBM Coordination

PROJECT EFDC House Building
DATE DEC 2014
TITLE Existing and Proposed Plans
Woolard Street
Waltham Abbey

6121023P4-16 A

Pelings

PRELIMINARY

NOTES:
Report all discrepancies, errors and omissions.
Do not scale from this drawing.
Verify all dimensions on site before commencing any work or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant standards and specifications.
Appropriate manufacturer's recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing and design are copyright of PELLINGS LLP

Rev Date Description
- - - -

5m 0 25m 50m

Name

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
© Crown Copyright & Database Right 2011
EFDC License No: 100018534 2011

<p>Directorate of Environment & Street Scene Civic Offices High Street Epping, Essex, CM16 4BZ Tel. 01992 564000</p>	<p>Project Potential Site for Council House Building Program</p> <p>Drawing No. 201206014 - BX</p>	<p>Content Woolard Street Waltham Abbey</p>	<p>Date 04/07/12</p> <p>Scale 1:1250 @ A4</p> <p>Drawn By Robert Irwin</p>
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Appendix D

Information on Possible Contamination

Information on possible contamination has been forwarded by Epping Forest District Council by way of email of 22nd May 2013, giving information on potential contamination across all the primary sites.

This clarifies possible ground contamination derived from asbestos, made ground, hydrocarbons, petroleum hydrocarbons and the like.

It is likely that any Planning Consent will carry a Condition that all contamination issues are to be remediated.

Accordingly, we recommend that initial site investigation is undertaken for all sites that move forward to Planning Applications.

Appendix E

Cost Build-up

Woolard Street Waltham Abbey

Woolard Street Waltham Abbey

Accommodation Summary	Nr	m2	ft2	
Affordable Apartments] see accommodation
Affordable Houses	5	385	4,144] schedule below
TOTAL GIFA	5	385	4,144	

BUDGET COST ALLOWANCES

Item	Description	Qty	Unit	Rate	Totals
1.00	Enabling Works				
1.01	Demolition of existing garages	39	Nr	£650	£25,350
1.02	Allowance for removal of asbestos	39	Nr	£350	£13,650
1.03	Site clearance	1,207	m2	£15	£18,105
				Sub-total	£57,105
2.00	Construction				
2.01	Apartments				
	Private areas		m2	£1,150	
	Communal areas (20% allowed)		m2	£750	
2.02	Houses	385	m2	£1,050	£404,250
				Sub-total	£404,250
3.00	Abnormals				
3.01	Allowance for contaminated ground		Item		Excluded
3.02	Extra Over for wall:floor ratio (> 85%)		m2	£250	no allowance
3.03	Allowance for enhanced external fabric finish		m2	£30	no allowance
3.04	Extra for wheelchair unit adaptations		Nr	£6,000	no allowance
3.05	Passenger lift serving apartments		Nr	£75,000	not required
3.06	Measures to achieve CfSH Level 4	5	Nr	£2,500	£12,500
3.07	Balconies (average 4m2 each)		Nr	£2,200	no allowance
3.08	PV panels to roof		m2	£750	no allowance
3.09	Extra Over for thin joint construction		Nr	£400	no allowance
3.10	Electrical power cable diversion		Item		no allowance
				Sub-total	£12,500
4.00	External Works				
	(see build up overleaf)				£147,360
5.00	Contractor's Preliminaries				
5.01	Site set up, running costs, management, etc.	26	weeks	£1,892	£49,183
5.02	Scaffolding	345	m2	£30	£10,350
5.03	Hoardings	142	m	£60	£8,520
				Sub-total	£68,053
				£/m2	£/ft2
	INDICATIVE CONSTRUCTION COST			1,790	166
	(Excluding FF&E, Fees, etc.)				689,268
6.00	Other Costs				
6.01	Client FF&E (white goods, etc.)		Item		Excluded
6.02	Telecoms / ICT / Security		Item		Excluded
6.03	Contingency Allowance			5.0%	£34,463
6.04	Contractor's Design Fees			4.0%	£24,849
	Totals				£748,579
				£/unit	£/m2
	TOTAL INDICATIVE BUDGET COST	(say)		149,800	1,945
					£749,000

Refer to below for Clarifications, Assumptions and Exclusions

Woolard Street Waltham Abbey

Woolard Street Waltham Abbey

EXTERNAL WORKS

Item	Description	Qty	Unit	Rate	Totals
4.01	Private gardens (incl. fencing)	259	m2	£45	£11,655
4.02	Communal soft landscaping	105	m2	£25	£2,625
4.03	Allowance for planting		Item	£1,500	no allowance
4.04	Allowance for communal drying area		Nr	£3,500	no allowance
4.05	Access road, parking and turning - adaptations	496	m2	£65	£32,240
4.06	Pedestrian paving - adaptations	119	m2	£45	£5,355
4.07	Cross over / highways adaptations		Item	£1,500	
4.08	Boundary treatment (fencing/walls)	142	m	£120	£17,040
4.09	External bins store		Nr	£2,500	no allowance
4.10	Cycle store		Nr	£1,500	no allowance
4.11	Foul water drainage	385	m2	£65	£25,025
4.12	External surface water drainage	837	m2	£40	£33,480
4.13	Attenuation tanks, etc		Item		excluded
4.14	External lighting	496	m2	£15	£7,440
4.15	Utilities mains supplies	5	Nr	£2,500	£12,500
4.16	New Substation		Nr		Excluded
Sub-total					£147,360

ACCOMMODATION SCHEDULE

Description	Nr	GIA	Sub-Totals	Totals
Flats/Maisonettes				
1B 2P Flat		53 m ²		
2B 4P Flat		73 m ²		
Allowance for communal space		20%		
Houses				
2B 4P House	5 Nr	77 m ²	385	
3B 5P House		93 m ²		385
	5 Nr			
	5 Nr			385

CLARIFICATIONS AND ASSUMPTIONS

Estimate based on:

Pellings Drawing No. 612023.P4-16A

We have not had an opportunity to visit the site but photographs have been made available. We have also utilised Google Earth to inform allowances.

GIFA is approximate due to early stage of design

Costs are based on a 1Q 2015 prices with no allowance for future cost fluctuations

Costs are based on a Single Stage Competitive D&B procurement route

Costs are based on a Contractor 'best programme' contract period

All units assumed to achieve Code for sustainable Homes Level 4

Cost include for OH&P @ 7%

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber or beam / block floor

Contractors design fees are based upon appointment with planning consent under JCT D&B contract

Assumed no Party Wall or Rights of Lights issues

Assumed no Asbestos removal required, except to garage roofs

No allowance has been made for designated child play space

Woolard Street Waltham Abbey

Woolard Street Waltham Abbey

Exclusions

Clients professional fees (including statutory fees)

VAT

Excludes any off-site works

Provision of loose fittings and furnishings

Costs of compliance of any conditions imposed by statutory bodies

Costs of Section 106, 278 and other Agreement(s) or Community Infrastructure Levy charges

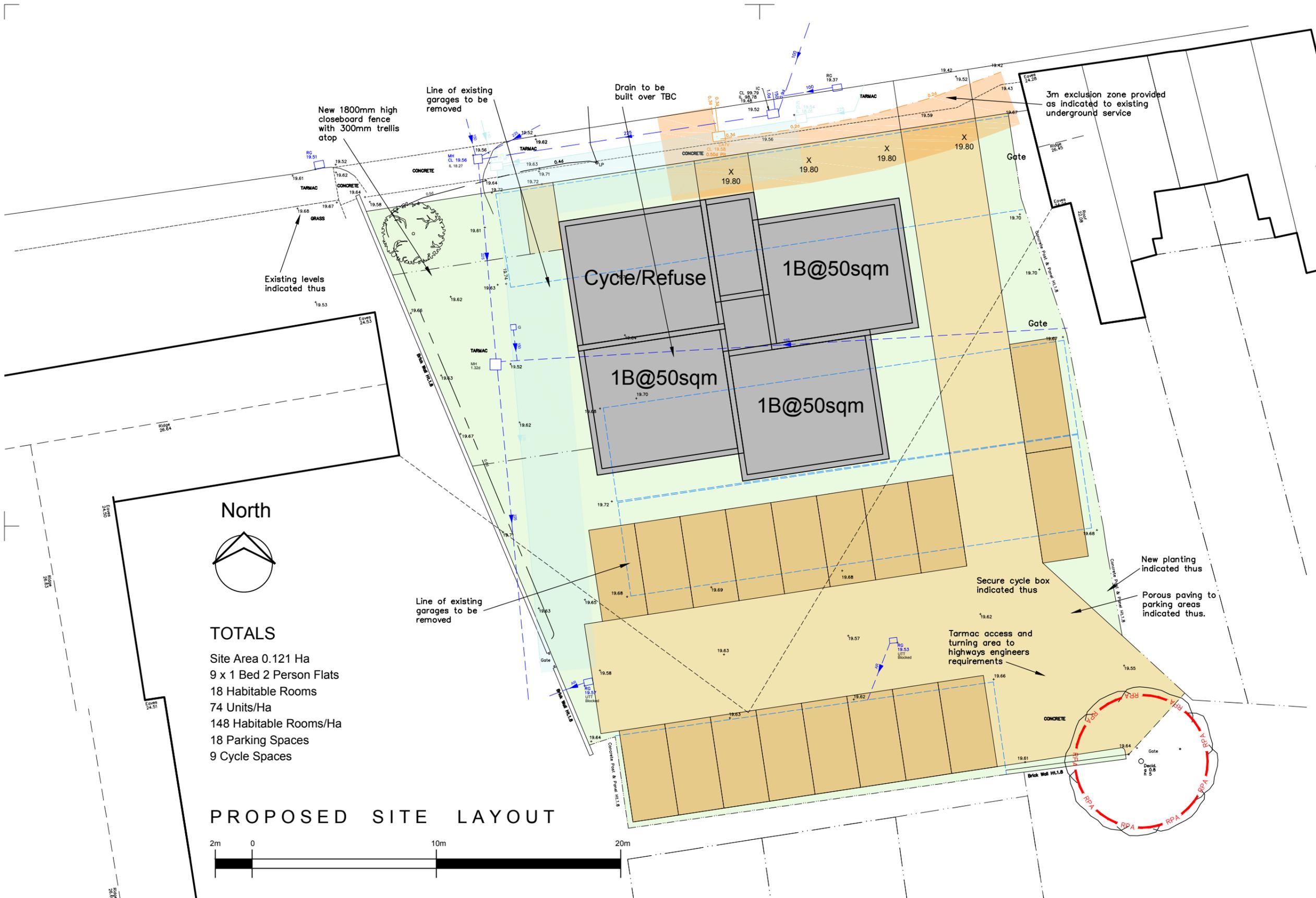
Commercial Commentary

PLL is mindful that the construction industry is becoming increasingly volatile. We are seeing increasingly lengthy lead in times for materials (in particular due to reduced brick and block stocks) which is having an effect on tender prices.

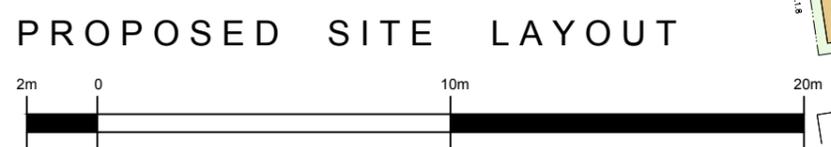
That said this project is likely to be attractive to the Contractors' various supply chains and should therefore stimulate an element of healthy competition.

However, we would suggest that the Client retains a reasonable, undeclared Contingency to offset the potential risk that market forces will increase tender prices.

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TOTALS
 Site Area 0.121 Ha
 9 x 1 Bed 2 Person Flats
 18 Habitable Rooms
 74 Units/Ha
 148 Habitable Rooms/Ha
 18 Parking Spaces
 9 Cycle Spaces



ELECTRO-MAGNETIC AND/OR GROUND PENETRATING RADAR TECHNIQUES HAVE BEEN USED IN THE LOCATION OF UNDERGROUND SERVICES AND OTHER FEATURES. THE RESULTS ARE NOT INFALLIBLE. TRIAL EXCAVATIONS ARE STRONGLY RECOMMENDED WHERE INFORMATION IS CRITICAL. ALTHOUGH ALL REASONABLE EFFORTS HAVE BEEN MADE IN SEARCHING AVAILABLE RECORD DRAWINGS THE COMPLETENESS OF THE UNDERGROUND SERVICES INFORMATION CANNOT BE GUARANTEED. WHERE QUOTED, DEPTH ESTIMATIONS ARE GENERALLY TO THE CENTRE OF THE SERVICE OR FEATURE. DEPTHS TO GRAVITY SEWERS AND DRAINS ARE GENERALLY TO INVERT LEVELS UNLESS OTHERWISE STATED. PIPE SIZES WHICH CANNOT BE OBTAINED BY VISUAL SURVEY ARE TAKEN FROM RECORD DRAWINGS OR MARKER PLATES WHERE AVAILABLE.

SERVICES ABBREVIATIONS

AR	ASSUMED ROUTE	PE	POLYETHYLENE PIPE RISER
BT	BRITISH TELECOM CHAMBER	PVC	POLYVINYL CHLORIDE COVER LEVEL
CI	CAST IRON	RE	REBBIING EYE
CL	COVER LEVEL	RWP	RAINWATER PIPE
CO	CONCRETE	SI	SPIN IRON
CP	CABLE PIT	SV	STOP VALVE
CR	CABLE RISER	SVP	SOIL VENT PIPE
EP	ELECTRICITY POLE	TCP	TELEPHONE CALL BOX
ESC	EDGE OF CANOPY	TCP	TELEPHONE POLE
EDT	END OF TRACE	TFR	TAKEN FROM RECORDS
FN	FIRE HYDRANT	UTL	UNABLE TO LIFT
G	GULLY	UTA	UNABLE TO ACCESS
GPR	TRACED BY G.P.R.	GV	GAS VALVE
IV	INSPECTION CHAMBER	MC	METAL COVER
IC	INSPECTION CHAMBER	VC	VITREOUS CLAY
IL	INVERT LEVEL	VP	VENT PIPE
LP	LAMP POST	VR	VAPOUR RECOVERY
MM	MANHOLE	WM	WATER METER
NL	NOT LOCATED	WD	WASH OUT VALVE
OSA	OUTSIDE SURVEY AREA	WVP	WASTE WATER PIPE

KEY

[Dotted Area]	RADAR AREA ANOMALY
[Line with 'R']	RADAR UTILITY TRACE
[Dashed Line]	SURVEY BOUNDARY
[Line with 'TL']	TRAFFIC LIGHTS
[Line with 'E']	ELECTRIC CABLE
[Line with 'T']	TELECOM CABLE
[Line with 'CCTV']	CCTV / CABLE TV
[Line with 'C']	COMMUNICATIONS CABLE
[Line with 'D']	DUCTING
[Line with 'W']	WATER PIPE
[Line with 'G']	GAS PIPE
[Line with 'A']	COMPRESSED AIR
[Line with 'H']	HEATING
[Line with 'F']	F04. DRAINAGE
[Line with 'S']	SURFACE DRAINAGE
[Line with 'C']	COMBINED DRAINAGE
[Line with 'P']	PUMPING MAIN
[Line with 'F']	FUEL PIPE
[Line with 'FF']	OFFSET FILL PIPE
[Line with 'G']	GAUGE LINE
[Line with 'U']	UNIDENTIFIED
[Line with 'EOT']	END OF TRACE

NOTES:
 Report all discrepancies, errors and omissions Do not scale from this drawing. Verify all dimensions on site before commencing any work or preparing shop drawings. All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply. For all specialist work, see relevant drawings. This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Page 71

Rev	Date	Description	Name
-	-	-	-

Pellings

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 24 Widmore Road Bromley Kent BR1 1RY
 t 020 8460 9114 f 020 8313 0019 e bromley@pellings.co.uk
 www.pellings.co.uk

Architecture & Planning ■ Building Surveying ■ Project Management ■
 Cost Consultancy ■ CDM Co-ordination

CLIENT: East Thames HA
 PROJECT: EFDC House Building Programme

TITLE: Proposed Site Layout
 Woolard Street, Waltham Abbey

DATE: OCT 2016 SCALE: 1:200 @A3 DRAWN: NP CHK: []
 DRAWING No: 612|093|PL03 | A

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FEASIBILITY ESTIMATE

**Garage Infill Site:
9Nr 1 Bed Flats
(incl 14Nr parking bays)**

at

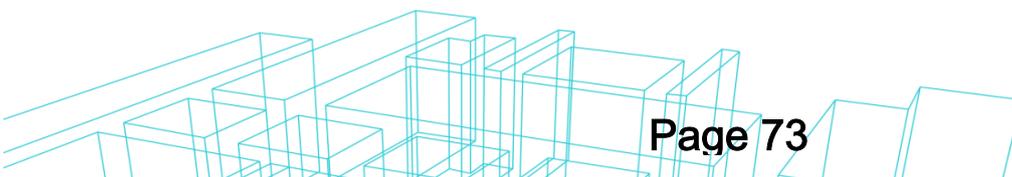
Woolard Street, Waltham abbey

for

East Thames Housing Association

Issue 01

October 2016



Woolard Street, Waltham abbey

Woolard Street, Waltham abbey

Accommodation Summary	Nr	m2	ft2
Affordable Apartments			
Flats	9	561	6,039
TOTAL GIFA	9	561	6,039

] see accommodation schedule below

BUDGET COST ALLOWANCES

Item	Description	Qty	Unit	Rate	Totals
1.00 Enabling Works					
1.01	Demolition of existing garages	38	Nr	£650	£24,700
1.02	Allowance for removal of asbestos	38	Nr	£350	£13,300
1.03	Extra over cost for excavating and removing tarmac road surface	620	m2	£20	£12,400
1.04	Site clearance	1,119	m2	£15	£16,785
	Sub-total				£67,185
2.00 Construction					
2.01	Flats	450	m2	£1,150	£517,500
2.02	Communal areas	111	m2	£750	£83,250
	Sub-total				£600,750
3.00 Abnormals					
3.01	Allowance for contaminated ground		Item		Excluded
3.02	Extra Over for wall: floor ratio (> 85%)		m2	£250	Included
3.03	Allowance for enhanced external fabric finish		m2	£30	no allowance
3.04	Extra for wheelchair unit adaptations		Nr	£6,000	no allowance
3.05	Passenger lift serving apartments		Nr	£75,000	Excluded
3.06	Measures to achieve CfSH Level 4	9	Nr	£2,500	£22,500
3.07	Balconies (average 4m2 each)	4	Nr	£2,200	no allowance
3.08	PV panels to roof		KW	£1,600	Included
3.09	Extra Over for thin joint construction		Nr	£400	no allowance
3.10	Canopy to individual entrances		Nr	£400	
	Sub-total				£22,500
4.00 External Works	(see build up overleaf)				£137,705
5.00 Contractor's Preliminaries					
5.01	Site set up, running costs, management, etc.	44	weeks	£2,480	£109,120
5.02	Scaffolding	679	m2	£90	£61,110
5.03	Hoardings	140	m	£60	£8,400
	Sub-total				£178,630
6.00 Other Costs					
6.01	Client FF&E (white goods, etc.)		Item		Excluded
6.02	Telecoms / ICT / Security		Item		Excluded
6.03	Contractor's Design Fees	£828,140	4.0%		£33,126
6.04	Contingency Allowance	£1,039,896	5.0%		£51,995
7.00 Inflation (based on BCIS indices)					
7.01	1Q 2015 to 4Q 2016; current costs	£1,091,890	6.8%		£74,773
	Totals				£1,166,664
	TOTAL INDICATIVE BUDGET COST (say)	£/unit	£/m2	£/ft2	rounded
		129,667	2,080	193	1,167,000

Refer to below for Clarifications, Assumptions and Exclusions

Woolard Street, Waltham abbey
Woolard Street, Waltham abbey

EXTERNAL WORKS

Item	Description	Qty	Unit	Rate	Totals
4.01	Private gardens (incl. fencing)		m2	£45	
4.02	Communal soft landscaping	600	m2	£25	£15,000
4.03	Allowance for planting		m2	£65	
4.04	Allowance for trees		Item	£1,000	
4.05	Access road, adaptations	332	m2	£65	£21,580
4.06	Porous paving to parking	207	m2	£85	£17,595
4.07	Porous pedestrian paving - adaptations		m2	£85	
4.08	Cross over / highways adaptations	1	Item	£1,500	£1,500
4.09	Boundary treatment (fencing/walls)		m	£120	Excluded; as existing
4.10	External bins store and cycle store		Nr	£2,500	no allowance
4.11	Cycle and refuse store area: hardstanding and walls		m2	£400	
4.12	Foul water drainage	450	m2	£65	£29,250
4.13	External surface water drainage	532	m2	£40	£21,280
4.14	Attenuation tanks, etc.		Item		excluded
4.15	External lighting	600	m2	£15	£9,000
4.16	Utilities mains supplies	9	Nr	£2,500	£22,500
4.17	New Substation		Nr		Excluded
Sub-total					£137,705

ACCOMMODATION SCHEDULE

Description	Nr	GIA	Sub-Totals	Totals
Flats/Maisonettes				
1B 2P	9 Nr	50 m ²	450	
Circulation area and refuse area		111 m ²	111	
	<u>9 Nr</u>		<u>561</u>	
TOTAL	<u>9 Nr</u>			<u>561</u>

Woolard Street, Waltham abbey

Woolard Street, Waltham abbey

CLARIFICATIONS AND ASSUMPTIONS

Estimate based on:

Pellings Drawing No. 612093.PL-03A.

We have not had an opportunity to visit the site but photographs have been made available. We have also utilised Google Earth to inform allowances.

GIFA is approximate due to early stage of design

Costs are based on 1Q 2015 and uplifted to current costs

Costs are based on a Single Stage Competitive D&B procurement route

Costs are based on a Contractor 'best programme' contract period

All units assumed to achieve Code for sustainable Homes Level 4

Cost include for OH&P @ 7%

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber or beam / block floor structure, tiled sloping or single membrane flat roofing solutions) will be used

Contractors design fees are based upon appointment with planning consent under JCT D&B contract

Assumed no Party Wall or Rights of Lights issues

Assumed no Asbestos removal required, unless otherwise stated

No allowance has been made for designated child play space

Exclusions

Clients professional fees (including statutory fees)

VAT

Excludes any off-site works

Provision of loose fittings and furnishings

Costs of compliance of any conditions imposed by statutory bodies

Costs of Section 106, 278 and other Agreement(s) or Community Infrastructure Levy charges

Commercial Commentary

PLL P is mindful that the construction industry is becoming increasingly volatile. We are seeing increasingly lengthy lead in times for materials (in particular due to reduced brick and block stocks) which is having an effect on tender prices.

We would suggest that the Client retains a reasonable, undeclared Contingency to offset the potential risk that market forces will increase tender prices.

House Building Programme Financial Modelling

Appendix 3

phase	Address	Ward	unit mix	unit number	works	revised Dec 2015	Total Scheme Costs (TSC) rev	Subsidy required	Subsidy rev required	NPV	IRR in %
ph 5	Pentlow Way, Buckhurst Hill	Buckhurst Hill East	4 x 1b2p	4	£ 525,900	£ 613,200	£ 707,216	£ 252,000	£ 354,000	£ 138,387	5.33
ph5	Pentlow Way, Buckhurst Hill	Buckhurst Hill East	5 x 1b2p 2 x 2b4p	7	na	£ 1,324,895	£ 1,512,820	na	£ 770,000	£ 293,389	5.33
ph6	Woollard Street	Waltham Abbey	5 x 2b4p	5	£ 749,000	£ 852,900	£ 988,971	£ 127,500	£ 255,000	£ 294,960	5.34
ph6	Woollard Street	Waltham Abbey	9 x 1b2p	9	na	£ 1,167,000	£ 1,345,407	na	£ 255,000	£ 544,500	5.33

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Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-003-2016/17
Date of meeting: 12 December 2016

Portfolio: Housing

Subject: Sites unsuitable for Development

Responsible Officer: Paul Pledger (01992 564004)
(Assistant Director, Housing Property & Development)

Democratic Services Officer: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

(1) That the Council's garage sites to the rear of numbers 109 to 127 and to the rear of numbers 100 to 108 Pyrles Lane, along with Land and garages adjacent 14A Pound Close, Nazeing, be sold on the open market, with any receipt being recycled back into the Council House-building programme;

Executive Summary:

Each of the two sites at Pyrles Lane, Loughton, and the site in Pound Close, Nazeing have been identified as being undevelopable because they did not receive planning permission by the relevant Planning Sub-Committees in relation to their applications to deliver affordable housing for applicants on the Council's housing register. This report explores the future use of each of the sites and makes recommendations as appropriate to each site.

Reasons for Proposed Decision:

The Cabinet Committee is required to decide on the future use of garage sites unsuitable for development in line with the Council's Policy and its terms of reference.

Other Options for Action:

To adopt any other of the options within the existing Policy on the future use of undevelopable sites, as set out in the body of the report. However, if any option other than the use recommended is chosen, then the Committee must appropriate the sites to suit the alternative use.

Report:

1. Where any of the Council's development sites identified for Council house-building is not developable for any of the reasons below, then the Cabinet Committee must decide on its future use:

- i. They do not receive planning permission;
- ii. They are not financially viable for the Council to develop based on a development appraisal; or
- iii. The Cabinet Committee considers for whatever reason, the site should not be

developed for Council housing

2. The options already agreed by the Cabinet Committee are as follows:
 - a. To sell the site for social housing to a Housing Association in return for a capital receipt to fund future Council house-building and to gain nomination rights for Council housing applicants;
 - b. To sell the site for private development, either for residential or other use in return for a capital receipt to fund future Council house-building;
 - c. To divide up the site and sell the land to local residents to extend their private gardens in return for a capital receipt to fund future Council house-building;
 - d. To demolish the garages, re-surface and mark out the land and to leave the site as open car parking for local residents;
 - e. To sell the site to a Town or Parish Council for their own purposes (eg. public amenity space) in return for a capital receipt to fund future Council house-building; or
 - f. To continue to market and rent the garages to local residents

3. Each of the two sites at Pyrles Lane in Loughton, and the site in Pound Close, Nazeing have been identified as being undevelopable because they did not receive planning permission. The reasons are set out below:

Pyrles Lane site A (EPF/2637/15)

4. At its meeting on 29 June 2016, the Area Planning Sub-Committee (South) refused planning permission for the development of 2 houses, replacing the 12 garages at rear of numbers 109 to 127 Pyrles Lane (See appendix 1), “*by reason of its height, siting and design, the proposed dwelling houses would appear as an overbearing, intrusive and alien form of development that would detract from outlook from adjacent gardens and flats and from the character and appearance of the locality.*”

By reason of the failure of the proposal to make appropriate provision within the locality for the parking of cars displaced from the application site, including informal parking on the access way and hardstanding adjacent to the garages, the proposal would be likely to exacerbate parking stress in the locality. As a consequence, the proposal would cause harm to the character of the locality and the amenities enjoyed by local residents.”

Way Forward:

Members considered a way forward could include reducing the height of the dwelling houses to single-storey only; designing the reduced height dwellings such that they would appear less intrusive when seen from the adjacent flats and their gardens and ensure their detailed design conformed with the design of other buildings in the locality. Members also considered a revised proposal should include measures to ensure the access way to the houses is kept clear of vehicles and to provide for all off-street parking displaced from the site.

5. If a revised scheme was prepared to take account of the proposed way forward, then the cost would make the scheme unviable. Therefore it is recommended that this site be sold on the open market with any receipt being recycled back into the Council House-building Programme.

Pyrles Lane site B (EPF/2638/15)

6. At its meeting on 27 April 2016, the Area Planning Sub-Committee (South) refused planning permission for the development of 3 houses replacing the garages to rear of numbers 100 to 108 Pyrles Lane, Loughton (See appendix 2). Their decision is recorded as “*The cumulative impact of the*

means of accessing the development site, comprising of an access way of considerable length and narrow width, insufficient to allow cars to pass each other, together with the absence of a turning area within the site is likely to result in significant conflict between vehicles, pedestrians and cyclists.

Insufficient details of the means of storing refuse is submitted and, having regard to the highly constrained access arrangements for the site, it seems likely that the indicated refuse storage proposals on collection days would exacerbate the harm identified in the first reason for refusal that the access arrangements would cause to the interests of safety.

By reason of its bulk, scale, height and siting adjacent to the ends of rear gardens of houses on Pyrles Green, Pyrles Lane and Grosvenor Drive, it is likely the proposal would appear excessively overbearing when seen from the gardens of 11, 12 and 13 Pyrles Green, 102, 104, 106 and 108 Pyrles Lane and 31, 33, 35, 37 and 39 Grosvenor Drive.”

Way forward

“Members considered it may be possible to address their concerns about the safe and free flow of traffic by providing a turning head within the site and demonstrating appropriate sight lines at the junction of the access way with Pyrles Lane. Members recognised achieving a turning head within the site will require a reduction in the numbers of off-street parking spaces for the development and were willing to give consideration to a revised proposal. Members considered their concern about the living conditions of neighbours may be addressed by reducing the height of the proposed terrace through either providing first floor rooms partially within the roof space or by proposing a single-storey building as an alternative form of development.”

7. If a revised scheme was prepared to take account of the proposed way forward, then the cost would make the scheme unviable. Therefore it is recommended that this site be sold on the open market with any receipt being recycled back into the Council House-building Programme.

Land and garages adjacent 14A Pound Close, Nazeing (EPF/1829/16)

8. At its meeting on 16 November 2016, the Area Planning Sub-Committee (West) refused planning permission for the development of 4 affordable houses replacing the 12 garages in the south western corner of Pound Close, Nazeing (See appendix 3). Their decision is recorded as

“This is a cramped form of development which will have an adverse impact on the character and appearance of the area, street scene and neighbouring amenity.

The proposed scheme would have an unacceptably adverse impact on both highway safety and parking provision in this crowded and congested area.”

Way forward

Members discussed a way forward and concluded that there should be no built development but a use of the land for allotments would be acceptable.

9. Since the way forward proposed by the Area Planning Committee (West) is not to develop the site for housing, it is recommended that this site be sold on the open market with any receipt being recycled back into the Council House-building Programme.

Resource Implications:

The viability assessment for each of the two sites at Pyrles Lane and the site at Pound Close, Nazeing has already been approved by the Cabinet Committee, based on the original

schemes presented in November 2014 and June 2015 respectively. Any redesigned schemes will trigger a separate fee from East Thames and Pellings as Development Agent and Employers Agent respectively.

Legal and Governance Implications:

Within its Terms of Reference, the House-Building Cabinet Committee is expected to consider the future use of each garage site for the purpose of Council House-building, and where a site is found to be unsuitable then they are expected to decide on its future use.

Safer, Cleaner and Greener Implications:

The future use of under-utilised garage sites that do not have redevelopment potential, need to be considered so as to make the best possible use of the site and enhance the environment.

Consultation Undertaken:

Ward Councillors have been consulted on the initial feasibility study. Since then, Planning Officers have been consulted as part of the detailed design stages. The Area Planning Sub-Committee (South) has considered each of the applications for Pyrles Lane, Loughton and the Area Planning Sub-Committee (West) has considered each of the applications for Pound Close, Nazeing.

Background Papers:

Previous feasibility study documents relating to each of the sites, along with minutes of the Cabinet Committee and the respective Area Planning Sub-Committee South and West.

Risk Management:

That the garage sites will continue to attract anti-social behaviour while they remain under-used.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

Within the Housing Service Strategy, it has been identified that the target groups that are affected by the Council's house building programme are people in need of:

- Affordable Housing,
- Homelessness assistance,
- Supported housing for special needs groups,
- Owners and occupiers of poor condition housing
- Council and housing association tenants.

From that, it was identified that generally, there is an under provision of suitable accommodation for nearly all target groups. This has been reaffirmed in the most recent Strategic Housing Market Assessment.

Decision making is affected by funding and other factors, such as the availability of building land suitable for particular groups e.g. the elderly or young families.

There is no evidence of unlawful discrimination in relation to the provision of affordable housing.

This report considers the future use of existing garages that have been earmarked for possible future redevelopment. There are a high percentage of vacant garages on each of the sites. If these sites are sold, then the capital receipt will help fund other development sites on the Council house-building programme.

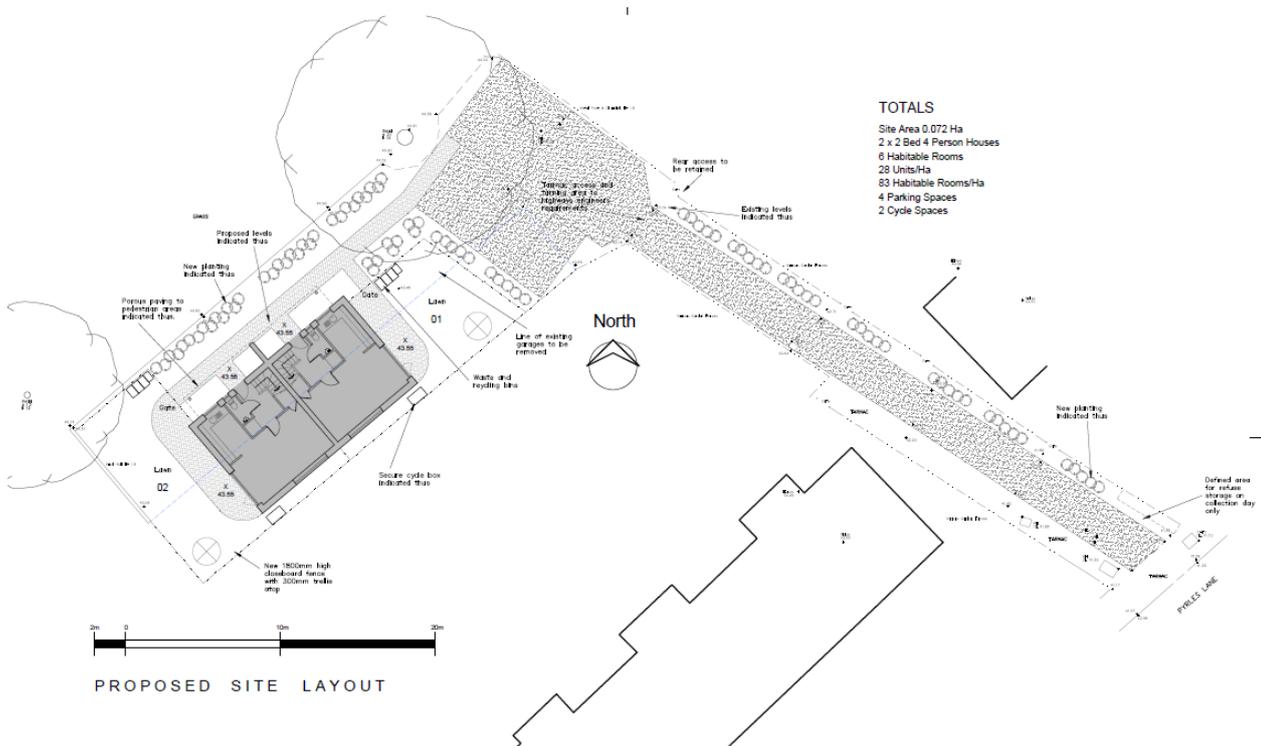
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Site at Pyrles Lane site A (To the rear of numbers 109 to 127 Pyrles Lane)

Site Location Plan (NTS)



Site Layout (NTS)



Site Perspective (NTS)

Materials Schedule

Walls - Hansen Arden Special Reserve brickwork or similar approved, with timber box to elevations as indicated.
Windows and Entrance - Dark grey composite windows and doors.
Roofs - Sedum roof system. Black fascia soffit and rainwater goods PV panels as indicated.

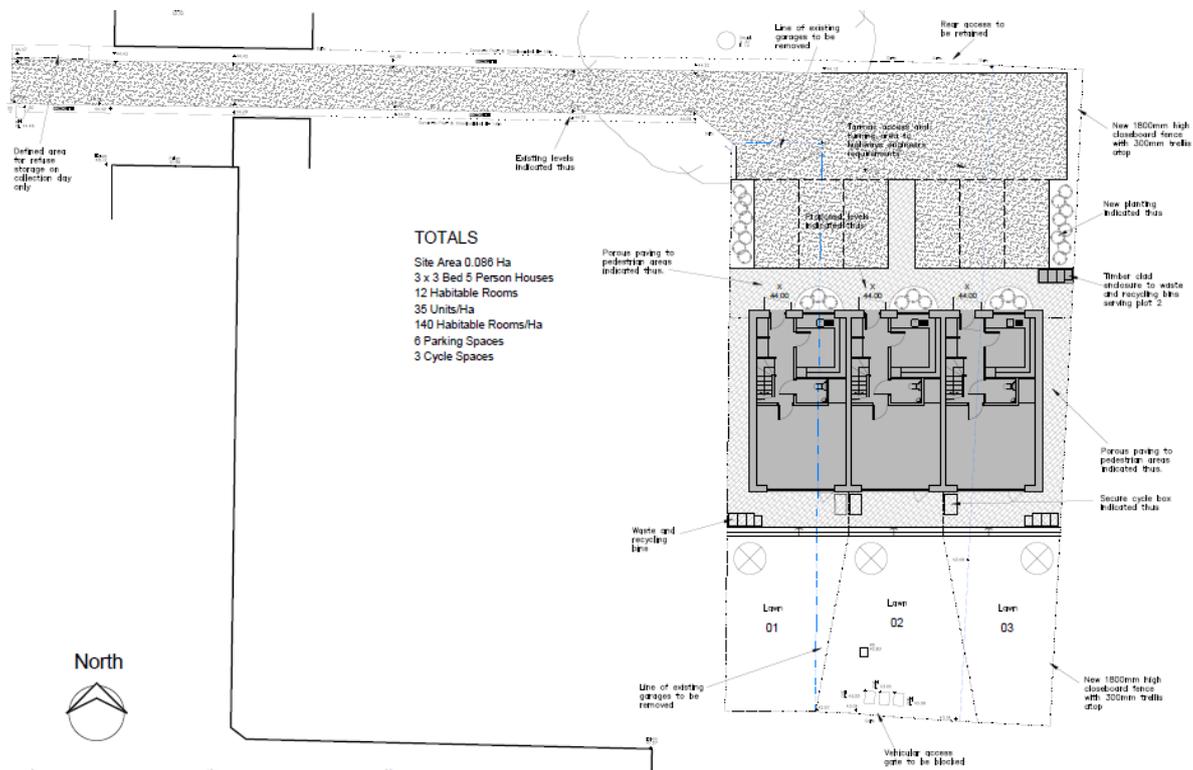


Site at Pyrles Lane site B (To the rear of numbers 100 to 108 Pyrles Lane, Loughton)

Site Location Plan (NTS)



Site Layout (NTS)



Site Perspective (NTS)

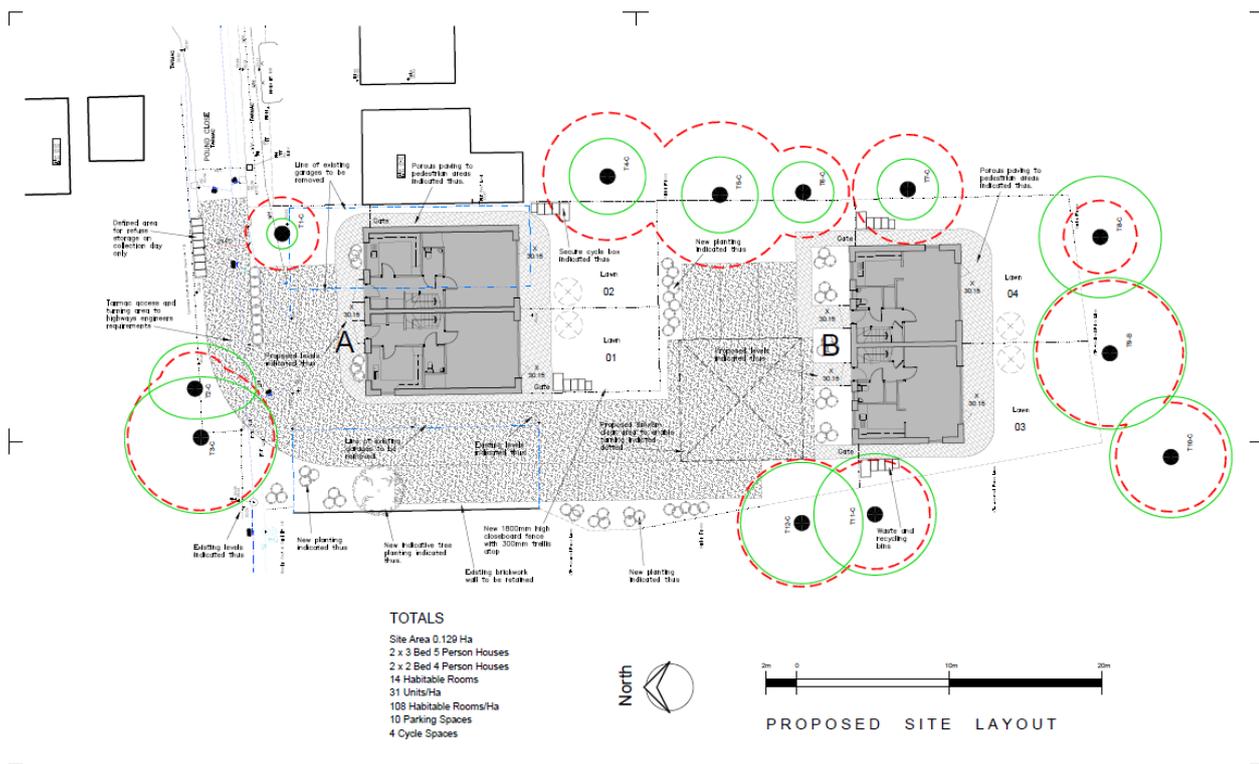


Site at Pound Close, Nazeing

Site Location Plan (NTS)



Site Layout (NTS)



Site Perspectives (NTS)



Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-004-2016/17
Date of meeting: 12 December 2016

Portfolio: Housing

Subject: Tender Awards for Phase 3 Contracts – Council House-building

Responsible Officer: Paul Pledger (01992 564004)
(Assistant Director, Housing Property & Development)

Democratic Services Officer: Jackie Leither (01992 564756)

Recommendations:

- (1) That TSG be awarded the contract for the construction of two affordable 3-bed houses and two affordable 2-bed houses at Stewards Green Road, Epping in the contract sum of £752,340.41 based on a 34 week contact period based on a price and quality tender;**
- (2) That Denmark & White Ltd be awarded the contract for the construction of two affordable 2-bed houses and two affordable 1-bed flats at Parklands, Coopersale in the contract sum of £716,756.74 based on a 56 week contact period based on a price and quality tender;**
- (3) That Storm Building Ltd be awarded the contract for the construction of ten affordable 3-bed houses and two affordable 2-bed houses at Queens Road, North Weald in the contract sum of £2,320,493.00 based on a 82 week contact period based on a price and quality tender;**
- (4) That TSG be awarded the contract for the construction of two affordable 3-bed houses and two affordable 2-bed flats at Bluemans End, North Weald in the contract sum of £753,034.23 based on a 36 week contact period based on a price and quality tender;**
- (5) That VSN Enterprises Ltd be awarded the contract for the construction of one affordable 3-bed house at Centre Drive, Epping in the contract sum of £300,285.00 based on a 38 week contact period; and**
- (6) That Denmark & White Ltd be awarded the contract for the construction of two affordable 2–bed houses and two affordable 1-bed bungalows at Springfield (Site C), Epping and one affordable 3–bed house and three affordable 2-bed houses at Centre Avenue, Epping in the contract sum of £1,408,126.30 based on a 60 week contract period based on a price and quality tender.**

Executive Summary:

The Cabinet Committee agreed in January 2016 that for Phase 3 the Council adopts an alternative procurement strategy and breaks down the 8 sites making up Phase 3 into 7 separate contracts with a mixture of Design and Build contracts and traditional fully designed contracts, and tender them in accordance with the Council's Procurement Rules using a price and quality assessment. This report sets out the results of the tender exercise for 6 of the 7 contracts.

Reasons for Proposed Decision:

The Council's Procurement Rules requires a Cabinet decision when awarding contracts in excess of £1m. However, the Cabinet have delegated authority to the Cabinet Committee to agree all tenders associated with the Council's house-building programme as set out in its Terms of Reference.

Other Options for Action:

To award the contracts to any other contractor that has tendered for the works.

Background

1. At its meeting in January 2016, the Cabinet Committee agreed that for Phase 3 of its house-building programme, the Council adopts an alternative procurement strategy and breaks down the 8 sites making up Phase 3 into 7 separate contracts with a mixture of Design and Build contracts and traditional fully designed contracts, and tender them in accordance with the Council's Procurement Rules. The reason was due to the lack of interest from larger contractors on the East Thames Framework to undertake the 8-sites as a whole due to the complications and difficulties managing dispersed sites. Soft market testing suggested a better approach might be to let the works through a mixture of smaller contracts using different contract types. This would allow smaller scale builders to bid for works whilst ensuring that more control over the delivery of the project remained with the Employers Agent/Development Agent.
2. For each of the contracts, the tenderers were required to submit their tender based on price and quality, with price making up 60% of the tender evaluation and 40% on quality. In addition to their price, each tenderer was asked to specify the construction period that they had based their tender on. All contractors were also checked on Constructionline for suitability and capability to undertake the works, in addition to credit checks.
3. The quality submissions were based around Experience of Design Services, quality, handover procedure, use and control of sub-contractors and sub-consultants and the Building Manuals / Health and Safety Files
4. The outcome of each of the tender exercises is set out below:

Stewards Green Road, Epping (2 affordable 3-bed houses and 2 affordable 2-bed houses)

5. Tender documents were prepared and submitted to 4 contractors based on a fully designed traditional JCT contract. The pre-tender estimate for the works was £702,000 as at 5 January 2016.
6. The tenders were issued on 30 September 2016 and returned on 4 November 2016. The Housing Portfolio Holder opened the tenders on 10 November 2016, and were recorded as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Denmark & White	£811,968.15	Yes	42 calendar weeks
PA Finlay	£895,420.49	No	52 calendar weeks
TSG	£715,840.41	Yes	34 calendar weeks
Willmott Dixon Energy Services	No tender		

- Each of the tenders has been checked and are confirmed as arithmetically correct. However, there were a number of clarifications, omissions, qualifications or provisional sums included in the tenders received from P A Finlay and TSG. There were no qualifications within the tender submitted by Denmark and White.
- The lowest tender submitted by TSG, when adjusted to take account of clarifications and qualifications, increases their tender sum by £11,500 to £727,340.41.
- When evaluating the price and quality, the overall assessment resulted in the following ranking:

Summary	Price	Quality (Total Average)	Total	Rank
Denmark & White	53.75%	12.0	65.75	2
TSG	60.00%	12.0	72.00	1
PA Finlay	48.74%	0	48.74	3

- It is therefore recommended that the contract for the construction of 2 affordable 3-bed houses and 2 affordable 2-bed houses at Stewards Green Road, Epping be awarded to TSG in the adjusted contract sum of £727,340.41 based on a 34-week contract period using a traditional JCT contract (as amended)

Parklands, Coopersale (2 affordable 2-bed houses and 2 affordable 1-bed flats)

- Tender documents were prepared and submitted to 4 contractors based on a JCT Design and Build contract. The pre-tender estimate for the works was £560,700 as at 5 January 2016.
- The tenders were issued on 9 September 2016 and returned on 14 October 2016. The Housing Portfolio Holder opened the tenders on 19 October 2016, and were recorded as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
TSG	£761,720.88	Yes	34 calendar weeks
Amber Construction Services Ltd	£829,692.94	Yes	24 calendar weeks
Denmark & White	£716,756.74	Yes	56 calendar weeks
PA Finlay	£759,933.56	No	52 calendar weeks

11. Each of the tenders has been checked and are confirmed as arithmetically correct. However, there were a small number of clarifications, omissions, qualifications or provisional sums included in the tenders received from TSG and Amber Construction Services Ltd. There were no qualifications within the tender submitted by P A Finlay and Denmark and White.
12. When evaluating the price and quality, the overall assessment resulted in the following ranking:

Summary	Price	Quality (Total Average Weighted)	Total	Rank
Denmark & White	60.00%	24.5	84.50	1
Amber	51.83%	26.1	77.93	2
TSG	56.46%	20.9	77.36	3
PA Finlay	56.59%	0	56.59	4

13. It is therefore recommended that the contract for the construction of 2 affordable 2-bed houses and 2 affordable 1-bed flats at Parklands, Coopersale be awarded to Denmark and White for the contract sum of £716,756.74 based on a 56-week contract period using a JCT Design and Build contract (as amended)

Queens Road, North Weald (10 affordable 3-bed houses and 2 affordable 2-bed houses)

14. Tender documents were prepared and submitted to 4 contractors based on a JCT Design and Build contract. The pre-tender estimate for the works was £2,840,100 as at 5 January 2016.
15. The tenders were issued on 16 September 2016 and returned on 28 October 2016. The Housing Portfolio Holder opened the tenders on 1 November 2016, and was recorded as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Storm Building Ltd	£2,170,493.00	Yes	82 calendar weeks
Kind & Company (Builders) Ltd	£3,249,806.00	Yes	78 calendar weeks
Olli Construction Services	£2,432,838.07	No	82 calendar weeks
Willmott Dixon Energy Services	No tender		

16. The tender submitted by Olli Construction Services was received after the 12 noon deadline at 15:51pm. However, they did telephone in advance advising that due to staff absence they would not make the deadline. Since all of the tenders were retained in a secure location and opened together some time after the deadline, the Housing Portfolio Holder did accept the late tender and recorded it along with the others.
17. Each of the tenders has been checked and are confirmed as arithmetically correct. However, there were a number of clarifications, omissions, qualifications or provisional sums included in the tenders received from Storm Building Ltd, Kind & Company (Builders) Ltd and Olli Construction Services. In order to reach a fixed price, negotiations took place with Storm Building Ltd and Olli Construction Services, which resulted in adjusted tender sums of £2,230,493.00 and £2,365,380.07 respectively
18. When evaluating the price and quality, the overall assessment resulted in the following ranking:

Summary	Price	Quality (Total Average Weighted)	Total	Rank
Kind & Co	42.84%	27.9	70.74	2
Storm	60.00%	26.6	86.60	1
Olli	57.23% *	0	57.23	3

* Note: If the sub-station costs for Olli Construction are omitted, the final total would equate to 58.86%

19. It is therefore recommended that the contract for the construction of 10 affordable 3-bed houses and 2 affordable 2-bed houses at Queens Road, North Weald be awarded to Storm Building Ltd for the contract sum of £2,230,493.00 based on an 82-week contract period using a JCT Design and Build contract (as amended)

Bluemans End, North Weald (2 affordable 3-bed houses and 2 affordable 2-bed flats)

20. Tender documents were prepared and submitted to 4 contractors based on a JCT Design and Build contract. The pre-tender estimate for the works was £684,000 as at 5 January 2016.
21. The tenders were issued on 23 September 2016 and returned on 4 November 2016. The Housing Portfolio Holder opened the tenders on 10 November 2016, and was recorded as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
PA Finlay	£818,122.76	No	52 calendar weeks
TSG	£725,366.18	Yes	36 calendar weeks
Denmark & White	£809,864.99	Yes	58 calendar weeks
Amber Construction	No tender		

22. Each of the tenders has been checked and are confirmed as arithmetically correct. However, there were a number of clarifications, omissions, qualifications or provisional sums included in the tenders received from TSG and P A Finlay. The provisional sums contained with Denmark and White's tender were confirmed as a fixed price during the post tender negotiations.

23. When evaluating the price and quality, the overall assessment resulted in the following ranking:

Summary	Price	Quality (Total Average Weighted)	Total	Rank
PA Finlay	55.23%	0	55.23	3
TSG	60.00%	20.9	80.90	1
Denmark & White	55.79%	23.3	79.09	2

24. It is therefore recommended that the contract for the construction of 2 affordable 3-bed houses and 2 affordable 2-bed flats at Bluemans End, North Weald be awarded to TSG for the contract sum of £725,366.18 based on an 36-week contract period using a JCT Design and Build contract (as amended)

Centre Drive, Epping (1 affordable 3-bed house)

25. Tender documents were prepared and submitted to 4 contractors based on a traditional fully designed standard JCT form of contract. The pre-tender estimate for the works was £289,000 as at July 2016. Unlike the other tenders, this was based on price alone and not price and quality.

26. The tenders were issued on 17 August 2016 and returned on 16 September 2016. The Housing Portfolio Holder opened the tenders on 21 September 2016, and was recorded as follows:

Contractor	Tender Sum	Proposed Contract Period
Mitre Construction Ltd	£374,934.79	36 Weeks
VSN Enterprises Ltd	£277,250.00	36 Weeks
Gracelands CMS Ltd	Declined to tender due to other relocation commitments	
Flowline Builders LTd	Did not Tender	

27. Each of the tenders has been checked and are confirmed as arithmetically correct. However, there were a number of clarifications, omissions, qualifications or provisional sums included in both tenders received. In order to reach a fixed price, negotiations took place with VSN Enterprises Ltd, which resulted in adjusted fixed price tender sum of £300,285.00.

28. It is therefore recommended that the contract for the construction of 1 affordable 3-bed house at Centre Drive, Epping be awarded to VSN Enterprises Ltd for the contract sum of £300,285.00 based on an 36-week contract period using a standard traditional JCT form of contract (as amended)

Springfields (Site C) and Centre Avenue, Epping (1 affordable 3–bed house, 5 affordable 2–bed houses and 2 affordable 1-bed bungalows)

29. Tender documents were prepared and submitted to 4 contractors based on a JCT Design and Build contract. The pre-tender estimate for the works was £1,530,000 as at July 2016.

30. The tenders were issued on 1 September 2016 and returned on 7 October 2016. The Housing Portfolio Holder opened the tenders on 19 October 2016, and they were recorded as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Denmark & White	£1,408,126.30	Yes	60 calendar weeks
PA Finlay	£2,071,567.42	No	52 calendar weeks
Olli Construction	£1,544,016.20	Yes	46 calendar weeks
Kind & Company	No tender		

31. Each of the tenders has been checked and are confirmed as arithmetically correct. However, there were a number of clarifications, omissions, qualifications or provisional sums included in the tenders received from all three tenders. The provisional sums contained with Denmark and White's tender were confirmed as a fixed price during the post tender negotiations.
32. When evaluating the price and quality, the overall assessment resulted in the following ranking:

Summary	Price	Quality (Total Average Weighted)	Total	Rank
Denmark and White	60%	24.5	84.50	1
Olli Construction	54.72%	24.3	79.02	2
P A Finlay	40.78%	0	40.78	3

33. It is therefore recommended that the contract for the construction of 1 affordable 3-bed house, 5 affordable 2-bed houses and 2 affordable 1-bed bungalows across the Springfields and Centre Avenue sites in Epping, be awarded to Denmark and White for the contract sum of £1,408,126.30 based on an 60-week contract period using a JCT Design and Build contract (as amended)

Resource Implications:

The Housebuilding Programme's existing budget will need to meet the capital costs set out in the report, with 30% being funded from Right to Buy 1-4-1 Capital Receipts:

Stewards Green Road, Epping	-	£727,340.41
Parklands, Coopersale	-	£716,756.74
Queens Road, North Weald	-	£2,230,493.00
Bluemans End, North Weald	-	£725,366.18
Centre Drive, Epping	-	£300,285.00
Springfields & Centre Avenue, Epping	-	£1,408,126.30

Legal and Governance Implications:

Town and Country Planning Act 1974

Within its Terms of Reference, the House-Building Cabinet Committee is expected to consider the tenders for each phase of the house-building programme

The tenders have been undertaken in accordance with the Council's Procurement Rules

Safer, Cleaner and Greener Implications:

Each of these sites will deliver affordable homes, built to Lifetime Homes standards, the latest Building Regulations, Secure By Design and the equivalent to the Code for Sustainable Homes Code 4.

Consultation Undertaken:

The Cabinet Committee along with Ward Members and local residents have been consulted at feasibility stage and at the Planning Application stage.

Background Papers:

Tender evaluation reports by Pellings LLP

Risk Management:

A site specific risk register is maintained for each site along with a contract wide risk register, which is monitored by the Council House-building Cabinet Committee.

The main risks are those associated with unforeseen underground issues unknown at the point of tender. All reasonable investigations have been undertaken, and included in the tender specifications. It is not possible to identify all risks, but an allowance by way of provisional sums have been included in the tender sums reported.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

Within the Housing Service Strategy, it has been identified that the target groups that are affected by the Council's house building programme are people in need of:

- Affordable Housing,
- Homelessness assistance,
- Supported housing for special needs groups,
- Owners and occupiers of poor condition housing
- Council and housing association tenants.

From that, it was identified that generally, there is an under provision of suitable accommodation for nearly all target groups. This has been reaffirmed in the most recent Strategic Housing Market Assessment.

Decision making is affected by funding and other factors, such as the availability of building land suitable for particular groups e.g. the elderly or young families.

There is no evidence of unlawful discrimination in relation to the provision of affordable housing.

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**EPHING FOREST DISTRICT COUNCIL
PACKAGE B - TENDER REPORT
NOVEMBER 2016**

**Scheme comprising site preparation
followed by construction of 4 no.
dwellings with amenity and parking
spaces and related infrastructure at**

**Stewards Green Road,
Epping, Essex CM16 7DA**

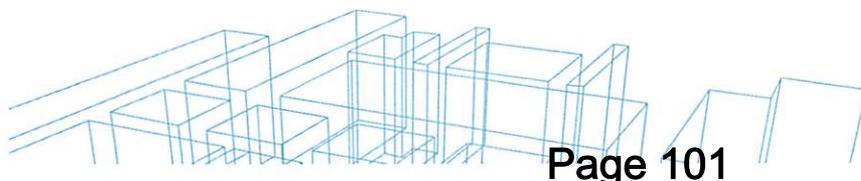
For

East Regen Limited

and

**Epping Forest District Council
Phase 3, Contract B**

Our Ref: IJC/sw/612.076
21 November 2016
Issue: Rev 00



Rev	Date	Status	Author	Check
00	23.11.16	Final Issue	IJC	IJC

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- 1.0 INTRODUCTION**
- 2.0 TENDERS ISSUED**
- 3.0 TENDERS RECEIVED**
- 4.0 ANALYSIS OF TENDERS**
- 5.0 LEGISLATION**
- 6.0 CONCLUSIONS & RECOMMENDATIONS**

Appendix A - Quality Assessments

Appendix B - Comparison of Contract Sum Analysis

Appendix C - Post Tender Correspondence

1.0 INTRODUCTIONS

- 1.1. The scheme is for the construction of four houses on land at Stewards Green Road, Epping, CM16 7DA, part of the Epping Forest District Council New Build Housing Programme, Phase 3.
- 1.2. The existing site comprises of a largely disused garage site within an area of existing residential accommodation, with some of the existing garages having previously been demolished.
- 1.3. Crossing the site are public sewers and electrical supplies, both of which will require accurate plotting ahead of setting out of the new buildings, so as not to encroach on easement zones.
- 1.4. The scheme has the benefit of planning consent granted on 2nd December 2015 inclusive of 19 conditions and 1 informative.

2.0 TENDERS ISSUED

- 2.1 In accordance with the agreed procurement route, tender documents were prepared for a traditionally procured contract, based on specification, schedule of works and drawings, to provide the new accommodation on the site. Tenders were based on the technical brief and the requirements as previously agreed with EFDC and ETG, and include for works of services, infrastructure, hard and soft landscaping.
- 2.2 Whilst a traditionally procured contract, elements of the work are subject to Contractor's design, but these being limited to mechanical and electrical services (M&E), design and provision of structural ground floors, design and provision of staircases and of the main roof structure.
- 2.3 Tenders were invited on a price and quality split basis being 60% price, 40% quality, with 2 quality questions included within the tender documents, together with explanatory notes on how quality answers would be scored and evaluated.
- 2.4 After discussion with the client group, a list of 4 contractors were selected for this scheme, all as noted below, with a tender issue date of 30th September 2016 and a tender return date of 4th November 2016.
- 2.5 During the tender period, 2 tender addenda were issued as follows:
 - i) Confirmation of kitchen design
 - ii) Confirmation of the internal door finish and issue of the Form of Tender
- 2.6 The Pre Tender Estimate was confirmed as £702,000.00 in accordance with Pellings LLP's email of 5th January 2016.

2.7 Tender documentation included a number of client's Prime Costs (PC) sums and Provisional Sums as follows:

- Statutory connections
- Provision of energy performance assessments
- New sewer connection and additional works to drainage
- New canopies
- Works to existing boundary walls to remain
- Tree protection
- Provisional of PV panels
- Additional works to foundations
- Works in connection with ascertaining the position of the existing electrical main

3.0 TENDERS RECEIVED

3.1 Tenders were received as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Denmark & White	£811,968.15	Yes	42 calendar weeks
PA Finlay	£895,420.49	No	52 calendar weeks
TSG	£715,840.41	Yes	34 calendar weeks
Willmott Dixon Energy Services	No tender		

3.2 Each contractor prepared and issued a breakdown of their tender. These have been checked and are confirmed as arithmetically correct. A comparison of the figures is included at Appendix B.

3.3 An assessment of the quality submissions has been undertaken by Pellings LLP, East Regen and Epping Forest District Council. The tabulated scoring of each contractor for each question is included at Appendix A. For evaluation purposes, an average of the score of the 3 parties assessing the quality submissions has been undertaken.

4.0 ANALYSIS OF TENDERS

4.1 Tenders were evaluated and the following matters noted:

4.2 PA Finlay:

4.2.1 Price and Qualifications

There were a number of clarifications and statements made with the PA Finlay tender. These included the following:

- They appear to have stated the incorrect Form of Contract in their summary, making reference to a Design and Build Contract, whereas the project is traditionally procured.
- They have provided a Contract Sum Analysis rather than a priced Schedule of Works.
- They have included design fees.
- Works for statutory authorities and services connections are Provisional Sums.
- They have included what appears to be a draft progress report, but there are discrepant references in this report, e.g. to Code for Sustainable Homes Level 3 and 24 planning conditions which are incorrect for this scheme.
- There are a number of price qualifications including no price for removal of contamination, but a suggestion of an additional figure that should be added.

4.2.2 Quality Responses

No quality responses were received from PA Finlay.

4.3 TSG:

4.3.1 Price and Qualifications

TSG provided a number of clarifications and qualifications at tender stage, and these have been subject to post-tender correspondence, which is included at Appendix C.

The result of this post-tender correspondence is that TSG have provided confirmation that individual items are now Firm Prices, and have requested an uplift in their tender sum accordingly of £11,500.00. The revised tender sum from TSG is therefore £727,340.41.

4.3.2 Quality Responses

Quality responses have been appraised with the scoring tabulated at Appendix A.

4.4 Denmark & White:

4.4.1 Price and Qualifications

Denmark & White gave no clarifications or qualifications within their tender. The Schedule of Works has been correctly priced and is found to be arithmetically correct.

4.4.2 Quality Responses

Quality responses have been appraised with the scoring tabulated at Appendix A.

4.5 **Willmott Dixon Energy Services:**

4.5.1 No tender was received from this contractor.

5.0 LEGISLATION

5.1 Planning Consent

The scheme has achieved planning consent, reference EPF/1531/15 dated 2nd December 2015 inclusive of 19 conditions and 1 informative. It is the responsibility of the Employer's Design Team to discharge all planning conditions, and this will include pre-start conditions, which require clearance prior to the Contractor being permitted to start works on site.

5.2 Building Control

The scheme will need to meet the requirements of current Building Regulation standards. Similarly, the Employer's Design Team will be responsible for ensuring the design meets with such standards and for discharging any outstanding conditions.

5.3 CDM Regulations 2015

The scheme will be subject to all of the CDM Regulations 2015. Pellings LLP are appointed as Principal Designers under the Regulations, and have prepared Pre Construction Health & Safety information, which has been included within the tender documentation. The successful Contractor will be appointed as Principal Contractor under the Regulations and will be responsible for preparing and maintaining a Construction Phase Plan, and which will be required to be approved by the Principal Designer prior to any works commencing on site.

The Principal Designer will prepare and issue HSE Form F10 at the appropriate time prior to works commencing.

5.4 Utilities

As highlighted earlier within this report, there are statutory services crossing the site, inclusive of sewers and electrical mains. The statutory utilities require an easement zone of 3m away from such adopted services and as part of the initial works on site, the sewer and electrical mains will require accurate setting out, after which setting out of the buildings can be confirmed.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 Financial and quality submissions from each of the tenderers has been appraised with the outcome that the most economically advantageous tender has been received from TSG.
- 6.2 Further to post-tender correspondence, TSG have confirmed Fixed Costs for those items identified as Provisional within their original tender, with the exception of further contamination testing, which currently has an allowance of £10,000 as a PC sum.
- 6.3 The result of requesting the tenderer to fix certain items has led to an uplift within the TSG tender figure and this uplifted figure has been used in the overall price/quality scores and assessments at Appendix A and it can be seen that TSG remain the preferred Contractor.
- 6.4 In consideration of the possible contamination issues highlighted within the Site Investigation Report, we recommend that a further Provisional Sum of £25,000.00 be included within the tender for removal.
- 6.5 We therefore recommend acceptance of the tender from TSG in the overall contract sum of £752,340.41 and with a contract period of 34 calendar weeks.
- 6.6 The confirmation of the exact location of the sewers and electrical supplies should be undertaken at the earliest opportunity and we would recommend that a further period over and above the 34 weeks referenced above is allowed for confirmation of these works prior to entering into formal contract.

Signed.....

Date *23rd November 2016*

On behalf of: PELLINGS LLP

Countersigned
(Pellings authorised signatory)

Date *23rd November 2016*

**Appendix A
Quality Assessments**

**LAND AT STEWARDS GREEN ROAD, EPPING, ESSEX CM16 7DA - CONTRACT B
TENDER REPORT 23RD NOVEMBER 2016
APPENDIX A – QUALITATIVE ASSESSMENT**

PRICE/QUALITY EVALUATION

Price Scores

		Score (Max 60%)
Denmark & White	£811,968.15	53.75%
PA Finlay	£895,420.49	48.74%
TSG	£727,340.41 *	60.00%
Willmott Dixon Energy Services		No tender

* Uplifted figure further to post-tender correspondence.

Quality Scores

		Denmark & White	TSG	PA Finlay
		Out of 10	Out of 10	Out of 10
Q1 weighting	PLL	4	3	0
	ETG	6	6	0
	EFDC	8	8	0
Average		6.0	5.7	0
Q2 weighting	PLL	4	6	0
	ETG	6	5	0
	EFDC	8	8	0
Average		6.0	6.3	0
TOTALS		12.0	12.0	0

Summary	Price	Quality (Total Average)	Total	Rank
Denmark & White	53.75%	12.0	65.75	2
TSG	60.00%	12.0	72.00	1
PA Finlay	48.74%	0	48.74	3

**Appendix B
Comparison of Contract Sum Analysis**

Comparison of CSAs

Phase 3 Contract B, Stewards Green Road, Epping, Essex CM16 7DA - Contract Sum Analysis

The Contractor is required to provide a fully detailed Contract Sum Analysis using the template below to carry out the works shown, stated, and/or implied by the Tender Documentation. Each cell must be completed. If any item is not applicable, the Contractor should state "not applicable".
Any cell / item left blank will be deemed to be included unless otherwise stated.

Any additional items required to provide a full firm fixed prices for the items shown, stated or implied by the tender documents not specifically set out in the Contract Sum Analysis shall be allowed for at the end of each section or at the end of the section as a whole in the places indicated.

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
0	Facilitating Works			
0.1	Toxic/Hazardous/Contaminated Material Treatment			
0.1.1	Toxic/Hazardous Material Removal			
0.1.2	Contaminated Land			
0.1.3	Eradication of Plant Growth/Invasive Species			
0.2	Major Demolition Work			
0.2.1	Demolition Works			
0.2.2	Removal of any structures / existing foundations etc.			
0.2.3	Asbestos Removal			
0.2.4	UXO monitoring			
0.2.5	Temporary works			
0.2.6	Tree removal			
0.3	Other Items			
0.3.1	Other (Contractor to State)			
	Sub-Total			
1	Substructure			
1.1	Substructure			
1.1.1	Basement			
1.1.2	Foundations			
1.1.3	Specialist Foundations			
1.1.4	Lowest Floor Construction			
1.2	Other Items			
1.2.1	Other (Contractor to State)			
	Sub-Total	87,986.74		
2	Superstructure			
2.1	Frame			
2.2	Upper Floors			
2.2.1	Floors			
2.2.2	Balconies – Private			
2.2.3	Balconies – Communal			
2.2.4	Drainage to Balconies – Private			
2.2.5	Drainage to Balconies – Communal			
2.3	Roof			
2.3.1	Roof Structure			
2.3.2	Roof Coverings			
2.3.3	Specialist Roof Systems			
2.3.4	Roof Drainage			
2.3.5	Roof Lights, Skylights and Openings			
2.3.6	Roof Features			
2.3.7	Mansafe Systems			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
2.3.8	Access Ladders / Systems			
2.3.9	Parapets			
2.4	Stairs and ramps			
2.4.1	Stairs/Ramp Structures			
2.4.2	Stair/Ramp Finishes			
2.4.3	Stair/Ramp Balustrades and Handrails			
2.4.4	Ladders/Chutes/Slides			
2.5	External Walls			
2.5.1	Retaining Walls			
2.5.2	External Enclosing Walls above ground level			
2.5.3	External Enclosing Walls below ground level			
2.5.4	Solar/Rain-Screening			
2.5.5	External Soffits			
2.5.6	Subsidiary Walls and Balustrades and Proprietary Balconies			
2.5.7	Facade Access/Cleaning Systems			
2.6	Windows and External Doors			
2.6.1	External Windows			
2.6.2	External Doors			
2.7	Internal Walls and Partitions			
2.7.1	Walls and Partitions			
2.7.2	Balustrades and Handrails			
2.8	Internal Doors			
2.8.1	Internal Doors			
2.9	Other Items			
2.9.1	Other (Contractor to State)			
	Sub-Total	406,851.40		
3	Internal Finishes			
3.1	Wall Finishes			
3.1.1	2 Coat Plaster			
3.1.2	Skim Coat Plaster			
3.1.3	Ceramic Tiling			
3.1.4	Decorations			
3.2	Floor Finishes			
3.2.1	Barrier Matting			
3.2.2	Carpet			
3.2.3	Vinyl Tiles			
3.2.4	Sheet Vinyl			
3.2.5	Ceramic Tiling			
3.3	Ceiling Finishes			
3.3.1	Finishes to Ceilings			
3.3.2	False Ceilings			
3.3.3	Demountable-Suspended-Ceilings			
3.4	Other Items			
3.4.1	Other (Contractor to State)			
	Sub-Total			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
4	Fittings Furnishings and Equipment			
4.1	Fittings Furnishings and Equipment			
4.1.1	General Fittings, Furnishings and Equipment			
4.1.2	Domestic Kitchen Fittings and Equipment			
4.1.3	White Goods			
4.1.4	Special Purpose Fittings, Furnishings and Equipment			
4.1.5	Signs / Notices			
4.2	Other Items			
4.2.1	Other (Contractor to State)			
	Sub-Total			
5	Services			
5.1	Sanitary Installations			
5.1.1	Sanitary Appliances			
5.1.2	Sanitary Ancillaries			
5.2	Services Equipment			
5.3	Disposal Installations			
5.3.1	Foul Drainage above ground			
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage			
5.3.3	Refuse Disposal			
5.4	Water Installations			
5.4.1	Mains Water Supply			
5.4.2	Cold Water Distribution			
5.4.3	Hot Water Distribution			
5.4.4	Local Hot Water Distribution			
5.4.5	Steam and condensate Distribution			
5.5	Heat Source			
5.6	Space Heating and Air Conditioning			
5.6.1	Central Heating			
5.6.2	Local Heating			
5.6.3	Central Cooling			
5.6.4	Local Cooling			
5.6.5	Central Heating and Cooling			
5.6.6	Local Heating and Cooling			
5.6.7	Central Air Conditioning			
5.6.8	Local Air Conditioning			
5.7	Ventilation Systems			
5.7.1	Central Ventilation			
5.7.2	Local and Special Ventilation			
5.7.3	Smoke Extract/Control			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
5.8	Electrical Installations			
5.8.1	Electric Mains and Sub-mains Distribution			
5.8.2	Power Installations			
5.8.3	Lighting Installations			
5.8.4	Specialist Lighting Installations			
5.8.5	Local Electricity Generation Systems			
5.8.6	Earthing and Bonding Systems			
5.14	Builder's Work in Connection With Services			
5.15	Other Items			
5.15.1	Other (Contractor to State)			
	Sub-Total			
6.0	Fire Installations			
6.1	Fire and Lightning Protection			
6.1.1	Fire alarms and smoke detection			
6.1.2	Lightning protection			
6.1.3	Sprinkler System(s)			
6.2	Communications, Security and Control Systems			
6.2.1	Door-entry			
6.2.2	CCTV			
6.3	Special Installations			
6.3.1	Photovoltaic installation			
6.4	Lifts			
6.4.1	Lift installations			
6.5	Testing and Commissioning of Services			
6.6	Other Items			
6.6.1	Other (Contractor to State)			
	Sub-Total			
7.0	Electrical Sub-Station			
7.1	New sub-station - PC sum for UKPN works			
7.2	Builders works associated with the above, including trenches and ducts across allotments			
7.3	Other Items			
7.3.1	Decommissioning of existing substation, substrate and site clearance			
	Sub-Total			
8.0	District Heating / Energy Supply Company (ESCO)			
8.1	Attendance on ESCo			
8.2	Builders' work in connection with ESCo			
8.3	Other Items			
8.3.1	Other (Contractor to State)			
	Sub-Total			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
9	External Works			
9.1	Roads, Paths Pavings and Surfacing			
9.1.1	Roads, Paths and Pavings			
9.1.2	Special Surfacing and Pavings			
9.2	Soft Landscaping, Planting and Irrigation Systems			
9.2.1	Seeding and Turfing			
9.2.2	External Planting			
9.3	Fencing, Railings and Walls			
9.3.1	Fencing and Railings			
9.3.2	Walls and Screens			
9.4	Retaining Walls			
9.4.1	Barriers and Guardrails			
9.4.2	External Fixtures			
9.4.3	Site / Street Furniture and Equipment			
9.4.4	External Drainage			
9.5	Surface Water and Foul Water Drainage			
9.5	External Services and Utilities			
9.6	Water & Sewer Supply			
9.6.1	Electricity Mains Supply			
9.6.2	External Transformation Devices			
9.6.3	Electricity Distribution to External Plant and Equipment			
9.6.4	Gas Mains Supply			
9.6.5	Telecommunications and other Communication System Connections			
9.6.6	Builder's Work in Connection with External Services			
9.6.7	PV Installation / Renewables			
9.6.8	Broadband / TV			
9.6.9	Drainage survey (upon completion)			
9.7	Other Items			
9.7.1	PC Sum for driveway works to No.17 Queens Road			
	Sub-Total	168,865.35		
10	Highways			
10.1	Crossovers			
10.2	Roads adopted			
10.3	Roads unadopted			
10.4	Footpaths adopted			
10.5	Roads unadopted			
10.6	Section 278 works			
10.7	Lighting			
10.8	Signage			
10.9	Other Items			
10.9.1	Other (Contractor to State)			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
11	Main Contractor's Preliminaries		114,890.40	
11.1	Main Contractor's Cost Items		459,900.01	
11.1.1	Construction Manager			
11.1.2	Project Manager			
11.1.3	Assistant Project Manager			
11.1.4	Quantity Surveyor			
11.1.5	Contracts Manager			
11.1.6	Site Engineers			
11.1.7	Site Agent			
11.1.8	Document Controller			
11.1.9	Design Manager			
11.1.10	Building Services Manager			
11.1.11	Labourer			
11.1.12	Banksman			
11.1.13	Gate Operative			
11.1.14	Temporary Works Co-ordinator			
11.1.15	Other (Contractor to State)			
11.1.16	Other (Contractor to State)			
11.1.17	Other (Contractor to State)			
11.1.18	Other (Contractor to State)			
11.1.19	Other (Contractor to State)			
11.2	Site Accommodation			
11.2.1	Oasis Unit - Delivery			
11.2.2	Oasis Unit - Set-Up			
11.2.3	Oasis Unit - Hire			
11.2.4	Oasis Unit - Removal			
11.2.5	Site Office / Meeting Room - Delivery			
11.2.6	Site Office / Meeting Room - Set-Up			
11.2.7	Site Office / Meeting Room - Hire			
11.2.8	Site Office / Meeting Room - Removal			
11.2.9	Drying Rooms / WCs / Welfare - Delivery			
11.2.10	Drying Rooms / WCs / Welfare - Set-Up			
11.2.11	Drying Rooms / WCs / Welfare - Hire			
11.2.12	Drying Rooms / WCs / Welfare - Removal			
11.2.13	Staircase - Delivery			
11.2.14	Staircase - Set-Up			
11.2.15	Staircase - Hire			
11.2.16	Staircase - Removal			
11.2.17	Hire of Furniture / Equipment			
11.2.18	Consumables			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
11.3	Temporary Services			
11.3.1	Temporary Electrics - Set-Up			
11.3.2	Temporary Electrics - Charges			
11.3.3	Temporary Electrics - Removal			
11.3.4	Temporary Water and Drainage - Set-Up			
11.3.5	Temporary Water and Drainage - Charges			
11.3.6	Temporary Water and Drainage - Removal			
11.3.7	Communications - Set-Up			
11.3.8	Communications - Charges			
11.3.9	Communications - Removal			
11.3.10	Hoarding and Barriers - Set-Up			
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection			
11.3.12	Hoarding and Barriers - Removal			
11.4	Scaffolding and Crane			
11.4.1	Scaffolding - Set-Up			
11.4.2	Scaffolding - Hire / Alter / Inspection			
11.4.3	Scaffolding - Removal			
11.4.4	Crane—delivery			
11.4.5	Crane—set-up			
11.4.6	Crane—hire			
11.4.7	Crane—operator			
11.4.8	Crane—removal			
11.5	Mechanical Plant			
11.5.1	Contractor to Specify - Delivery			
11.5.2	Contractor to Specify - Set-Up			
11.5.3	Contractor to Specify - Hire			
11.5.4	Contractor to Specify - Consumables			
11.5.5	Contractor to Specify - Operator			
11.5.6	Contractor to Specify - Removal			
11.5.7	Contractor to Specify - Delivery			
11.5.8	Contractor to Specify - Set-Up			
11.5.9	Contractor to Specify - Hire			
11.5.10	Contractor to Specify - Consumables			
11.5.11	Contractor to Specify - Operator			
11.5.12	Contractor to Specify - Removal			
11.5.13	Contractor to Specify - Delivery			
11.5.14	Contractor to Specify - Set-Up			
11.5.15	Contractor to Specify - Hire			
11.5.16	Contractor to Specify - Consumables			
11.5.17	Contractor to Specify - Operator			
11.5.18	Contractor to Specify - Removal			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
11.6	Other Items			
11.6.1	Skips and Waste Disposal			
11.6.2	Protection			
11.6.3	Builders Clean			
11.6.4	Sparkle Clean			
11.6.5	Nameboards			
11.6.6	Security - Out of Hours			
11.7	Other Items			
11.7.1	Other (Contractor to State)			
	Sub-Total	91,137.00	574,790.41	
12	Main Contractor's Overheads and Project			
12.1	Main Contractor's Overheads			
12.2	Main Contractor's Profit			
12.3	Other Items			
12.3.1	Other (Contractor to State)			
	Sub-Total			
13	Project/Design Team Fees			
13.1	Consultant's Fees			
13.1.1	Consultant's Fees			
13.1.2	Architect			
13.1.3	Structural Engineer			
13.1.4	Mechanical Engineer		25,920.00	
13.1.5	Electrical Engineer		17,280.00	
13.1.6	Landscape Architect			
13.1.7	Principal Designer			
13.1.8	Other (Contractor to State)			
13.1.9	Other (Contractor to State)			
13.1.10	Other (Contractor to State)			
13.2	Main Contractor's Fees & On Costs			
13.2.1	Performance Bond and PCG			
13.2.2	Planning fees			
13.2.3	Building Regulation fees			
13.2.4	Other statutory fees			
13.2.5	Pre Construction Surveys			
13.2.6	NHBC Fees			
13.3	Other Items			
13.3.1	Other (Contractor to State)			
	Sub-Total	140,580.00	43,200.00	

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
14	Other Development and/or Project Costs			
14.1	Project Risks			
14.1.1	Specific project risks not covered elsewhere			
14.2	Other Items			
14.2.1	Other (Contractor to State)			
14.2.2	Other (Contractor to State)			
14.2.3	Other (Contractor to State)			
14.2.4	Other (Contractor to State)			
	Sub-Total			
	Totals	895,420.49	617,990.41	811,968.15
Name of Contractor (below)		Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)
			93,100.00	
			4,750.00	
		Total carried to Form of Tender	Total carried to Form of Tender	Total carried to Form of Tender
		895,420.49	715,840.41	811,968.15

**Appendix C
Post Tender Correspondence**

Ian Collins

From: Julian Harajda <julian.harajda@tsgplc.co.uk>
Sent: 17 November 2016 17:36
To: Ian Collins
Subject: RE: EFDC - Stewards Green Road (612076)
Attachments: Post tender tracker STEWARDS GREEN ROAD.XLSX

Good afternoon Ian,

With regard to the above scheme, please see attached our post tender tracker which highlights the initial queries, your responses and our subsequent response.

In essence, we have added an additional £1500.00 for the maintenance/watering and we have included an additional PC sum of £10,000.00 for WAC testing. You can see the comments we have made on the attached tracker.

I trust this is in order, please feel free to contact me should you have any queries.

I will forward the requested details on Bluemens tomorrow afternoon.

Kind regards....

Julian Harajda

Business Development Director

☎ DDI: 01707 808 048 🌐 www.tsgplc.com

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From: Ian Collins [mailto:ICollins@pellings.co.uk]

Sent: 14 November 2016 17:17

To: Steve Gwynn <steve.gwynn@tsgplc.co.uk>

Cc: Julian Harajda <julian.harajda@tsgplc.co.uk>

Subject: EFDC - Stewards Green Road (612076)

Dear Sir

We refer to your recent tender received in respect of the above and note that you have included a number of clarifications. In order for us to complete our tender assessments and make recommendations to our client, we would be grateful if you could please respond to the following, using the same numbering.

- 1) Invasive species – we note your comments.
- 2) Emptying of garages – we note your comments.
- 3) Contract amendments – there is no intention by the Employer of adjusting the contract amendments from those that were included within the tender documentation. Please confirm your acceptance.

- 4) Boundaries – you are correct that any permanent works to boundaries will be paid for from the relevant client Provisional Sum.
- 5) Foundation design – it is reasonable that you have based your tender on the method of construction shown within the tender documents. No further comment.
- 6) We note that you have included for wet plaster finish, this is acceptable to the Employer.
- 7) Maintenance of soft landscaping – we note that you have excluded watering. It is a requirement of the tender documents that soft landscaping will be watered intermittently. Please confirm this is included.
- 8) Existing inspection chamber – the schedule of work items are intended to cover new drainage connections to existing chambers at FW05 and FW06, and to provide a new chamber over an existing run at SW03. Please confirm that these works have been priced for.
- 9) Setting out – your comments are noted.
- 10) Removal of contamination – we note that your tender includes a Provisional Sum of £4,250. Please confirm when the WAC test results that you mention will be available and when you will be able to firm this figure up.
- 11) Velfac windows – your comments are noted and are acceptable.
- 12) Lead valley gutter – could you please forward further detail on where you consider that there is inconsistency between drawings 05 and 06.
- 13) Door specification – please confirm your proposed alternative specification.
- 1) Brickwork specification – Arden Special Reserve brick – we note your comments with regard to availability of this brick, which has also been brought to our attention through tenderers on other schemes. In order that an alternative brick can be considered, could you please confirm your PC sum per 1,000 for the supply only of this brick.
- 14) Provisional Sums – new service supplies are Prime Cost Sums rather than Provisional Sums. We note your assessment of the status of the other Provisional Sums shown.

In addition, we note that you have not provided a full breakdown of your costs. Could you please provide a fully priced schedule of works and breakdown of preliminaries.

In order for us to finalise our recommendations to our client on this tender, we would be grateful if you could please respond to the above by close of business on 18th November 2016. Should you require any clarification in the meantime, then please don't hesitate to contact me.

Regards.

Ian Collins

Ian Collins BSc MRICS

Head of EA Services

Pellings

t 020 8460 9114 m 07957 172150

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Tender		Stewards Green Road				
Original tender sum						
Clarification	Client response	14/11/2016	TSG response	15/11/2016	Value	
1 We make no allowance for dealing with the disposal or management of any invasive species.	Invasive species – we note your comments.		Noted		£	
2 We assume the garages will be emptied prior to us taking possession of the site.	Emptying of garages – we note your comments.		Noted		£	
3 We would wish to discuss the contract amendments should our tender be under consideration.	Contract amendments – there is no intention by the Employer of adjusting the contract amendments from those that were included within the tender documentation. Please confirm your acceptance.		Agreed		£	
4 Noting the close proximity of the neighbouring boundary wall to the adjacent garden, we allow a provisional sum of £500 for temporary support during our groundworks. Permanent solutions are assumed to be paid for from the relevant clients provisional sum. We make no allowance for any works to existing boundaries, including potential underpinning.	Boundaries – you are correct that any permanent works to boundaries will be paid for from the relevant client Provisional Sum.		Noted		£	
5 We note the deep trench-fill foundations shown on the Gledsdale drawings. We spoke to Gledsdale during the tender period to confirm that the excavations will be stable without the requirement of any EWS, which they did. Our tender is based on this method of construction.	Foundation design – it is reasonable that you have based your tender on the method of construction shown within the tender documents. No further comment.		Noted		£	
6 Schedule of works states Drying to masonry walls, but drawings show plaster. We allow for plaster finish.	We note that you have included for wet plaster finish, this is acceptable to the Employer.		Noted		£	
7 We allow for 12 months maintenance of the landscaping, excluding watering.	Maintenance of soft landscaping – we note that you have excluded watering. It is a requirement of the tender documents that soft landscaping will be watered intermittently. Please confirm this is included.		TBC		£	
8 There is an item in the schedule of works for excavating around an existing inspection chamber to install a new one, but this isn't shown on the proposed drainage layout. We allow for the new manholes as indicated.	Existing inspection chamber – the schedule of work items are intended to cover new drainage connections to existing chambers at FW05 and FW06, and to provide a new chamber over an existing run at SW03. Please confirm that these works have been priced for.		Confirmed		£ 1,500.00	
9 We note the requirement to set the buildings out at a minimum distance of 3m from the existing mains services at the front of the site. Drawing O4 indicates a minimum distance at any point of no less than 3.5m. We will carry out our own surveys to confirm this, but please note that our tender makes allowance for this drawing and assumes that the layouts shown are correct.	Setting out – your comments are noted.		Noted		£	
10 We await the results of a WAC test to provide firm costs for removing the hazardous material identified within the Ian Farmer site investigation, and at this time allow a provisional sum of £4250 for removing 34m3.	Removal of contamination – we note that your tender includes a Provisional Sum of £4,250. Please confirm when the WAC test results that you mention will be available and when you will be able to firm this figure up.		WAC testing is normally carried out by the client and the information provided to the contractor. However, we could also instruct Ian Farmer under separate instruction prior to starting on site.		PC Sum of £10,000.00	
11 We allow for Velfac windows in lieu of Rationel, and would wish to clarify the full specification proposal should our tender be under consideration.	Velfac windows – your comments are noted and are acceptable.		Noted		£	
12 The detail for the vertical roofing and lead valley gutter is inconsistent on drawings O5 and O6. We have allowed for that shown on O5, with a lead valley with an average 800mm girth of leadwork. Should this change, we would adjust our tender accordingly.	Lead valley gutter – could you please forward further detail on where you consider that there is inconsistency between drawings O5 and O6.		Gutter measures approx 443mm on O5 and 367mm on O6.		£	
13 We allow for an alternative to the Jeld Wen doors specified.	Door specification – please confirm your proposed alternative specification.		Doors to be provided by either Pendle Doors or Enfield Speciality Doors, all to match the performance specification within the tender documents.		£	
14 The Arden Special Reserve brick is not available until some time in 2017, with no specific time frame available from the manufacturer. Therefore, we would wish to discuss the implications of this prior to entering into a contract. However, we can offer the Curtain Arden which is an alternative to this with no change to our tender sum.	Brickwork specification – Arden Special Reserve brick – we note your comments with regard to availability of this brick, which has also been brought to our attention through tenderers on other schemes. In order that an alternative brick can be considered, could you please confirm your PC sum per 1,000 for the supply only of this brick.		We haven't provided a PC sum. Our firm price allowance is £461 per thousand, nett.		£	
15 With regards to the client provisional sums, we would wish to clarify our assumptions on their classification:	Provisional Sums – new service supplies are Prime Cost Sums rather than Provisional Sums. We note your assessment of the status of the other Provisional Sums shown.		Noted		£	
a New electrical supply - Undefined					£	
b New gas supply - Undefined					£	
c New water supply - Undefined					£	
d New BT supply - Undefined					£	
e EPC's - Defined					£	
f Sewer connection and additional drainage works - Undefined					£	
g Canopies - Defined					£	
h Existing boundary walls to remain - Undefined					£	
i Tree protection - Defined					£	
j PV system - Defined					£	
k Additional works to foundations - Undefined					£	
l Works to identify position of electrical main - Undefined					£	

**EPPING FOREST DISTRICT COUNCIL
PACKAGE C - TENDER REPORT
NOVEMBER 2016**

New Build Housing at

**Site adj to 44 Parklands,
Coopersale, Essex CM16 7RF**

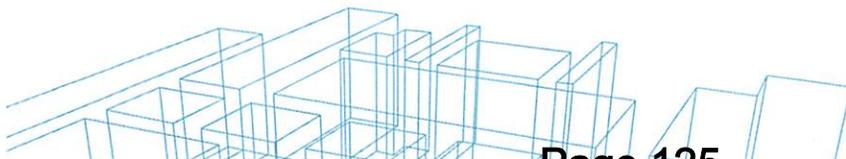
For

East Regen Limited

and

**Epping Forest District Council
Phase 3, Contract C**

Our Ref: IJC/sw/612.077
22 November 2016
Issue: Rev 00



Rev	Date	Status	Author	Check
00	22.11.16	Final	IJC	IJC

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 TENDERS ISSUED**
- 3.0 TENDERS RECEIVED**
- 4.0 ANALYSIS OF TENDERS**
- 5.0 LEGISLATION**
- 6.0 CONCLUSIONS & RECOMMENDATIONS**

Appendix A - Quality Assessments

Appendix B - Comparison of Contract Sum Analysis

Appendix C - Post Tender Correspondence

1.0 INTRODUCTIONS

- 1.1. The scheme is for the design and construction of 2 houses and 2 flats on land adjacent to 44 Parklands, Coopersale, Essex CM16 7RF, part of the Epping Forest District Council New Build Housing Programme, Phase 3.
- 1.2. The existing site comprises of a largely disused garage within an area of residential accommodation, accessed via an access road from the Estate road.
- 1.3. The scheme has the benefit of planning consent reference EPF/1770/15 granted on 26th October 2015, inclusive of 15 conditions and 1 informative.

2.0 TENDERS ISSUED

- 2.1 In accordance with the agreed procurement route, tender documents were prepared for a design and build contract to provide the new accommodation on the site. Tenders were based on the technical brief and the requirements as previously agreed with EFDC and ETG, and include for works of services, infrastructure, hard and soft landscaping.
- 2.2 Appendices to the tender documents include the planning consent, previously undertaken utility searches, asbestos surveys on the existing site and other relevant information, to enable contractors to provide a Firm tender price.
- 2.3 Tenders were invited on a price and quality split basis being 60% price, 40% quality, with 5 quality questions included within the tender documents, together with explanatory notes on how quality answers would be scored and evaluated.
- 2.4 After discussion with the client group, a list of 4 contractors were selected for this scheme, all as noted below, with a tender issue date of 9th September 2016 and a tender return date of 14th October 2016.
- 2.5 During the tender period, 3 tender addenda were issued as follows:
 - i) Confirmation of Employer's Requirement drawings
 - ii) Further site investigation information - Ian Farmer Associates report
 - iii) Confirmation of internal door finish
- 2.6 The Pre Tender Estimate was confirmed as £560,700.00 within Pellings LLP's email of 5th January 2016.

3.0 TENDERS RECEIVED

3.1 Tenders were received as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
TSG	£761,720.88	Yes	34 calendar weeks
Amber Construction Services Ltd	£829,692.94	Yes	24 calendar weeks
Denmark & White	£716,756.74	Yes	56 calendar weeks
PA Finlay	£759,933.56	No	52 calendar weeks

3.2 Each contractor prepared and issued a completed Contract Sum Analysis. These have been checked and are confirmed as arithmetically correct. A comparison of the figures is included at Appendix B.

3.3 An assessment of the quality submissions has been undertaken by Pellings LLP, East Regen and Epping Forest District Council. The tabulated scoring of each contractor for each question is included at Appendix A. For evaluation purposes, an average of the score of the 3 parties assessing the quality submissions has been undertaken.

4.0 ANALYSIS OF TENDERS

4.1 Tenders were evaluated and the following matters noted:

4.2 TSG:

4.2.1 Price and Qualifications

The tender from TSG was found to be arithmetically correct. There were a number of qualifications included within the tender offer.

4.2.2 Quality Responses

Quality responses have been appraised by Pellings LLP, East Thames Group and Epping Forest District Council. Scoring is tabulated at Appendix A.

4.3 Amber Construction Services Ltd:

4.3.1 Price and Qualifications

The tender from Amber Construction Services Limited was found to be arithmetically correct. There were a number of qualifications included within the tender offer.

4.3.2 Quality Responses

Quality responses have been appraised by Pellings LLP, East Thames Group and Epping Forest District Council. Scoring is tabulated at Appendix A.

4.4 Denmark & White:

4.4.1 Price and Qualifications

The tender was found to have a 2p error in the totals. Other than a Provisional Sum in respect of works to statutory services, there were no qualifications or clarifications within the tender. During post-tender correspondence (see Appendix C, this Provisional Sum is now confirmed as a Fixed Price).

4.4.2 Quality Responses

Quality responses have been appraised by Pellings LLP, East Thames Group and Epping Forest District Council. Scoring is tabulated at Appendix A.

4.5 PA Finlay:

4.5.1 Price and Qualifications

The tender from PA Finlay was found to be arithmetically correct. There were no qualifications or clarifications with the tender.

4.5.2 Quality Responses

No quality responses were received from PA Finlay.

5.0 LEGISLATION

5.1 Planning Consent

The scheme has achieved planning consent, reference EPF/1770/15 dated 26th October 2015 inclusive of 15 conditions and 1 informative. As part of the building contract conditions, it will be the contractor's responsibility to discharge all conditions and informatives to the satisfaction of the Local Planning Authority.

5.2 Building Control

The scheme will need to meet the requirements of current Building Regulation standards. The contractor will need to complete design and construct the works in accordance with such standards, and achieve Building Control certification and discharge of any conditions at completion.

5.3 CDM Regulations 2015

The scheme will be subject to all of the CDM Regulations 2015. Pellings LLP are appointed as Principal Designers under the Regulations, and have prepared Pre Construction Health & Safety information, which has been included within tender documentation. The successful contractor will be appointed as Principal Contractor under the Regulations and will be responsible for preparing and maintaining a Construction Phase Plan and which will be required to be approved by the Principal Designer prior to any works commencing on site.

The Principal Designer will prepare and issue HSE Form F10 at the appropriate time prior to works commencing.

5.4 Utilities

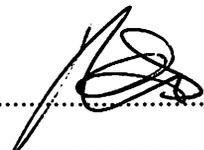
The works will be required to meet all of the requirements of the statutory utilities and statutory undertakers.

6.0 **CONCLUSIONS AND RECOMMENDATIONS**

6.1 Financial and quality submissions from each of the tenderers has been appraised with the outcome that the most economically advantageous tender has been received from Denmark & White Limited.

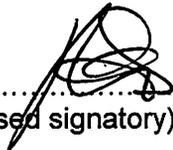
6.2 Further to post-tender clarifications and responses, Denmark & White have withdrawn any previous clarifications or proposed contractor Provisional Sums and subject to expenditure of client Provisional Sums have now confirmed Fixed Price tender for completion of the works.

6.3 We therefore recommend acceptance of the tender from Denmark & White Limited in the contract sum of £716,756.74 and with a proposed contract period of 56 calendar weeks.

Signed.....

Date 22nd November 2016

On behalf of: PELLINGS LLP

Countersigned
(Pellings authorised signatory)

Date 22nd November 2016

**Appendix A
Quality Assessments**

**SITE ADJ TO 44 PARKLANDS, COOPERSALE, ESSEX CM16 7RF - CONTRACT C
TENDER REPORT 22ND NOVEMBER 2016
APPENDIX A – QUALITATIVE ASSESSMENT**

PRICE/QUALITY EVALUATION

Price Scores

		Score (Max 60%)
Denmark & White	£716,756.74	60.00%
Amber	£829,692.94	51.83%
TSG	£761,720.88	56.46%
PA Finlay	£759,933.56	56.59%

Quality Scores

		Denmark & White		Amber		TSG		PA Finlay	
		Out of 10	Weighted	Out of 10	Weighted	Out of 10	Weighted	Out of 10	Weighted
Q1 weighting 12/40	PLLP	5	6.0	4	4.8	2	2.4	0	
	ETG	9	10.8	7	8.4	5	6.0	0	
	EFDC	8	9.6	6	7.2	7	8.4	0	
	Average Weighted		8.8		6.8		5.6		0
Q2 weighting 12/40	PLLP	6	7.2	8	9.6	4	4.8	0	
	ETG	7	8.4	8	9.6	8	9.6	0	
	EFDC	5	6.0	7	8.4	5	6.0	0	
	Average Weighted		7.2		9.2		6.8		0
Q3 weighting 8/40	PLLP	4	3.2	5	4.0	3	2.4	0	
	ETG	4	3.2	7	5.6	5	4.0	0	
	EFDC	5	4.0	7	5.6	6	4.8	0	
	Average Weighted		3.5		5.1		3.7		0
Q4 weighting 4/40	PLLP	5	2.0	5	2.0	3	1.2	0	
	ETG	6	2.4	5	2.0	6	2.4	0	
	EFDC	8	3.2	7	2.8	8	3.2	0	
	Average Weighted		2.5		2.3		2.3		0
Q5 weighting 4/40	PLLP	5	2.0	7	2.8	6	2.4	0	
	ETG	6	2.4	6	2.4	5	2.0	0	
	EFDC	8	3.2	7	2.8	8	3.2	0	
	Average Weighted		2.5		2.7		2.5		0

Summary	Price	Quality (Total Average Weighted)	Total	Rank
Denmark & White	60.00%	24.5	84.50	1
Amber	51.83%	26.1	77.93	2
TSG	56.46%	20.9	77.36	3
PA Finlay	56.59%	0	56.59	4

**Appendix B
Comparison of Contract Sum Analysis**

Appendix B - Comparison of CSAs

Phase 3 Contract C, Site Adj 44 Parklands, Coopersale, Essex CM16 7RE - Contract Sum Analysis

The Contractor is required to provide a fully detailed Contract Sum Analysis using the template below to carry out the works shown, stated, and/or implied by the Tender Documentation. Each cell must be completed. If any item is not applicable, the Contractor should state "not applicable". Any cell / item left blank will be deemed to be included unless otherwise stated. Any additional items required to provide a full firm fixed prices for the items shown, stated or implied by the tender documents not specifically set out in the Contract Sum Analysis shall be allowed for at the end of each section or at the end of the section as a whole in the places indicated.

		Totals	Totals	Totals	Totals
		TSG 18.10.2016	Amber 18.10.2016	Denmark & White 19.10.2016	PA Finlay & Co 13.10.2016
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				
0.1.1	Toxic/Hazardous Material Removal	n/a			
0.1.2	Contaminated Land	2,000.00			
0.1.3	Eradication of Plant Growth/Invasive Species	n/a			
0.2	Major Demolition Work				
0.2.1	Demolition Works	32,257.29			
0.2.2	Removal of any structures / existing foundations etc.	inc			
0.2.3	Asbestos Removal	1,217.00			
0.2.4	UXO monitoring	n/a			
0.2.5	Temporary works	inc			
0.2.6	Tree removal	1,155.79			
0.3	Other Items				
0.3.1	Other (Contractor to State)	1,216.62			
	Sub-Total	37,846.70			
1	Substructure				79,621.34
1.1	Substructure				
1.1.1	Basement				
1.1.2	Foundations	60,044.34			
1.1.3	Specialist Foundations	inc			
1.1.4	Lowest Floor Construction	inc			
1.2	Other Items				
1.2.1	Other (Contractor to State)				
	Sub-Total	60,044.34			
2	Superstructure				330,089.60
2.1	Frame				
2.2	Upper Floors				
2.2.1	Floors	18,883.14			
2.2.2	Balconies—Private	2,753.25			
2.2.3	Balconies—Communal				
2.2.4	Drainage-to-Balconies—Private				
2.2.5	Drainage-to-Balconies—Communal				
2.3	Roof	17,114.53			
2.3.1	Roof Structure	20,074.06			
2.3.2	Roof Coverings	1,245.31			
2.3.3	Specialist Roof Systems	inc			
2.3.4	Roof Drainage	n/a			
2.3.5	Roof Lights, Skylights and Openings	n/a			
2.3.6	Roof Features				
2.3.7	Mansafe-Systems				
2.3.8	Access-Ladders / Systems				
2.3.9	Parapets				

Appendix B - Comparison of CSAs

		Totals	Totals	Totals	Totals
		TSG 18.10.2016	Amber 18.10.2016	Denmark & White 19.10.2016	PA Finlay & Co 13.10.2016
2.4	Stairs and ramps				
2.4.1	Stairs/Ramp Structures	8,079.86			
2.4.2	Stair/Ramp Finishes	inc			
2.4.3	Stair/Ramp Balustrades and Handrails	inc			
2.4.4	Ladders/Chutes/Slides	n/a			
2.5	External Walls				
2.5.1	Retaining Walls	n/a			
2.5.2	External Enclosing Walls above ground level	52,732.39			
2.5.3	External Enclosing Walls below ground level	inc			
2.5.4	Solar/Rain-Screening				
2.5.5	External Soffits	4,261.34			
2.5.6	Subsidiary Walls and Balustrades and Proprietary Balconies				
2.5.7	Façade Access/Cleaning Systems				
2.6	Windows and External Doors				
2.6.1	External Windows	14,966.70			
2.6.2	External Doors	13,302.35			
2.7	Internal Walls and Partitions				
2.7.1	Walls and Partitions	30,938.94			
2.7.2	Balustrades and Handrails	inc			
2.8	Internal Doors				
2.8.1	Internal Doors	5,911.60			
2.9	Other Items				
2.9.1	Other (Contractor to State)	8,432.00			
	Sub-Total	198,695.47			
3	Internal Finishes				
3.1	Wall Finishes				
3.1.1	2 Coat Plaster	inc			
3.1.2	Skim Coat Plaster	inc			
3.1.3	Ceramic Tiling	2,092.00			
3.1.4	Decorations	6,334.74			
3.2	Floor Finishes				
3.2.1	Barrier Matting	n/a			
3.2.2	Carpet	n/a			
3.2.3	Vinyl Tiles	n/a			
3.2.4	Sheet Vinyl	7,966.12			
3.2.5	Ceramic Tiling	n/a			
3.3	Ceiling Finishes				
3.3.1	Finishes to Ceilings	9,318.56			
3.3.2	False Ceilings				
3.3.3	Demountable Suspended Ceilings				
3.4	Other Items				
3.4.1	Other (Contractor to State)	7,514.78			
	Sub-Total	33,226.20			
4	Fittings Furnishings and Equipment				
4.1	Fittings Furnishings and Equipment				
4.1.1	General Fittings, Furnishings and Equipment	793.72			
4.1.2	Domestic Kitchen Fittings and Equipment	8,031.69			
4.1.3	White Goods	n/a			
4.1.4	Special Purpose Fittings, Furnishings and Equipment	n/a			
4.1.5	Signs / Notices	n/a			
4.2	Other Items				
4.2.1	Other (Contractor to State)				
	Sub-Total	8,825.41			

Appendix B - Comparison of CSAs

		Totals	Totals	Totals	Totals
		TSG 18.10.2016	Amber 18.10.2016	Denmark & White 19.10.2016	PA Finlay & Co 13.10.2016
5	Services				
5.1	Sanitary Installations				
5.1.1	Sanitary Appliances	4,501.52			
5.1.2	Sanitary Ancillaries	inc			
5.2	Services Equipment				
5.3	Disposal Installations				
5.3.1	Foul Drainage above ground	inc			
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage				
5.3.3	Refuse Disposal	n/a			
5.4	Water Installations				
5.4.1	Mains Water Supply	inc			
5.4.2	Cold Water Distribution	28,676.83			
5.4.3	Hot Water Distribution	inc			
5.4.4	Local Hot Water Distribution	inc			
5.4.5	Steam and condensate Distribution	n/a			
5.5	Heat Source				
5.6	Space Heating and Air Conditioning				
5.6.1	Central Heating	inc			
5.6.2	Local Heating	inc			
5.6.3	Central Cooling				
5.6.4	Local Cooling				
5.6.5	Central Heating and Cooling				
5.6.6	Local Heating and Cooling				
5.6.7	Central Air Conditioning				
5.6.8	Local Air Conditioning				
5.7	Ventilation Systems				
5.7.1	Central Ventilation	n/a			
5.7.2	Local and Special Ventilation	inc			
5.7.3	Smoke Extract/Control	n/a			
5.8	Electrical Installations				
5.8.1	Electric Mains and Sub-mains Distribution	inc			
5.8.2	Power Installations	39,344.27			
5.8.3	Lighting Installations	inc			
5.8.4	Specialist Lighting Installations	n/a			
5.8.5	Local Electricity Generation Systems	n/a			
5.8.6	Earthing and Bonding Systems	inc			
5.14	Builder's Work in Connection With Services				
5.15	Other Items				
5.15.1	Other (Contractor to State)				
	Sub-Total	72,522.62			
6.0	Fire Installations				
6.1	Fire and Lightning Protection				
6.1.1	Fire alarms and smoke detection	inc			
6.1.2	Lightning protection	n/a			
6.1.3	Sprinkler System(s)	n/a			
6.2	Communications, Security and Control Systems				
6.2.1	Door-entry				
6.2.2	CCTV	n/a			
6.3	Special Installations				
6.3.1	Photovoltaic installation	inc			
6.4	Lifts				
6.4.1	Lift installations				
6.5	Testing and Commissioning of Services				

Appendix B - Comparison of CSAs

		Totals	Totals	Totals	Totals
		TSG 18.10.2016	Amber 18.10.2016	Denmark & White 19.10.2016	PA Finlay & Co 13.10.2016
6.6	Other Items				
6.6.1	Other (Contractor to State)				
	Sub-Total	0.00			
7.0	Electrical Sub-Station				
7.1	New sub-station - PC sum for UKPN works	n/a			
7.2	Builders works associated with the above, including trenches and ducts across allotments	n/a			
7.3	Other Items	n/a			
7.3.1	Decommissioning of existing substation, substrate and site clearance	n/a			
	Sub-Total	0.00			
8.0	District Heating / Energy Supply Company (ESCO)				
8.1	Attendance on ESCo	n/a			
8.2	Builders' work in connection with ESCo	n/a			
8.3	Other Items	n/a			
8.3.1	Other (Contractor to State)	n/a			
	Sub-Total	0.00			
9	External Works				181,539.02
9.1	Roads, Paths Pavings and Surfacing				
9.1.1	Roads, Paths and Pavings	61,983.21			
9.1.2	Special Surfacing and Pavings	inc			
9.2	Soft Landscaping, Planting and Irrigation Systems				
9.2.1	Seeding and Turfing	14,470.90			
9.2.2	External Planting	10,870.35			
9.3	Fencing, Railings and Walls				
9.3.1	Fencing and Railings	9,187.98			
9.3.2	Walls and Screens	n/a			
9.4	Retaining Walls				
9.4.1	Barriers and Guardrails	n/a			
9.4.2	External Fixtures				
9.4.3	Site / Street Furniture and Equipment	n/a			
9.4.4	External Drainage				
9.5	Surface Water and Foul Water Drainage	8,045.25			
9.5	External Services and Utilities				
9.6	Water & Sewer Supply	2,000.00			
9.6.1	Electricity Mains Supply	2,000.00			
9.6.2	External Transformation Devices				
9.6.3	Electricity Distribution to External Plant and Equipment				
9.6.4	Gas Mains Supply	2,000.00			
9.6.5	Telecommunications and other Communication System Connections	2,000.00			
9.6.6	Builder's Work in Connection with External Services	inc			
9.6.7	PV Installation / Renewables	inc			
9.6.8	Broadband / TV	n/a			
9.6.9	Drainage survey (upon completion)	inc			
9.7	Other Items				
9.7.1	PC Sum for driveway works to No.17 Queens Road	2,910.88			
	Sub-Total	115,468.57			

Appendix B - Comparison of CSAs

		Totals	Totals	Totals	Totals
		TSG 18.10.2016	Amber 18.10.2016	Denmark & White 19.10.2016	PA Finlay & Co 13.10.2016
10	Highways				
10.1	Crossovers	n/a			
10.2	Roads adopted	n/a			
10.3	Roads unadopted	n/a			
10.4	Footpaths adopted	n/a			
10.5	Roads unadopted	n/a			
10.6	Section 278 works	n/a			
10.7	Lighting	n/a			
10.8	Signage	n/a			
10.9	Other Items				
10.9.1	Other (Contractor to State)				
11	Main Contractor's Preliminaries				87,583.60
11.1	Main Contractor's Cost Items				
11.1.1	Construction Manager	inc			
11.1.2	Project Manager	n/a			
11.1.3	Assistant Project Manager	n/a			
11.1.4	Quantity Surveyor	inc			
11.1.5	Contracts Manager	inc			
11.1.6	Site Engineers	inc			
11.1.7	Site Agent		45,900.00		
11.1.8	Document Controller	n/a			
11.1.9	Design Manager		5,000.00		
11.1.10	Building Services Manager	n/a			
11.1.11	Labourer		14,300.00		
11.1.12	Banksman	n/a			
11.1.13	Gate Operative	n/a			
11.1.14	Temporary Works Co-ordinator	n/a			
11.1.15	Other (Contractor to State)		1,700.00		
11.1.16	Other (Contractor to State)				
11.1.17	Other (Contractor to State)				
11.1.18	Other (Contractor to State)				
11.1.19	Other (Contractor to State)				
11.2	Site Accommodation				
11.2.1	Oasis Unit - Delivery	n/a			
11.2.2	Oasis Unit - Set-Up	n/a			
11.2.3	Oasis Unit - Hire	n/a			
11.2.4	Oasis Unit - Removal	n/a			
11.2.5	Site Office / Meeting Room - Delivery	n/a			
11.2.6	Site Office / Meeting Room - Set-Up	n/a			
11.2.7	Site Office / Meeting Room - Hire	n/a			
11.2.8	Site Office / Meeting Room - Removal	n/a			
11.2.9	Drying Rooms / WCs / Welfare - Delivery	n/a			
11.2.10	Drying Rooms / WCs / Welfare - Set-Up	n/a			
11.2.11	Drying Rooms / WCs / Welfare - Hire	n/a			
11.2.12	Drying Rooms / WCs / Welfare - Removal	n/a			
11.2.13	Staircase - Delivery	n/a			
11.2.14	Staircase - Set-Up	n/a			
11.2.15	Staircase - Hire	n/a			
11.2.16	Staircase - Removal	n/a			
11.2.17	Hire of Furniture / Equipment		1,000.00		
11.2.18	Consumables	inc			

Appendix B - Comparison of CSAs

		Totals	Totals	Totals	Totals
		TSG 18.10.2016	Amber 18.10.2016	Denmark & White 19.10.2016	PA Finlay & Co 13.10.2016
11.3	Temporary Services				
11.3.1	Temporary Electrics - Set-Up	3,750.00			
11.3.2	Temporary Electrics - Charges	inc			
11.3.3	Temporary Electrics - Removal	inc			
11.3.4	Temporary Water and Drainage - Set-Up	3,110.00			
11.3.5	Temporary Water and Drainage - Charges	inc			
11.3.6	Temporary Water and Drainage - Removal	inc			
11.3.7	Communications - Set-Up	1,860.00			
11.3.8	Communications - Charges	inc			
11.3.9	Communications - Removal	inc			
11.3.10	Hoarding and Barriers - Set-Up	16,930.00			
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection	inc			
11.3.12	Hoarding and Barriers - Removal	inc			
11.4	Scaffolding and Crane				
11.4.1	Scaffolding - Set-Up	inc			
11.4.2	Scaffolding - Hire / Alter / Inspection	inc			
11.4.3	Scaffolding - Removal	inc			
11.4.4	Crane—delivery				
11.4.5	Crane—set-up				
11.4.6	Crane—hire				
11.4.7	Crane—operator				
11.4.8	Crane—removal				
11.5	Mechanical Plant				
11.5.1	Contractor to Specify - Delivery	inc			
11.5.2	Contractor to Specify - Set-Up	inc			
11.5.3	Contractor to Specify - Hire	7,120.00			
11.5.4	Contractor to Specify - Consumables	inc			
11.5.5	Contractor to Specify - Operator	inc			
11.5.6	Contractor to Specify - Removal	inc			
11.5.7	Contractor to Specify - Delivery	inc			
11.5.8	Contractor to Specify - Set-Up	inc			
11.5.9	Contractor to Specify - Hire	inc			
11.5.10	Contractor to Specify - Consumables	inc			
11.5.11	Contractor to Specify - Operator	inc			
11.5.12	Contractor to Specify - Removal	inc			
11.5.13	Contractor to Specify - Delivery	inc			
11.5.14	Contractor to Specify - Set-Up	inc			
11.5.15	Contractor to Specify - Hire	inc			
11.5.16	Contractor to Specify - Consumables	inc			
11.5.17	Contractor to Specify - Operator	inc			
11.5.18	Contractor to Specify - Removal	inc			
11.6	Other Items				
11.6.1	Skips and Waste Disposal	3,740.00			
11.6.2	Protection	1,000.00			
11.6.3	Builders Clean	inc			
11.6.4	Sparkle Clean	1,100.00			
11.6.5	Nameboards	800.00			
11.6.6	Security - Out of Hours	1,500.00			
11.7	Other Items				
11.7.1	Other (Contractor to State)	375.00			
	Sub-Total	109,185.00			

Appendix B - Comparison of CSAs

		Totals	Totals	Totals	Totals
		TSG 18.10.2016	Amber 18.10.2016	Denmark & White 19.10.2016	PA Finlay & Co 13.10.2016
12	Main Contractor's Overheads and Project				
12.1	Main Contractor's Overheads	46,537.57			
12.2	Main Contractor's Profit	33,241.00			
12.3	Other Items				
12.3.1	Other (Contractor to State)				
	Sub-Total	79,778.57			
13	Project/Design Team Fees				81,100.00
13.1	Consultant's Fees				
13.1.1	Consultant's Fees				
13.1.2	Architect	14,550.00			
13.1.3	Structural Engineer	4,850.00			
13.1.4	Mechanical Engineer	inc			
13.1.5	Electrical Engineer	inc			
13.1.6	Landscape Architect	750.00			
13.1.7	Principal Designer	inc			
13.1.8	Other (Contractor to State)	2,000.00			
13.1.9	Other (Contractor to State)	1,500.00			
13.1.10	Other (Contractor to State)				
13.2	Main Contractor's Fees & On Costs				
13.2.1	Performance Bond and PCG	n/a			
13.2.2	Planning fees	n/a			
13.2.3	Building Regulation fees	1,528.00			
13.2.4	Other statutory fees	tbd			
13.2.5	Pre Construction Surveys	inc			
13.2.6	NHBC Fees	6,000.00			
13.3	Other Items				
13.3.1	Other (Contractor to State)	8,950.00			
	Sub-Total	40,128.00			
14	Other Development and/or Project Costs				
14.1	Project Risks				
14.1.1	Specific project risks not covered elsewhere				
14.2	Other Items				
14.2.1	Other (Contractor to State)				
14.2.2	Other (Contractor to State)				
14.2.3	Other (Contractor to State)				
14.2.4	Other (Contractor to State)				
	Sub-Total	0.00			
	Totals	755,720.88	829,692.94	716,756.76	759,933.56
Name of Contractor (below)		Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)
		6,000.00			
		Total carried to Form of Tender	Total carried to Form of Tender		Total carried to Form of Tender
		761,720.88	829,692.94	716,756.76	759,933.56

**Appendix C
Post Tender Correspondence**

Susan Walland

From: Nick White <N.White@denmarkandwhite.co.uk>
Sent: 15 November 2016 08:33
To: Ian Collins
Subject: Epping Forest / East Thames

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ian

Further to our telephone conversation regarding the above – mentioned schemes, I have looked at removing the provisional sums we imposed within our offers. I can confirm the following

Contract A. Centre Drive and Springfields. Submitted on 7th October

We will stand by the included provisional sum of £48,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract C. Parklands. Submitted on 19th October

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract E. Bluemans End. Submitted on 4th November

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

We also bid on Contract B. Stewards Green Road, which was submitted on 4th November. Whilst we appreciate that this contract is not design & build we wondered whether the Employer may have an appetite to element the majority of the risk surrounding the Provisionals Sums. If this is the case, we are prepared to offer a revised fixed contract sum, based on the design intent, leaving in just two provisional sums (£5k boundary walls, £10k electric main works) for the sum of £813,310.00. With regards to the electrical main works – we are also prepared to carry out investigate and resolution work in respect of the provisional sum at our own risk if there is a commitment from the Employer to move forward with DWL on the project if it is satisfactorily resolved. We have assumed that the design will be concluded by the Employer and his agents – but we would work with them similarly to how we interact on a design and build contract.

Finally; and we trust that this is not taken as being presumptuous; if we happened to be under consideration for all 4 schemes we have tendered; and if they are all instructed to proceed at the same time, but with a small staggered start we would be in a position to make some economy savings. We are prepared to pass these savings onto the Employer and they total too £39,196.00. We have an experienced site delivery team in place whose current scheme finishes in the middle of January 2017 who are perfectly positioned to move straight onto these projects, allowing for design development and discharging pre commencement conditions

If you require any further information, please do not hesitate to contact me at your leisure

Regards

Nick White

Denmark&White Ltd

Unit 7 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS6 9RS



Tel 01268 786 444
Web www.denmarkandwhite.co.uk



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From: Nick White
Sent: 10 November 2016 13:48
To: Ian Collins <ICollins@pellings.co.uk>
Subject: Epping Forest / East Thames

Hi Ian

Further to our telephone conversation yesterday we would very much appreciate some feedback on our submitted tenders in respect to the above Client. This will massively help our forward planning and how we deal with the submission of pending tenders. I totally appreciate that the feedback will be informal at this stage until the quality scoring and comparison is fully complete

Initially, we were advised that feedback would be received as individual tenders were submitted and evaluated – but understand that this has probably changed now

The schemes we priced were

1. Contract A. Centre Drive and Springfields. Submitted on 7th October
2. Contract C. Parklands. Submitted on 19th October
3. Contract E. Bluemans End. Submitted on 4th November
4. Contract B. Stewards Green Road. Submitted on 4th November

Thanks once again for your assistance in this matter

Regards

Nick White

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Ian Collins

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Subject: Epping Forest / East Thames

Good morning Ian

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Contract A. Centre Drive and Springfields. Submitted on 7th October

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Contract C. Parklands. Submitted on 19th October

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Contract E. Bluemans End. Submitted on 4th November

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

We also bid on Contract B. Stewards Green Road, which was submitted on 4th November. Whilst we appreciate that this contract is not design & build we wondered whether the Employer may have an appetite to element the majority of the risk surrounding the Provisionals Sums. If this is the case, we are prepared to offer a revised fixed contract sum, based on the design intent, leaving in just two provisional sums (£5k boundary walls, £10k electric main works) for the sum of £813,310.00. With regards to the electrical main works – we are also prepared to carry out investigate and resolution work in respect of the provisional sum at our own risk if there is a commitment from the Employer to move forward with DWL on the project if it is satisfactorily resolved. We have assumed that the design will be concluded by the Employer and his agents – but we would work with them similarly to how we interact on a design and build contract.

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Initially, we were advised that feedback would be received as individual tenders were submitted and evaluated – but understand that this has probably changed now

The schemes we priced were

1. Contract A. Centre Drive and Springfields. Submitted on 7th October
2. Contract C. Parklands. Submitted on 19th October
3. Contract E. Bluemans End. Submitted on 4th November
4. Contract B. Stewards Green Road. Submitted on 4th November

Thanks once again for your assistance in this matter

Regards

Nick White

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**EPPING FOREST DISTRICT COUNCIL
PACKAGE D - TENDER REPORT
NOVEMBER 2016**

New Build Housing at

**Land at Queens Road
North Weald, Essex
CM16 6JE**

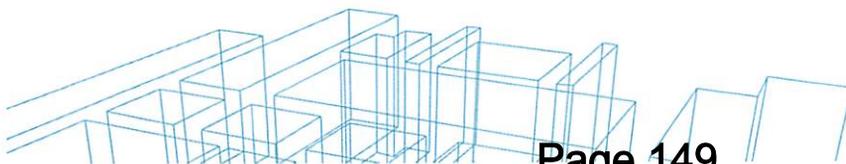
For

East Regen Limited

and

**Epping Forest District Council
Phase 3, Contract D**

Our Ref: IJC/sw/612.078
22 November 2016
Issue: Rev 00



Rev	Date	Status	Author	Check
00	22.11.16	Final	IJC	IJC

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- 1.0 INTRODUCTION**
- 2.0 TENDERS ISSUED**
- 3.0 TENDERS RECEIVED**
- 4.0 ANALYSIS OF TENDERS**
- 5.0 LEGISLATION**
- 6.0 CONCLUSIONS & RECOMMENDATIONS**

Appendix A - Quality Assessments

Appendix B - Comparison of Contract Sum Analysis

Appendix C - Post Tender Correspondence

1.0 INTRODUCTIONS

- 1.1. The scheme is for the design and construction of 12 houses on land at Queens Road, North Weald, Essex CM16 6JE, part of the Epping Forest District Council New Build Housing Programme, Phase 3.
- 1.2. The existing site comprises of a largely disused garage site behind existing residential accommodation, with an unused parcel of scrubland adjacent, with allotments behind. The site is currently accessed via a narrow access road, with a sub-station located to one side of the road.
- 1.3. The site sits adjacent to an area at risk of flooding and which will need to be taken into consideration in the design.
- 1.4. The scheme has the benefit of planning consent granted on 2nd December 2015, inclusive of 23 conditions and 7 informatives.
- 1.5. It is a requirement for the existing sub-station to be moved and renewed to enable the access road to be widened to create a usable residential site.

2.0 TENDERS ISSUED

- 2.1 In accordance with the agreed procurement route, tender documents were prepared for a design and build contract to provide the new accommodation on the site. Tenders were based on the technical brief and the requirements as previously agreed with EFDC and ETG, and include for works of services, infrastructure, hard and soft landscaping.
- 2.2 Appendices to the tender documents include the planning consent, previously undertaken utility searches, asbestos surveys on the existing site and other relevant information, to enable contractors to provide a Firm tender price.
- 2.3 Tenders were invited on a price and quality split basis being 60% price, 40% quality, with 5 quality questions included within the tender documents, together with explanatory notes on how quality answers would be scored and evaluated.
- 2.4 After discussion with the client group, a list of 4 contractors were selected for this scheme, all as noted below, with a tender issue date of 16th September 2016 and a tender return date of 28th October 2016.
- 2.5 During the tender period, 5 tender addenda were issued as follows:
 - i) Further site investigation information - Ian Farmer Associates Reports
 - ii) Clarification that UKPN works are to be instructed by the Employer
 - iii) a) Confirmation of door finish
b) Confirmation of planning consent drawing
 - iv) Confirmation of possession and completion dates
 - v) Clarification of omission of requirement for internal feature walls (applicable to flats only)

2.6 The Pre-Tender Estimate was confirmed as £2,840,100.00 as Pellings LLP's email of 5th January 2016. Note this estimated figure included the sub-station costs.

3.0 TENDERS RECEIVED

3.1 Tenders were received as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Storm Building Ltd	£2,170,493.00	Yes	82 calendar weeks
Kind & Company (Builders) Ltd	£3,249,806.00	Yes	78 calendar weeks
Olli Construction Services	£2,432,838.07	No	82 calendar weeks
Willmott Dixon Energy Services	No tender		

3.2 The tender return was 12 noon on 28th October 2016.

3.3 At 11.59AM, Pellings LLP received a telephone call from Olli Construction advising that due to staff absence they would not be able to make the 12 noon deadline, but requested authority to submit their tender during the afternoon of 28th October 2016. At this point, Pellings LLP purely advised the contractor that they would seek advice from the Employer.

3.4 After subsequent discussions, the Employer determined that, due to the contractor's circumstances, they would accept and evaluate the tender from Olli Construction, notwithstanding that it was submitted after the 12 noon deadline.

3.5 Each contractor prepared and issued a completed Contract Sum Analysis. These have been checked and are confirmed as arithmetically correct. A comparison of the figures is included at Appendix B.

3.6 An assessment of the quality submissions has been undertaken by Pellings LLP, East Regen and Epping Forest District Council. The tabulated scoring of each contractor for each question is included at Appendix A. For evaluation purposes, an average of the score of the 3 parties assessing the quality submissions has been undertaken.

4.0 ANALYSIS OF TENDERS

4.1 Tenders were evaluated and the following matters noted:

4.2 Storm Building Limited:

4.2.1 Price and Qualifications

As above, the Contract Sum Analysis was checked and is found to be arithmetically correct.

Listed as 'Contractor's Proposals', the contractor has raised a number of qualifications and clarifications which are potentially at variance to the tender documents. Accordingly, further information and clarification was requested on each of these items, and copies of post-tender correspondence is included in Appendix C.

4.2.2 The conclusion of this correspondence is that, the majority of clarifications and qualifications have been withdrawn, with costs now fixed at an uplifted figure of £2,320,493.00. Provisional Sums remaining are those in respect of service connections and additional works in respect of the new sub-station, which are considered reasonable.

4.2.3 Quality Responses

Quality responses have been appraised, with scoring tabulated at Appendix A.

4.3 Olli Construction Services:

4.3.1 Price

As above, the Contract Sum Analysis has been checked and is confirmed as arithmetically correct.

Contrary to tender addendum no.2, the contractor has included a sum for the UKPN sub-station works in the total amount of £67,458.

The overall tender figure should therefore be reduced by this amount.

No further qualifications or clarifications were provided.

4.3.2 Quality Responses

No quality responses were received.

4.4 Kind & Company (Builders) Ltd:

4.4.1 Price

As above, the Contract Sum Analysis has been checked and is confirmed as arithmetically correct.

There are a number of qualifications and clarifications included within the contractor's covering letter.

These relate to such items as allowing Provisional Sums only for drainage, statutory services, contamination and the like.

There is inference that the contract amendments would not be acceptable and that the tender is based on an unamended JCT 2011 D&B contract.

Due to the financial difference between the Kind & Company tender and that of Storm, we have not pursued these issues any further with Kind & Company at this point in time.

4.4.2 Quality Responses

Quality responses have been appraised, with scoring tabulated at Appendix A.

5.0 LEGISLATION

5.1 Planning Consent

The scheme has achieved planning consent, reference EPF/1771/15 dated 2nd December 2015 inclusive of 23 conditions and 7 informatives. As part of the building contract conditions, it will be the contractor's responsibility to discharge all conditions and informatives to the satisfaction of the Local Planning Authority.

5.2 Building Control

The scheme will need to meet the requirements of current Building Regulation standards. The contractor will need to complete design and construct the works in accordance with such standards, and achieve Building Control certification and discharge of any conditions at completion.

5.3 CDM Regulations 2015

The scheme will be subject to all of the CDM Regulations 2015. Pellings LLP are appointed as Principal Designers under the Regulations, and have prepared Pre Construction Health & Safety information, which has been included within tender documentation. The successful contractor will be appointed as Principal Contractor under the Regulations and will be responsible for preparing and maintaining a Construction Phase Plan and which will be required to be approved by the Principal Designer prior to any works commencing on site.

The Principal Designer will prepare and issue HSE Form F10 at the appropriate time prior to works commencing.

5.4 Utilities

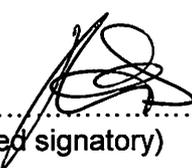
The works will be required to meet all of the requirements of the statutory utilities and statutory undertakers. Specifically, a new sub-station is to be provided in the rear garden of the adjacent property, which it is understood is owned by Epping Forest District Council. Connections will need to be made across third party land, including allotments, which it is understood are in the ownership of the Parish Council and all third party wayleaves and other legal access rights will need to be established by the Employer's Legal Department. The works will require careful co-ordination with the works by UK Power Networks.

6.0 **CONCLUSIONS AND RECOMMENDATIONS**

- 6.1 Financial and quality submissions from each of the tenderers has been appraised with the outcome that the most economically advantageous tender has been received from Storm Building Limited. Further to post-tender correspondence, Storm have confirmed Fixed Costs for most provisional items with those remaining being for statutory services connections and additional works in connection with the UKPN sub-station.
- 6.2 The uplifted figure from Storm us used in the overall price/quality scores and assessments at Appendix A and it can be seen that Storm Building Limited remain the preferred contractor.
- 6.3 We therefore recommend acceptance of the tender from Storm Building Limited in the overall contract sum of £2,320,493.00, and with a contract period of 82 calendar weeks.
- 6.4 The date of possession should be carefully considered in light of the intended programme for the UKPN works.

Signed.....
On behalf of: PELLINGS LLP

Date 22nd November 2016

Countersigned
(Pellings authorised signatory)

Date 22nd November 2016

**Appendix A
Quality Assessments**

LAND AT QUEENS ROAD, NORTH WEALD, ESSEX CM16 6JE - CONTRACT D
TENDER REPORT 22ND NOVEMBER 2016
APPENDIX A – QUALITATIVE ASSESSMENT

PRICE/QUALITY EVALUATION

Price Scores

		Score (Max 60%)
Kind & Company	£3,249,806.00	42.84%
Storm	£2,320,493.00	60.00%
Olli	£2,432,838.07	57.23%

Quality Scores

		Kind & Co		Storm		Olli	
		Out of 10	Weighted	Out of 10	Weighted	Out of 10	Weighted
Q1 weighting 12/40	PLL	7	8.4	6	7.2	0	
	ETG	8	9.6	8	9.6	0	
	EFDC	8	9.6	7	8.4	0	
Average Weighted			9.2		8.4		0
Q2 weighting 12/40	PLL	7	8.4	4	4.8	0	
	ETG	8	9.6	7	8.4	0	
	EFDC	6	7.2	8	9.6	0	
Average Weighted			8.4		7.6		0
Q3 weighting 8/40	PLL	5	4.0	4	3.2	0	
	ETG	8	6.4	8	6.4	0	
	EFDC	6	4.8	8	6.4	0	
Average Weighted			5.1		5.3		0
Q4 weighting 4/40	PLL	6	2.4	4	1.6	0	
	ETG	7	2.8	9	3.6	0	
	EFDC	8	3.2	8	3.2	0	
Average Weighted			2.8		2.8		0
Q5 weighting 4/40	PLL	4	1.6	5	2.0	0	
	ETG	8	3.2	8	3.2	0	
	EFDC	6	2.4	6	2.4	0	
Average Weighted			2.4		2.5		0

Summary	Price	Quality (Total Average Weighted)	Total	Rank
Kind & Co	42.84%	27.9	70.74	2
Storm	60.00%	26.6	86.60	1
Olli	57.23% *	0	57.23	3

* Note: If the sub-station costs for Olli Construction are omitted, the final total would equate to 58.86%

**Appendix B
Comparison of Contract Sum Analysis**

Comparison of CSAs

Phase 3 Contract D, Land at Queens Road, North Weald, Essex CM16 6JE - Contract Sum Analysis

The Contractor is required to provide a fully detailed Contract Sum Analysis using the template below to carry out the works shown, stated, and/or implied by the Tender Documentation. Each cell must be completed. If any item is not applicable, the Contractor should state "not applicable".

Any cell / item left blank will be deemed to be included unless otherwise stated.

Any additional items required to provide a full firm fixed prices for the items shown, stated or implied by the tender documents not specifically set out in the Contract Sum Analysis shall be allowed for at the end of each section or at the end of the section as a whole in the places indicated.

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
0	Facilitating Works			
0.1	Toxic/Hazardous/Contaminated Material Treatment			
0.1.1	Toxic/Hazardous Material Removal	5,000.00	13,859.00	tba
0.1.2	Contaminated Land	0.00	See P Sums	tba
0.1.3	Eradication of Plant Growth/Invasive Species	5,000.00	Not inc	tba
0.2	Major Demolition Work			109,523.00
0.2.1	Demolition Works	14,268.00	18,000.00	
0.2.2	Removal of any structures / existing foundations etc.	4,600.00	137,470.00	
0.2.3	Asbestos Removal	19,400.00	See P Sums	10,000.00
0.2.4	UXO monitoring	0.00	See P Sums	
0.2.5	Temporary works	800.00	Inc	
0.2.6	Tree removal	5,500.00	See P Sums	
0.3	Other Items			
0.3.1	Other (Contractor to State)	400.00	Not inc	
	Sub-Total	54,968.00	169,329.00	
1	Substructure			191,874.00
1.1	Substructure			
1.1.1	Basement	0.00	Not inc	
1.1.2	Foundations	138,480.00	57,540.00	inc
1.1.3	Specialist Foundations	0.00	Not Inc	inc
1.1.4	Lowest Floor Construction	11,220.00	59,562.00	inc
1.2	Other Items			
1.2.1	Other (Contractor to State)	6,264.00	Not inc	37,450.00
	Sub-Total	155,964.00	117,102.00	
2	Superstructure			
2.1	Frame			75,452.00
2.2	Upper Floors		28,368.00	54,948.00
2.2.1	Floors	37,638.00	39,006.00	inc ab
2.2.2	Balconies—Private	0.00	Not inc	
2.2.3	Balconies—Communal	0.00	Not inc	
2.2.4	Drainage to Balconies—Private	0.00	Not inc	
2.2.5	Drainage to Balconies—Communal	0.00	Not inc	

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
2.3	Roof			79,065.00
2.3.1	Roof Structure	38,000.00	43,343.00	
2.3.2	Roof Coverings	89,376.00	55,240.00	
2.3.3	Specialist Roof Systems	0.00	Not inc	
2.3.4	Roof Drainage	36,000.00	Inc	
2.3.5	Roof Lights, Skylights and Openings	0.00	6,020.00	
2.3.6	Roof Features	0.00	Not inc	
2.3.7	Mansafe-Systems	0.00	Not inc	
2.3.8	Access-Ladders-/Systems	0.00	Not inc	
2.3.9	Parapets	0.00	Not inc	
2.4	Stairs and ramps			38,160.00
2.4.1	Stairs/Ramp Structures	42,000.00	19,200.00	
2.4.2	Stair/Ramp Finishes	0.00	8,083.00	
2.4.3	Stair/Ramp Balustrades and Handrails	1,800.00	5,400.00	
2.4.4	Ladders/Chutes/Slides	0.00	Not inc	
2.5	External Walls			160,709.00
2.5.1	Retaining Walls	97,000.00	20,076.00	
2.5.2	External Enclosing Walls above ground level	0.00	189,920.00	
2.5.3	External Enclosing Walls below ground level	0.00	21,440.00	
2.5.4	Solar/Rain-Screening	0.00		
2.5.5	External Soffits	0.00	9,600.00	
2.5.6	Subsidiary Walls and Balustrades and Proprietary-Balconies	0.00	Not inc	
2.5.7	Façade Access/Cleaning-Systems	0.00	Not inc	
2.6	Windows and External Doors			84,685.00
2.6.1	External Windows	74,600.00	65,623.00	
2.6.2	External Doors	50,900.00	Inc	
2.7	Internal Walls and Partitions			35,043.00
2.7.1	Walls and Partitions	108,500.00	97,025.00	
2.7.2	Balustrades and Handrails	0.00	Inc	
2.8	Internal Doors			100,035.00
2.8.1	Internal Doors	32,400.00	15,356.00	
2.9	Other Items			Not inc
2.9.1	Other (Contractor to State)	0.00		
	Sub-Total	608,214.00	623,700.00	

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
3	Internal Finishes			
3.1	Wall Finishes			78,525.00
3.1.1	2 Coat Plaster	30,975.00	39,006.00	
3.1.2	Skim Coat Plaster	10,440.00	Inc	inc ab
3.1.3	Ceramic Tiling	10,140.00	16,800.00	inc ab
3.1.4	Decorations	39,000.00	40,624.00	inc ab
3.2	Floor Finishes			38,314.00
3.2.1	Barrier Matting	7,155.00	2,240.00	
3.2.2	Carpet	0.00	Not inc	
3.2.3	Vinyl Tiles	0.00	Not inc	
3.2.4	Sheet Vinyl	0.00	15,239.00	
3.2.5	Ceramic Tiling	13,925.00	Not inc	
3.3	Ceiling Finishes			29,453.00
3.3.1	Finishes to Ceilings	31,980.00	36,595.00	
3.3.2	False Ceilings	0.00	Not inc	
3.3.3	Demountable Suspended Ceilings	0.00	Not inc	
3.4	Other Items			
3.4.1	Other (Contractor to State)	0.00	Not inc	
	Sub-Total	143,615.00	150,504.00	
4	Fittings Furnishings and Equipment			101,100.00
4.1	Fittings Furnishings and Equipment			
4.1.1	General Fittings, Furnishings and Equipment	0.00	19,552.00	inc ab
4.1.2	Domestic Kitchen Fittings and Equipment	90,000.00	26,520.00	inc ab
4.1.3	White Goods	0.00	17,400.00	inc ab
4.1.4	Special Purpose Fittings, Furnishings and Equipment	0.00	Not inc	
4.1.5	Signs / Notices	0.00	See P Sums	inc ab
4.2	Other Items			
4.2.1	Other (Contractor to State)	0.00	Not inc	
	Sub-Total	90,000.00	63,472.00	

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
5	Services			185,000.00
5.1	Sanitary Installations			23,760.00
5.1.1	Sanitary Appliances	18,600.00	11,706.00	inc ab
5.1.2	Sanitary Ancillaries	1,440.00	1,610.00	
5.2	Services Equipment			
5.3	Disposal Installations			
5.3.1	Foul Drainage above ground	15,360.00	10,000.00	see below
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage	0.00	Not inc	
5.3.3	Refuse Disposal	2,550.00	1,500.00	see below
5.4	Water Installations			inc ab
5.4.1	Mains Water Supply	30,000.00	15,000.00	
5.4.2	Cold Water Distribution	19,200.00	18,000.00	
5.4.3	Hot Water Distribution	19,200.00	20,000.00	
5.4.4	Local Hot Water Distribution	0.00	5,000.00	
5.4.5	Steam and condensate Distribution	0.00	Inc	
5.5	Heat Source			
5.6	Space Heating and Air Conditioning		24,000.00	inc ab
5.6.1	Central Heating	42,000.00	30,000.00	
5.6.2	Local Heating	0.00	Inc	
5.6.3	Central Cooling	0.00	Not inc	
5.6.4	Local Cooling	0.00	Not inc	
5.6.5	Central Heating and Cooling	0.00	Not inc	
5.6.6	Local Heating and Cooling	0.00	Not inc	
5.6.7	Central Air Conditioning	0.00	Not inc	
5.6.8	Local Air Conditioning	0.00	Not inc	
5.7	Ventilation Systems			inc ab
5.7.1	Central Ventilation	0.00	12,000.00	
5.7.2	Local and Special Ventilation	10,800.00	Inc	
5.7.3	Smoke Extract/Control	3,720.00	Inc	
5.8	Electrical Installations			165,000.00
5.8.1	Electric Mains and Sub-mains Distribution	72,000.00	45,997.00	inc ab
5.8.2	Power Installations	24,000.00	Inc	inc ab
5.8.3	Lighting Installations	9,600.00	Inc	inc ab
5.8.4	Specialist Lighting Installations	0.00	Inc	
5.8.5	Local Electricity Generation Systems	0.00	Inc	
5.8.6	Earthing and Bonding Systems	1,500.00	Inc	inc ab
5.14	Builder's Work in Connection With Services			inc ab
5.15	Other Items			
5.15.1	Other (Contractor to State)	0.00	Not inc	
	Sub-Total	269,970.00	194,813.00	
6.0	Fire Installations			inc ab
6.1	Fire and Lightning Protection			
6.1.1	Fire alarms and smoke detection	1,500.00	18,100.00	
6.1.2	Lightning protection	0.00	3,000.00	
6.1.3	Sprinkler System(s)	0.00	Not inc	n/a

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
6.2	Communications, Security and Control Systems			
6.2.1	Door-entry	0.00		
6.2.2	CCTV	0.00	Not inc	
6.3	Special Installations			
6.3.1	Photovoltaic installation	42,000.00	25,995.00	
6.4	Lifts			n/a
6.4.1	Lift installations	0.00	Not inc	
6.5	Testing and Commissioning of Services			
6.6	Other Items			
6.6.1	Other (Contractor to State)	0.00	Not inc	
	Sub-Total	43,500.00	47,095.00	
7.0	Electrical Sub-Station			see ab
7.1	New sub-station - PC sum for UKPN works	67,458.00	To be paid by client	
7.2	Builders works associated with the above, including trenches and ducts across allotments	5,000.00	See P Sums	see ab
7.3	Other Items	0.00	See P Sums	
7.3.1	Decommissioning of existing substation, substrate and site clearance	10,000.00	See P Sums	
	Sub-Total	82,458.00	0.00	
8.0	District Heating / Energy Supply Company (ESCo)			
8.1	Attendance on ESCo	0.00	Not inc	
8.2	Builders' work in connection with ESCo	0.00	Not inc	
8.3	Other Items	0.00	Not inc	
8.3.1	Other (Contractor to State)	0.00	Not inc	
	Sub-Total	0.00	0.00	
9	External Works			366,656.00
9.1	Roads, Paths Pavings and Surfacing			inc ab
9.1.1	Roads, Paths and Pavings	61,400.00	72,870.00	inc ab
9.1.2	Special Surfacing and Pavings	58,000.00	34,380.00	inc ab
9.2	Soft Landscaping, Planting and Irrigation Systems			
9.2.1	Seeding and Turfing	1,500.00	10,666.00	inc ab
9.2.2	External Planting	9,200.00	4,800.00	inc ab

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
9.3	Fencing, Railings and Walls			
9.3.1	Fencing and Railings	69,300.00	1,625.00	inc ab
9.3.2	Walls and Screens	0.00	8,400.00	inc ab
9.4	Retaining Walls	0.00	Not inc	
9.4.1	Barriers and Guardrails	3,500.00	Not inc	
9.4.2	External Fixtures			
9.4.3	Site / Street Furniture and Equipment	12,000.00	14,700.00	
9.4.4	External Drainage			90,000.00
9.5	Surface Water and Foul Water Drainage	0.00	119,333.00	
9.5	External Services and Utilities			80,000.00
9.6	Water & Sewer Supply	0.00	See P Sums	
9.6.1	Electricity Mains Supply	0.00	See P Sums	
9.6.2	External Transformation Devices	0.00	Not inc	
9.6.3	Electricity Distribution to External Plant and Equipment	0.00	Not inc	
9.6.4	Gas Mains Supply	88,000.00	See P Sums	
9.6.5	Telecommunications and other Communication System Connections	6,000.00	See P Sums	
9.6.6	Builder's Work in Connection with External Services	0.00	7,500.00	
9.6.7	PV Installation / Renewables	0.00	Inc	
9.6.8	Broadband / TV	0.00	6,000.00	
9.6.9	Drainage survey (upon completion)	960.00	2,000.00	
9.7	Other Items			
9.7.1	PC Sum for driveway works to No.17 Queens Road	5,000.00	To be paid by client	13,000.00
	Sub-Total	314,860.00	282,274.00	
10	Highways			
10.1	Crossovers	0.00	See P Sums	
10.2	Roads adopted	0.00	Not inc	
10.3	Roads unadopted	0.00	Inc in external works	
10.4	Footpaths adopted	0.00	Not inc	
10.5	Roads unadopted	0.00	Inc in external works	
10.6	Section 278 works	12,000.00	See P Sums	
10.7	Lighting	23,500.00	7,500.00	
10.8	Signage	1,500.00	See P Sums	
10.9	Other Items			
10.9.1	Other (Contractor to State)	0.00	Not inc	

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
11	Main Contractor's Preliminaries		294,467.00	664,015.00
11.1	Main Contractor's Cost Items			
11.1.1	Construction Manager	21,000.00		
11.1.2	Project Manager	21,000.00		
11.1.3	Assistant Project Manager	0.00		
11.1.4	Quantity Surveyor	19,600.00		
11.1.5	Contracts Manager	1,820.00		
11.1.6	Site Engineers	1,820.00		
11.1.7	Site Agent	1,820.00		
11.1.8	Document Controller	14,000.00		
11.1.9	Design Manager	0.00		
11.1.10	Building Services Manager	0.00		
11.1.11	Labourer	11,200.00		
11.1.12	Banksman	11,200.00		
11.1.13	Gate Operative	0.00		
11.1.14	Temporary Works Co-ordinator	0.00		
11.1.15	Other (Contractor to State)	0.00		
11.1.16	Other (Contractor to State)	0.00		
11.1.17	Other (Contractor to State)	0.00		
11.1.18	Other (Contractor to State)	0.00		
11.1.19	Other (Contractor to State)	0.00		
11.2	Site Accommodation			
11.2.1	Oasis Unit - Delivery	207.00		
11.2.2	Oasis Unit - Set-Up	0.00		
11.2.3	Oasis Unit - Hire	8,500.00		
11.2.4	Oasis Unit - Removal	207.00		
11.2.5	Site Office / Meeting Room - Delivery	207.00		
11.2.6	Site Office / Meeting Room - Set-Up	0.00		
11.2.7	Site Office / Meeting Room - Hire	1,560.00		
11.2.8	Site Office / Meeting Room - Removal	207.00		
11.2.9	Drying Rooms / WCs / Welfare - Delivery	207.00		
11.2.10	Drying Rooms / WCs / Welfare - Set-Up	0.00		
11.2.11	Drying Rooms / WCs / Welfare - Hire	2,640.00		
11.2.12	Drying Rooms / WCs / Welfare - Removal	207.00		
11.2.13	Staircase - Delivery	207.00		
11.2.14	Staircase - Set-Up	86.00		
11.2.15	Staircase - Hire	241.50		
11.2.16	Staircase - Removal	207.00		
11.2.17	Hire of Furniture / Equipment	0.00		
11.2.18	Consumables	0.00		

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
11.3	Temporary Services			
11.3.1	Temporary Electrics - Set-Up	1,400.00		
11.3.2	Temporary Electrics - Charges	210.00		
11.3.3	Temporary Electrics - Removal	0.00		
11.3.4	Temporary Water and Drainage - Set-Up	640.00		
11.3.5	Temporary Water and Drainage - Charges	96.00		
11.3.6	Temporary Water and Drainage - Removal	320.00		
11.3.7	Communications - Set-Up	500.00		
11.3.8	Communications - Charges	75.00		
11.3.9	Communications - Removal	0.00		
11.3.10	Hoarding and Barriers - Set-Up	960.00		
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection	3,189.00		
11.3.12	Hoarding and Barriers - Removal	960.00		
11.4	Scaffolding and Crane			
11.4.1	Scaffolding - Set-Up	0.00		
11.4.2	Scaffolding - Hire / Alter / Inspection	20,160.00		
11.4.3	Scaffolding - Removal	0.00		
11.4.4	Crane—delivery	0.00		
11.4.5	Crane—set-up	0.00		
11.4.6	Crane—hire	0.00		
11.4.7	Crane—operator	0.00		
11.4.8	Crane—removal	0.00		
11.5	Mechanical Plant			
11.5.1	Contractor to Specify - Delivery	0.00		
11.5.2	Contractor to Specify - Set-Up	0.00		
11.5.3	Contractor to Specify - Hire	0.00		
11.5.4	Contractor to Specify - Consumables	0.00		
11.5.5	Contractor to Specify - Operator	0.00		
11.5.6	Contractor to Specify - Removal	0.00		
11.5.7	Contractor to Specify - Delivery	0.00		
11.5.8	Contractor to Specify - Set-Up	0.00		
11.5.9	Contractor to Specify - Hire	0.00		
11.5.10	Contractor to Specify - Consumables	0.00		
11.5.11	Contractor to Specify - Operator	0.00		
11.5.12	Contractor to Specify - Removal	0.00		
11.5.13	Contractor to Specify - Delivery	0.00		
11.5.14	Contractor to Specify - Set-Up	0.00		
11.5.15	Contractor to Specify - Hire	0.00		
11.5.16	Contractor to Specify - Consumables	0.00		
11.5.17	Contractor to Specify - Operator	0.00		
11.5.18	Contractor to Specify - Removal	0.00		
11.6	Other Items			
11.6.1	Skips and Waste Disposal	43,380.00		
11.6.2	Protection	0.00		
11.6.3	Builders Clean	720.00		
11.6.4	Sparkle Clean	960.00		

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
11.6.5	Nameboards	1,500.00		
11.6.6	Security - Out of Hours	5,600.00		
11.7	Other Items			
11.7.1	Other (Contractor to State)		Not inc	
	Sub-Total	235,813.50	0.00	
12	Main Contractor's Overheads and Project			224,461.00
12.1	Main Contractor's Overheads	202,613.05	Inc	
12.2	Main Contractor's Profit	101,306.52	Inc	
12.3	Other Items			
12.3.1	Other (Contractor to State)	0.00		
	Sub-Total	303,919.57	0.00	
13	Project/Design Team Fees			177,000.00
13.1	Consultant's Fees			
13.1.1	Consultant's Fees	0.00	3,100.00	
13.1.2	Architect	49,103.00	47,564.00	
13.1.3	Structural Engineer	13,200.00	26,549.00	
13.1.4	Mechanical Engineer	18,800.00	12,730.00	
13.1.5	Electrical Engineer	0.00	12,728.00	
13.1.6	Landscape Architect	0.00	6,000.00	
13.1.7	Principal Designer	0.00	Not inc	
13.1.8	Other (Contractor to State)	1,560.00		
13.1.9	Other (Contractor to State)	0.00		
13.1.10	Other (Contractor to State)	0.00		
13.2	Main Contractor's Fees & On Costs			
13.2.1	Performance-Bond and PCG	0.00	Not inc	
13.2.2	Planning fees	6,840.00	2,000.00	
13.2.3	Building Regulation fees	7,128.00	3,254.00	
13.2.4	Other statutory fees	0.00	Inc	
13.2.5	Pre Construction Surveys	0.00	Refer to CPs	
13.2.6	NHBC Fees	24,000.00	31,062.00	
13.3	Other Items			
13.3.1	Other (Contractor to State)	1,425.00	Not inc	
	Sub-Total	122,056.00	144,987.00	
14	Other Development and/or Project Costs			
14.1	Project Risks			26,858.00
14.1.1	Specific project risks not covered elsewhere	0.00	Not inc	
14.2	Other Items			
14.2.1	Other (Contractor to State)	4,000.00	75,250.00	9,720.00
14.2.2	Other (Contractor to State)	3,000.00	Not inc	
14.2.3	Other (Contractor to State)	500.00	Not inc	
14.2.4	Other (Contractor to State)		Not inc	
	Sub-Total	7,500.00	75,250.00	
	Totals	2,432,838.07	2,170,493.00	3,249,806.00

Comparison of CSAs

		Totals	Totals	Totals
		Olli Group	Storm Building Ltd	Kind & Co
Name of Contractor (below)		Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)
		Total carried to Form of Tender	Total carried to Form of Tender	Total carried to Form of Tender

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**Appendix C
Post Tender Correspondence**

Ian Collins

From: Erkin Said <erkin.said@stormbuilding.com>
Sent: 18 November 2016 15:08
To: Ian Collins
Cc: Chris Flannery; Kieran Santry
Subject: Queens Road Epping
Attachments: P Sums Fixed costs - Revised 18.11.2016.docx

Good afternoon Ian,

Please find our below responses in highlighted in yellow (our earlier responses are in red text) and our updated Provisional Sum table.

Should you have any further queries, then please feel free to contact myself.

We look forward to hearing from you.

Many thanks

Erkin

1) Rights of Light – noted Employer to accept.

We note this accepted as the Employers responsibility.

2) Party Wall matters as required under the Party Wall etc Act 1996 are the responsibility of the Employer.

We note this is accepted as the Employers responsibility.

Other neighbourly matters are the responsibility of the contractor. Please confirm that such neighbourly matters are included within your tender.

We confirm neighbourly matters are included in our tender.

3) Location of UKPN substation – we note your comment regarding the position.

We confirm that we have only allowed for the electric substation location as noted on the tender drawings.

4) S106 or CIL payment – your comments are noted and we confirm that any such payments would be the responsibility of the Employer.

We note that this is the Employers responsibility and our Contractors Proposal is to remain.

5) 'Reasonable endeavours' – could you please advise on where you require this change of wording to apply.

Wherever it is stated in the ER's, we would like 'best endeavours' replaced with 'reasonable endeavours'.

Accepted.

6) There will be no adjustment to contract amendments, hierarchy documents or discrepancies in the documents. Please confirm your acceptance of the tendered document.

We would like to clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) reinstated.

Please can the LAD's figure of £6,281/week = £518/per unit be checked please as this seems high.

No adjustment.

We would respectfully request if clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) could be reinstated please, as they are only related to time.

With regards to the LAD's figure, we have recently completed a scheme for East Thames and the LAD figure was not more than £250/per unit and would also ask if this figure could be looked at please.

7) Invasive species – it is the intention that the contractor take all risk of the site in respect of contamination including invasive species. Please confirm your acceptance.

We would like to commission a specialist to carry out an invasive plant species survey for the site. There should be sufficient time for this survey to be carried out as the Date of Possession is not until February.

Contamination is covered in our Provisional Sum as attached.

Noted that you propose a Provisional Sum for this item. This is being discussed with the Employer.

Thank you but please note that this provisional sum allowance is currently excluded from our tender sum.

8) Stopping up – your statement is noted.

We confirm that we have made no allowance for stopping up orders.

Noted.

9) Archaeological – there is no archaeological requirement in the planning consent. Please confirm your acceptance of this requirement.

We confirm that we have made no allowance for archaeological matters.

Noted.

10) Air permeability – please confirm compliance with the Employer's Requirements.

We will comply with the ER's.

Noted.

11) Mansafe systems – please confirm compliance with the Employer's Requirements.

We have made no allowance for mansafe systems, as the scheme comprises of houses with tiled pitched roofs and our experience of installing mansafe systems is on flat roofs.

Noted.

12) Please confirm your specific Contractor's Proposals in connection with discharging of foul and surface water off site. Should this not be achievable with gravity systems, then pump sets will be required. Please clarify.

With regards to surface water please refer to item 18 below.

With regards to foul water we have allowed for the foul water to be disposed via gravity to the sewers within the allotment gardens.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Please see attached schedule confirming a fixed price for the new foul and surface water works.

13) Wheelchair units – your comments are noted.

We have made no allowance for wheelchair units.

Noted.

14) Works off site – please confirm compliance with the Employer's Requirements.

Julia King's e-mail dated 14th October stated the following:

'Offsite Works: Aside for the need to lay ducts for future provision of electricity cables across the adjacent allotment and the works to No.17 Queens Road, there are no other works envisaged outside of the site redline. The exception to this would be if the contractor wishes to make connections into drainage infrastructure already insitu outside of the redline, such as within the adjacent allotment land.'

We have made allowance as Pelling's response except the statement 'no other works envisaged outside of the site redline'.

Noted.

15) Please confirm compliance with the Employer's Requirements and that you will meet Building Control and any local fire legislation should you not install a sprinkler system.

Our initial indication is that this may be required but could be subject to consultation and agreement with the local fire authority.

At this stage, we are keen to keep the tender price low and this item has therefore been excluded until the requirement is confirmed.

Please confirm that your tender will include all required works to meet Building Control compliance.

Please see attached schedule confirming a fixed price for a sprinkler system.

16) Boiler position – comments noted.

Noted.

17) It is the Employer's intention that the contractor takes on any risk of the site being in a flood risk zone. Please confirm acceptance.

We have allowed for raised external door thresholds, air bricks and raised electrical sockets, although please note that former and latter may compromise compliance with the Lifetime Homes standards.

Please confirm your proposal regarding raised external door thresholds – will this not compromise Building Control requirements for accessible entrances?

The Building Regulations requires the principal private entrance or the alternative private entrance where step free access cannot be achieved to the principal private entrance to have an accessible threshold.

Ultimately, the thresholds will be required to comply with the building regulations.

18) It will be the requirement of the contract that the contractor installs drainage from the site in compliance with all statutory requirements. Please confirm acceptance and compliance.

To avoid potentially unnecessary additional cost to our tender for an attenuation tank and a pumped system to Queens Rd, we have allowed for a soakaway and overflow to the watercourse as set out in our Contractors Proposals until it has been confirmed this is not feasible.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Please see attached schedule confirming a fixed price for the new foul and surface water works.

19) Foundations – it is a requirement of the contract that the contractor designs and installs foundations to suit the site conditions. We note your proposals for strip foundations. Any adjustment to foundation design and installation accordingly will not be considered a change under the building contract. Please confirm acceptance.

We are currently reviewing the foundation design and will advise in due course.

Please confirm.

Please see attached schedule confirming this is a fixed price for the foundations.

20) Curtain wall system – the Employer will be willing to discuss Value Engineering of the curtain wall system to achieve a reduction on any tendered sum.

However, it is assumed that your tendered sum reflects the current Employer's Requirements on this element and we would be grateful if you could please confirm this.

We have allowed for a similar look to the curtain walling system.

Your comment implies that you are not meeting the Employer's Requirement for the curtain wall system and that you are allowing 'similar'. Please confirm compliance.

We are proposing a window on each floor with cladding/brickwork detail in-between, as opposed to a curtain walling system.

We will accept the risk with the planners.

Erkin Said

Head of New Build



storm building limited, storm house, 379 richmond road, richmond, tw1 2ef

Fixed cost & Provisional Sums – Queens Road

Revised 18.11.2016		Fixed Cost	Provisional Sum
1.	Permanent Signage	£1,000	
2.	Additional works to boundary walls	£5,000	
3.	UK Power Networks for new sub station £65,000 omitted as per addendum No. 2. EDFC will place order.	£0	
4.	Works to refurbish front driveway of No.17 Queens Road	£7,000	
5.	Other works required by the UKPN in relation to point 3 above, which UKPN will not be undertaking.		£15,000
6.	Deal with all matters of a 'neighbourly' nature, including but not limited to resident liaison, scaffold and crane oversail licences, compensation payments, works to boundaries and adjoining structures that are effected by our works that result in new sheds, fencing etc.	£1,000	
7.	Requirements to achieve SBD 'gold' standard. Our experience suggests that the requirements to comply with SBD on some aspects are subjective as they are dependent on the SBD for the scheme. Given the requirements for a gold standard, we have allowed for a provisional sum.	£2,000	
8.	<u>Statutory Authorities and Utility Services, Private or Public, including builders work – New or Existing</u> For all matters related to the statutory services, utilities and authority woks (includes drainage and BT) underground or overhead, that includes but is not limited to; disconnections, connections – including those to existing public and private, diversions, relocations, reinforcement, build over agreements, reinforcement, temporary works, protections, works on and off-site, upgrades to increase capacity, infrastructure charges, new networks, new mains and services required to service the site and any associated legal agreements.		£20,000
9.	Apprenticeships and/or trainees.	£2,000	
10.	<u>Please note revised.</u> Highways and Public Footpaths: Including all S278, S38, S184 or any highway agreement works. Fixed price for the works required to kerbs and pavements, but excludes lowering services, relocation or new street lighting, relocation of the existing plant and structures, solicitors fess etc. We have assumed the Client will be the signatory on all Highway Agreements.	£5,000	
11.	Compliance with recommendations set out in Section 5 of the Phase 1 Habitat survey by LaDellwood June 2015 – as not seen a copy of the requirements.	£500	
12.	Asbestos removal, survey and disposing of contents in the garages.	£1,000	
13.	Soils reports assigned to Storm.	£2,000	
14.	UXO Bomb survey and associated works.	£750	
15.	Ecology and all other works required for the Code For Sustainable Homes. <u>Please note revised.</u> Fixed Price on the basis that no formal BRE or Storma certification is required and we will undertake out own review.	£2,000	
16.	Contamination, including but not limited to gas monitoring, pumping water from site and supporting excavations, removal of contaminated soil and the import of clean inert material. Gas protection and ground water – as per addendum issued on the 27.09.16 – gas monitor repaired and recalibrated – will this be accepted by the planners? As the approval of the reports is subject to the planners, all reports and associated contaminated works are covered under a provisional sum.	£10,000	
17.	Arboricultural/tree works and fees.	£1,000	
Total Fixed Costs		£40,250	
Total Provisional Sums			£35,000
Sub-Total			£2,170,493
Foundations, Contamination, New Foul and Surface Water Works, and Sprinklers		£150,000	
Tender Sum			£2,320,493

Susan Walland

From: Kieran Santry <kieran.santry@stormbuilding.com>
Sent: 16 November 2016 12:01
To: Ian Collins
Cc: Erkin Said
Subject: FW: Queen's Road, Epping (612078)
Attachments: Queens Road - Proposed Foundation Sketches.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Ian,

As requested, please find below our responses highlighted in yellow.

We would be grateful if you could give us a call to discuss them, particularly item 19 below.

King regards

Kieran

From: Ian Collins [<mailto:ICollins@pellings.co.uk>]
Sent: 15 November 2016 15:11
To: Kieran Santry <kieran.santry@stormbuilding.com>; Ian Collins <ICollins@pellings.co.uk>
Cc: Erkin Said <erkin.said@stormbuilding.com>
Subject: RE: Queen's Road, Epping (612078)

Kieran

Thank you for your response.

In an effort to get this finalised, please see my further comment below in green, to which I would ask for your final responses by close of business tomorrow (Wednesday, 16th November).

Regards.

Ian

Ian Collins BSc MRICS
Head of EA Services
Pellings
t 020 8460 9114 m 07957 172150

From: Kieran Santry [<mailto:kieran.santry@stormbuilding.com>]
Sent: 14 November 2016 16:38
To: Ian Collins <ICollins@pellings.co.uk>
Cc: Erkin Said <erkin.said@stormbuilding.com>
Subject: Queen's Road, Epping (612078)

Good afternoon Ian,

Thank you for your e-mail.

In response,

1. Please find attached our updated Provisionals Sums table (revised 14.11.2016), which now includes a fixed price column.
2. Please find below our responses in red text to the queries raised.
3. Please find attached a breakdown of our preliminaries.

Should you have any further queries, then please feel free to call me.

We look forward to hearing from you.

Kind regards,

Kieran

i) With regard to your 'Contractor's Proposals' at page 13, we would respond against each of the items listed:

1) Rights of Light – noted Employer to accept.

We note this accepted as the Employers responsibility.

2) Party Wall matters as required under the Party Wall etc Act 1996 are the responsibility of the Employer.

We note this is accepted as the Employers responsibility.

Other neighbourly matters are the responsibility of the contractor. Please confirm that such neighbourly matters are included within your tender.

We confirm neighbourly matters are included in our tender.

3) Location of UKPN substation – we note your comment regarding the position.

We confirm that we have only allowed for the electric substation location as noted on the tender drawings.

4) S106 or CIL payment – your comments are noted and we confirm that any such payments would be the responsibility of the Employer.

We note that this is the Employers responsibility and our Contractors Proposal is to remain.

5) 'Reasonable endeavours' – could you please advise on where you require this change of wording to apply.

Wherever it is stated in the ER's, we would like 'best endeavours' replaced with 'reasonable endeavours'.

Accepted.

6) There will be no adjustment to contract amendments, hierarchy documents or discrepancies in the documents. Please confirm your acceptance of the tendered document.

We would like to clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) reinstated.

Please can the LAD's figure of £6,281/week = £518/per unit be checked please as this seems high.

No adjustment.

We would respectful request if clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) could be reinstated please, as they are only related to time.

With regards to the LAD's figure, we have recently completed a scheme for East Thames and the LAD figure was not more than £250/per unit.

7) Invasive species – it is the intention that the contractor take all risk of the site in respect of contamination including invasive species. Please confirm your acceptance.

We would like to commission a specialist to carry out an invasive plant species survey for the site. There should be sufficient time for this survey to be carried out as the Date of Possession is not until February.

Contamination is covered in our Provisional Sum as attached.

Noted that you propose a Provisional Sum for this item. This is being discussed with the Employer.

Thank you.

8) Stopping up – your statement is noted.

We confirm that we have made no allowance for stopping up orders.

Noted.

9) Archaeological – there is no archaeological requirement in the planning consent. Please confirm your acceptance of this requirement.

We confirm that we have made no allowance for archaeological matters.

Noted.

10) Air permeability – please confirm compliance with the Employer's Requirements.

We will comply with the ER's.

Noted.

11) Mansafe systems – please confirm compliance with the Employer's Requirements.

We have made no allowance for mansafe systems, as the scheme comprises of houses with tiled pitched roofs and our experience of installing mansafe systems is on flat roofs.

Noted.

12) Please confirm your specific Contractor's Proposals in connection with discharging of foul and surface water off site. Should this not be achievable with gravity systems, then pump sets will be required. Please clarify.

With regards to surface water please refer to item 18 below.

With regards to foul water we have allowed for the foul water to be disposed via gravity to the sewers within the allotment gardens.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Please see item 18 below.

13) Wheelchair units – your comments are noted.

We have made no allowance for wheelchair units.

Noted.

14) Works off site – please confirm compliance with the Employer's Requirements.

Julia King's e-mail dated 14th October stated the following:

'Offsite Works: Aside for the need to lay ducts for future provision of electricity cables across the adjacent allotment and the works to No.17 Queens Road, there are no other works envisaged outside of the site redline. The exception to this would be if the contractor wishes to make connections into drainage infrastructure already insitu outside of the redline, such as within the adjacent allotment land.'

We have made allowance as Pelling's response except the statement 'no other works envisaged outside of the site redline'.

Noted.

15) Please confirm compliance with the Employer's Requirements and that you will meet Building Control and any local fire legislation should you not install a sprinkler system.

Our initial indication is that this may be required but could be subject to consultation and agreement with the local fire authority.

At this stage, we are keen to keep the tender price low and this item has therefore been excluded until the requirement is confirmed.

Please confirm that your tender will include all required works to meet Building Control compliance.

Our initial discussions with Building Control have indicated that the sprinklers may be required to the 4 units south of the site but this is dependent on consultation with the fire service once the works start. We would therefore propose a provisional sum of £8,000 to cover this contractors proposal.

16) Boiler position – comments noted.

Noted.

17) It is the Employer's intention that the contractor takes on any risk of the site being in a flood risk zone. Please confirm acceptance.

We have allowed for raised external door thresholds, air bricks and raised electrical sockets, although please note that former and latter may compromise compliance with the Lifetime Homes standards.

Please confirm your proposal regarding raised external door thresholds – will this not compromise Building Control requirements for accessible entrances?

The Building Regulations requires the principal private entrance or the alternative private entrance where step free access cannot be achieved to the principal private entrance to have an accessible threshold. Ultimately, the thresholds will not be raised to fall foul of the building regulations.

18) It will be the requirement of the contract that the contractor installs drainage from the site in compliance with all statutory requirements. Please confirm acceptance and compliance.

To avoid potentially unnecessary additional cost to our tender for an attenuation tank and a pumped system to Queens Rd, we have allowed for a soakaway and overflow to the watercourse as set out in our Contractors Proposals until it has been confirmed this is not feasible.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Surface Water: Our tender allows for a shallow soakaway and connection to the adjacent watercourse in the allotments to the west to act as an overflow for the soakaway. We have assumed the connections exists, has the required capacity and permission has/will be granted for the connection and works.

A provisional sum would cover tests to confirm infiltration rates across the whole site and any other works outside of our tender allowance including connection to surface water sewer in Queens Road, a pumped system, attenuation tank and works under ER's clause 4.19.5.

Foul Water: Our tender allows for foul water to be disposed of via gravity to the sewer within the allotment gardens and the sewer has the required capacity, and permission will be granted by the owners with a capped fixed price compensatory payment of £1,000.

A provisional sum would cover any works outside of our tender allowance including discharge to the sewers within Queens Road via a pumping station and works required under ER's clause 4.19.5.

19) Foundations – it is a requirement of the contract that the contractor designs and installs foundations to suit the site conditions. We note your proposals for strip foundations. Any adjustment to foundation design and installation accordingly will not be considered a change under the building contract. Please confirm acceptance.

We are currently reviewing the foundation design and will advise in due course.

Please confirm.

Following our tender submission we received the following strip footing details from Gledsdale Associates. We would appreciate if you could give us a call to discuss this please.

20) Curtain wall system – the Employer will be willing to discuss Value Engineering of the curtain wall system to achieve a reduction on any tendered sum.

However, it is assumed that your tendered sum reflects the current Employer's Requirements on this element and we would be grateful if you could please confirm this.

We have allowed for a similar look to the curtain walling system.

Your comment implies that you are not meeting the Employer's Requirement for the curtain wall system and that you are allowing 'similar'. Please confirm compliance.

We discussed the curtain walling system with the NHBC and Building Control and they have explained that this is not their preferred system for domestic houses given it crosses between the two floors and accordingly we have allowed for a similar look system.

ii) We note that you have provided a lump sum for preliminaries costs. We would be grateful to receive a breakdown of this figure against the individual elements contained within the Contract Sum Analysis.

Please see attached.

Noted.

We would be grateful to receive your responses to the above clarifications by close of business on Monday, 14th November 2016. Should you wish to discuss any of the above further, then please don't hesitate to contact me.

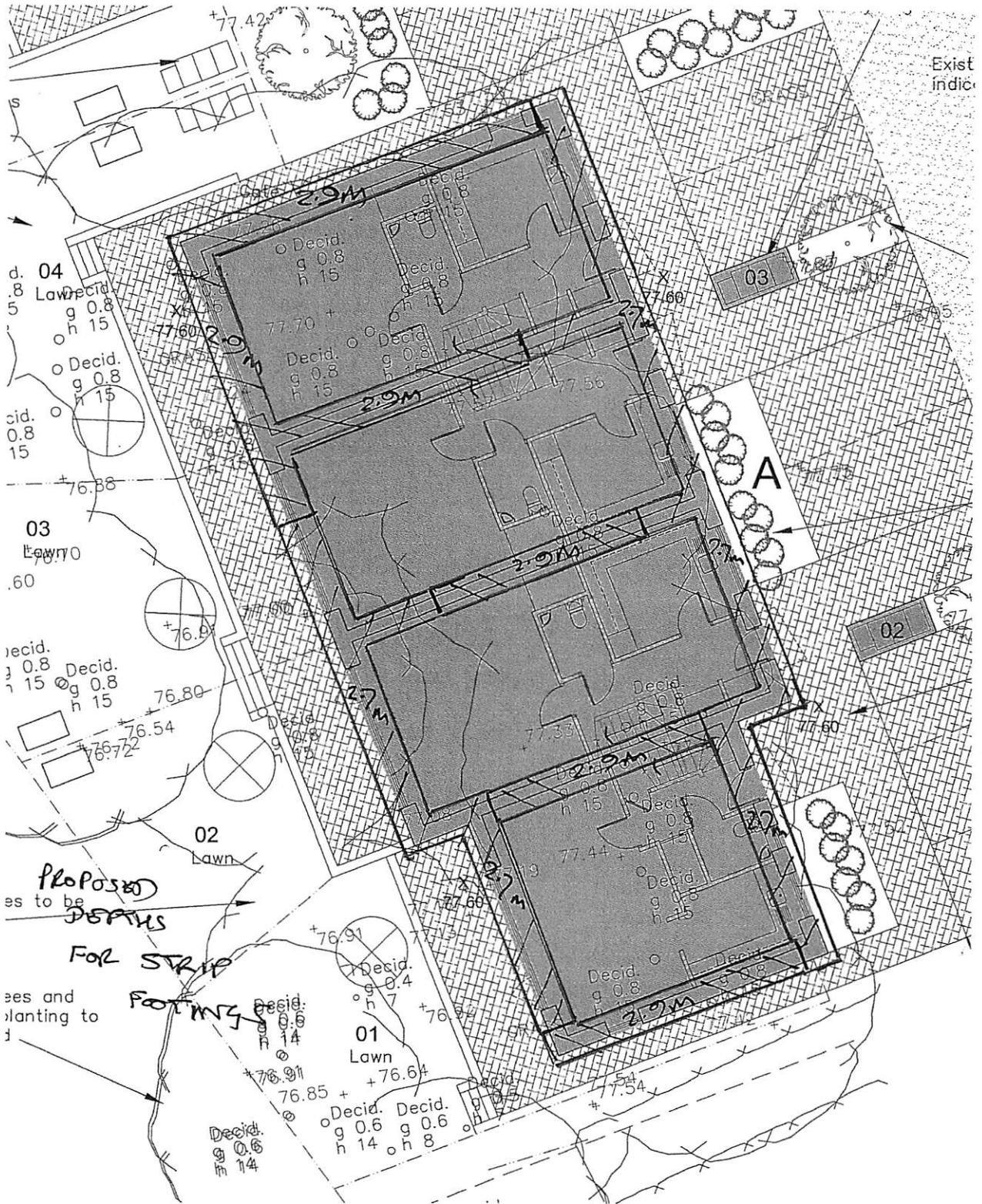
Regards.

Ian Collins
Ian Collins BSc MRICS
Head of EA Services
Pellings
t 020 8460 9114 m 07957 172150

24 Widmore Road, Bromley, Kent, BR1 1RY • <http://www.pellings.co.uk> •

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QUEENS ROAD
QUEENSDALE ASSOCIATES
3365 / SK03 Page 183

Susan Walland

From: Kieran Santry <kieran.santry@stormbuilding.com>
Sent: 14 November 2016 16:38
To: Ian Collins
Cc: Erkin Said
Subject: Queen's Road, Epping (612078)
Attachments: P Sums Fixed costs - Revised 14.11.2016.docx; Prelims breakdown - Queens Road.xlsx

Good afternoon Ian,

Thank you for your e-mail.

In response,

1. Please find attached our updated Provisionals Sums table (revised 14.11.2016), which now includes a fixed price column.
2. Please find below our responses in red text to the queries raised.
3. Please find attached a breakdown of our preliminaries.

Should you have any further queries, then please feel free to call me.

We look forward to hearing from you.

Kind regards,

Kieran

i) With regard to your 'Contractor's Proposals' at page 13, we would respond against each of the items listed:

1) Rights of Light – noted Employer to accept.

We note this accepted as the Employers responsibility.

2) Party Wall matters as required under the Party Wall etc Act 1996 are the responsibility of the Employer.

We note this is accepted as the Employers responsibility.

Other neighbourly matters are the responsibility of the contractor. Please confirm that such neighbourly matters are included within your tender.

We confirm neighbourly matters are included in our tender.

3) Location of UKPN substation – we note your comment regarding the position.

We confirm that we have only allowed for the electric substation location as noted on the tender drawings.

4) S106 or CIL payment – your comments are noted and we confirm that any such payments would be the responsibility of the Employer.

We note that this is the Employers responsibility and our Contractors Proposal is to remain.

5) 'Reasonable endeavours' – could you please advise on where you require this change of wording to apply.

Wherever it is stated in the ER's, we would like 'best endeavours' replaced with 'reasonable endeavours'.

6) There will be no adjustment to contract amendments, hierarchy documents or discrepancies in the documents. Please confirm your acceptance of the tendered document.

We would like to clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) reinstated. Please can the LAD's figure of £6,281/week = £518/per unit be checked please as this seems high.

7) Invasive species – it is the intention that the contractor take all risk of the site in respect of contamination including invasive species. Please confirm your acceptance.

We would like to commission a specialist to carry out an invasive plant species survey for the site. There should be sufficient time for this survey to be carried out as the Date of Possession is not until February. Contamination is covered in our Provisional Sum as attached.

8) Stopping up – your statement is noted.

We confirm that we have made no allowance for stopping up orders.

9) Archaeological – there is no archaeological requirement in the planning consent. Please confirm your acceptance of this requirement.

We confirm that we have made no allowance for archaeological matters.

10) Air permeability – please confirm compliance with the Employer's Requirements.

We will comply with the ER's.

11) Mansafe systems – please confirm compliance with the Employer's Requirements.

We have made no allowance for mansafe systems, as the scheme comprises of houses with tiled pitched roofs and our experience of installing mansafe systems is on flat roofs.

12) Please confirm your specific Contractor's Proposals in connection with discharging of foul and surface water off site. Should this not be achievable with gravity systems, then pump sets will be required. Please clarify.

With regards to surface water please refer to item 18 below.

With regards to foul water we have allowed for the foul water to be disposed via gravity to the sewers within the allotment gardens.

13) Wheelchair units – your comments are noted.

We have made no allowance for wheelchair units.

14) Works off site – please confirm compliance with the Employer's Requirements.

Julia King's e-mail dated 14th October stated the following:

'Offsite Works: Aside for the need to lay ducts for future provision of electricity cables across the adjacent allotment and the works to No.17 Queens Road, there are no other works envisaged outside of the site redline. The exception to this would be if the contractor wishes to make connections into drainage infrastructure already insitu outside of the redline, such as within the adjacent allotment land.'

We have made allowance as Pelling's response except the statement 'no other works envisaged outside of the site redline'.

15) Please confirm compliance with the Employer's Requirements and that you will meet Building Control and any local fire legislation should you not install a sprinkler system.

Our initial indication is that this may be required but could be subject to consultation and agreement with the local fire authority.

At this stage, we are keen to keep the tender price low and this item has therefore been excluded until the requirement is confirmed.

16) Boiler position – comments noted.

Noted.

17) It is the Employer's intention that the contractor takes on any risk of the site being in a flood risk zone. Please confirm acceptance.

We have allowed for raised external door thresholds, air bricks and raised electrical sockets, although please note that former and latter may compromise compliance with the Lifetime Homes standards.

18) It will be the requirement of the contract that the contractor installs drainage from the site in compliance with all statutory requirements. Please confirm acceptance and compliance.

To avoid potentially unnecessary additional cost to our tender for an attenuation tank and a pumped system to Queens Rd, we have allowed for a soakaway and overflow to the watercourse as set out in our Contractors Proposals until it has been confirmed this is not feasible.

19) Foundations – it is a requirement of the contract that the contractor designs and installs foundations to suit the site conditions. We note your proposals for strip foundations. Any adjustment to foundation design and installation accordingly will not be considered a change under the building contract. Please confirm acceptance.

We are currently reviewing the foundation design and will advise in due course.

20) Curtain wall system – the Employer will be willing to discuss Value Engineering of the curtain wall system to achieve a reduction on any tendered sum.

However, it is assumed that your tendered sum reflects the current Employer's Requirements on this element and we would be grateful if you could please confirm this.

We have allowed for a similar look to the curtain walling system.

ii) We note that you have provided a lump sum for preliminaries costs. We would be grateful to receive a breakdown of this figure against the individual elements contained within the Contract Sum Analysis.

Please see attached.

We would be grateful to receive your responses to the above clarifications by close of business on Monday, 14th November 2016. Should you wish to discuss any of the above further, then please don't hesitate to contact me.

Regards.

Ian Collins
Ian Collins BSc MRICS
Head of EA Services
Pellings
t 020 8460 9114 m 07957 172150

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Fixed cost & Provisional Sums – Queens Road

Revised 14.11.2016 - following Ian Collins, Pellings, e-mail dated 9.11.2016		Fixed Cost	Provisional Sum
1.	Permanent Signage	£1,000	
2.	Additional works to boundary walls	£5,000	
3.	UK Power Networks for new sub station £65,000 omitted as per addendum No. 2. EDFC will place order.	£0	
4.	Works to refurbish front driveway of No.17 Queens Road	£7,000	
5.	Other works required by the UKPN in relation to point 3 above, which UKPN will not be undertaking.		£15,000
6.	Deal with all matters of a 'neighbourly' nature, including but not limited to resident liaison, scaffold and crane oversail licences, compensation payments, works to boundaries and adjoining structures that are effected by our works that result in new sheds, fencing etc.	£1,000	
7.	Requirements to achieve SBD 'gold' standard. Our experience suggests that the requirements to comply with SBD on some aspects are subjective as they are dependent on the SBD for the scheme. Given the requirements for a gold standard, we have allowed for a provisional sum.	£2,000	
8.	<u>Statutory Authorities and Utility Services, Private or Public, including builders work – New or Existing</u> For all matters related to the statutory services, utilities and authority woks (includes drainage and BT) underground or overhead, that includes but is not limited to; disconnections, connections – including those to existing public and private, diversions, relocations, reinforcement, build over agreements, reinforcement, temporary works, protections, works on and off-site, upgrades to increase capacity, infrastructure charges, new networks, new mains and services required to service the site and any associated legal agreements.		£20,000
9.	Apprenticeships and/or trainees.	£2,000	
10.	<u>Please note revised.</u> Highways and Public Footpaths: Including all S278, S38, S184 or any highway agreement works. Fixed price for the works required to kerbs and pavements, but excludes lowering services, relocation or new street lighting, relocation of the existing plant and structures, solicitors fess etc. We have assumed the Client will be the signatory on all Highway Agreements.	£5,000	
11.	Compliance with recommendations set out in Section 5 of the Phase 1 Habitat survey by LaDellwood June 2015 – as not seen a copy of the requirements.	£500	
12.	Asbestos removal, survey and disposing of contents in the garages.	£1,000	
13.	Soils reports assigned to Storm.	£2,000	
14.	UXO Bomb survey and associated works.	£750	
15.	Ecology and all other works required for the Code For Sustainable Homes. <u>Please note revised.</u> Fixed Price on the basis that no formal BRE or Storma certification is required and we will undertake out own review.	£2,000	
16.	Contamination, including but not limited to gas monitoring, pumping water from site and supporting excavations, removal of contaminated soil and the import of clean inert material. Gas protection and ground water – as per addendum issued on the 27.09.16 – gas monitor repaired and recalibrated – will this be accepted by the planners? As the approval of the reports is subject to the planners, all reports and associated contaminated works are covered under a provisional sum.		£10,000
17.	Arboricultural/tree works and fees.	£1,000	
Total Fixed Costs		£30,250	
Total Provisional Sums			£45,000

Preliminaries

Site Management	£	241,250.00
Scaffolding/Plant	£	16,390.00
Protection & Hoarding	£	3,950.00
Temporary Power and water	£	4,000.00
Site accommodation	£	11,227.00
Telephone & communications	£	1,500.00
Rubbish removal & Cleaning	£	13,400.00
Sundries	£	2,750.00
	£	<u>294,467.00</u>

**EPPING FOREST DISTRICT COUNCIL
PACKAGE E - TENDER REPORT
NOVEMBER 2016**

New Build Housing at

**Land at Bluemans End,
North Weald, Essex CM16 6HD**

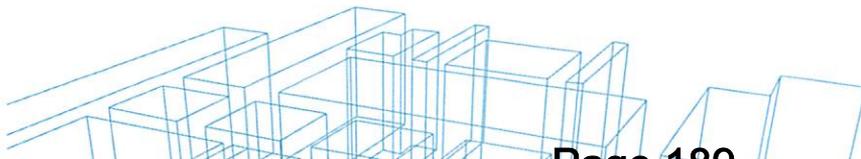
For

East Regen Limited

and

**Epping Forest District Council
Phase 3, Contract E**

Our Ref: IJC/sw/612.079
24 November 2016
Issue: Rev 00



Rev	Date	Status	Author	Check
00	24.11.16	Final	IJC	IJC

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- 1.0 INTRODUCTION**
- 2.0 TENDERS ISSUED**
- 3.0 TENDERS RECEIVED**
- 4.0 ANALYSIS OF TENDERS**
- 5.0 LEGISLATION**
- 6.0 CONCLUSIONS & RECOMMENDATIONS**

Appendix A - Quality Assessments

Appendix B - Comparison of Contract Sum Analysis

Appendix C - Post Tender Correspondence

1.0 INTRODUCTIONS

- 1.1. The scheme is for the design and construction of four houses on land at Bluemans End, North Weald, Essex CM16 6HD, part of the Epping Forest District Council New Build Housing Programme, Phase 3.
- 1.2. The existing site comprises of a largely disused garage site within an area of residential accommodation, accessed via Bluemans End Estate Road.
- 1.3. The scheme has the benefit of planning consent reference EPF/1527/15 dated 9th December 2015 inclusive of 18 conditions and 1 informative.

2.0 TENDERS ISSUED

- 2.1 In accordance with the agreed procurement route, tender documents were prepared for a design and build contract to provide the new accommodation on the site. Tenders were based on the technical brief and the requirements as previously agreed with EFDC and ETG, and include for works of services, infrastructure, hard and soft landscaping.
- 2.2 Appendices to the tender documents include the planning consent, previously undertaken utility searches, asbestos surveys on the existing site and other relevant information, to enable contractors to provide a Firm Tender Price.
- 2.3 Tenders were invited on a price and quality split basis being 60% price, 40% quality, with 5 quality questions included within the tender documents, together with explanatory notes on how quality answers would be scored and evaluated.
- 2.4 After discussion with the client group, a list of 4 contractors were selected for this scheme, all as noted below, with a tender issue date of 23rd September 2016 and a tender return date of 4th November 2016.
- 2.5 During the tender period, 3 tender addenda were issued as follows:
 - i) Confirmation of the internal door finish and issue of the formal Form of Tender
 - ii) Confirmation of possession and completion dates
 - iii) Confirmation relating to consented scheme drawings
- 2.6 The Pre Tender Estimate was confirmed as £684,000.00 within Pellings LLP's email of 5th January 2016.

3.0 TENDERS RECEIVED

3.1 Tenders were received as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
PA Finlay	£818,122.76	No	52 calendar weeks
TSG	£725,366.18	Yes	36 calendar weeks
Denmark & White	£809,864.99	Yes	58 calendar weeks
Amber Construction	No tender		

3.2 Each Contractor prepared and issued a completed Contract Sum Analysis. These have been checked and are confirmed as arithmetically correct. A comparison of the figures is included at Appendix B.

3.3 An assessment of the quality submissions has been undertaken by Pellings LLP, East Regen and Epping Forest District Council. The tabulated scoring of each Contractor for each question is included at Appendix A. For evaluation purposes, an average of the score of the 3 parties assessing the quality submissions has been undertaken.

4.0 ANALYSIS OF TENDERS

4.1 Tenders were evaluated and the following matters noted:

4.2 PA Finlay:

4.2.1 Price and Qualifications

There were a number of clarifications and statements made with the PA Finlay tender. These included the following:

- They appear to have stated the incorrect Form of Contract in their summary, making reference to a Design and Build Contract, whereas the project is traditionally procured.
- They have provided a Contract Sum Analysis rather than a priced Schedule of Works.
- They have included design fees.
- Works for statutory authorities and services connections are Provisional Sums.
- They have included what appears to be a draft progress report, but there are discrepant references in this report, e.g. to Code for Sustainable Homes Level 3 and 24 planning conditions which are incorrect for this scheme.
- There are a number of price qualifications including no price for removal of contamination, but a suggestion of an additional figure that should be added.

4.2.2 Quality Responses

No quality responses were received from PA Finlay.

4.3 TSG:

4.3.1 Price and Qualifications

The tender from TSG was found to be arithmetically correct. There were a number of qualifications and clarifications included within the tender offer, including some Provisional Sums. The clarifications have been subject to post-tender correspondence included at Appendix C, which has resulted in costs being provided as Firm Fixed Costs, but with an uplift of the tender sum to £753,034.23, an additional £27,668.05.

Provisional Sums remaining within the offer from TSG include £2,000 for Clause 6.5.1 insurance and client Provisional Sums only.

4.3.2 Quality Responses

Quality responses have been appraised by Pellings LLP, East Thames Group and Epping Forest District Council. Scoring is tabulated at Appendix A.

4.4 Denmark & White:

4.4.1 Price and Qualifications

A Contract Sum Analysis (CSA) has been provided, but not in the format contained within the tender. There are no clarifications or qualifications as part of the Denmark & White tender, other than the price for services being provided as a Provisional Sum. During post-tender correspondence, this has been confirmed as a Fixed Price.

4.4.2 Quality Responses

Quality responses have been appraised by Pellings LLP, East Thames Group and Epping Forest District Council. Scoring is tabulated at Appendix A.

4.5 Amber Construction:

4.5.1 No tender was received from Amber Construction.

5.0 LEGISLATION

5.1 Planning Consent

The scheme has achieved planning consent, reference EPF/1527/15 dated 9th December 2015 inclusive of 18 conditions and 1 informative. As part of the building contract conditions, it will be the Contractor's responsibility to discharge all conditions and informatives to the satisfaction of the Local Planning Authority.

5.2 Building Control

The scheme will need to meet the requirements of current Building Regulation standards. The Contractor will need to complete design and construct the works in accordance with such standards and achieve Building Control certification and discharge of any conditions at completion.

5.3 CDM Regulations 2015

The scheme will be subject to all of the CDM Regulations 2015. Pellings LLP are appointed as Principal Designers under the Regulations, and have prepared Pre Construction Health & Safety information, which has been included within the tender documentation. The successful Contractor will be appointed as Principal Contractor under the Regulations and will be responsible for preparing and maintaining a Construction Phase Plan, and which will be required to be approved by the Principal Designer prior to any works commencing on site.

The Principal Designer will prepare and issue HSE Form F10 at the appropriate time prior to works commencing.

5.4 Utilities

The works will be required to meet all of the requirements of the statutory utilities and statutory undertakers.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 Financial and quality submissions from each of the tenderers has been appraised with the outcome that the most economically advantageous tender has been received from TSG.
- 6.2 Further to post-tender clarifications and responses, TSG have withdrawn any previous clarifications or proposed Contractor Provisional Sums and subject to expenditure of client Provisional Sums and Clause 6.5.1 Insurance, have now confirmed a Fixed Price tender for completion of the works.
- 6.3 We confirm that the uplifted tender sum of £753,034.23 has been used in terms of the price/quality evaluation scoring.
- 6.4 We therefore recommend acceptance of the tender from TSG in the contract sum of £753,034.23 and with a proposed contract period of 36 calendar weeks.

Signed.....

Date 24th November 2016

On behalf of: PELLINGS LLP

Countersigned
(Pellings authorised signatory)

Date 24th November 2016

**Appendix A
Quality Assessments**

LAND AT BLUEMANS END, NORTH WEALD, ESSEX CM16 6HD - CONTRACT E
TENDER REPORT 24TH NOVEMBER 2016
APPENDIX A – QUALITATIVE ASSESSMENT

PRICE/QUALITY EVALUATION

Price Scores

		Score (Max 60%)
PA Finlay	£818,122.76	55.23%
TSG	£753,034.23 *	60.00%
Denmark & White	£809,864.99	55.79%

* Uplifted further to post-tender correspondence

Quality Scores

		Denmark & White		TSG		PA Finlay	
		Out of 10	Weighted	Out of 10	Weighted	Out of 10	Weighted
Q1 weighting 12/40	PLL	5	6.0	2	2.4	0	
	ETG	9	7.2	5	6.0	0	
	EFDC	8	9.6	7	8.4	0	
Average Weighted			7.6	5.6		0	
Q2 weighting 12/40	PLL	6	7.2	4	4.8	0	
	ETG	7	8.4	8	9.6	0	
	EFDC	5	6.0	5	6.0	0	
Average Weighted			7.2	6.8		0	
Q3 weighting 8/40	PLL	4	3.2	3	2.4	0	
	ETG	4	3.2	5	4.0	0	
	EFDC	5	4.0	6	4.8	0	
Average Weighted			3.5	3.7		0	
Q4 weighting 4/40	PLL	5	2.0	3	1.2	0	
	ETG	6	2.4	6	2.4	0	
	EFDC	8	3.2	8	3.2	0	
Average Weighted			2.5	2.3		0	
Q5 weighting 4/40	PLL	5	2.0	6	2.4	0	
	ETG	6	2.4	5	2.0	0	
	EFDC	8	3.2	8	3.2	0	
Average Weighted			2.5	2.5		0	

Summary	Price	Quality (Total Average Weighted)	Total	Rank
PA Finlay	55.23%	0	55.23	3
TSG	60.00%	20.9	80.90	1
Denmark & White	55.79%	23.3	79.09	2

Appendix B
Comparison of Contract Sum Analysis

Comparison of CSAs (rev)

Phase 3 Contract E, Bluemans End, North Weald, Essex CM16 6HD - Contract Sum Analysis

The Contractor is required to provide a fully detailed Contract Sum Analysis using the template below to carry out the works shown, stated, and/or implied by the Tender Documentation. Each cell must be completed. If any item is not applicable, the Contractor should state "not applicable".

Any cell / item left blank will be deemed to be included unless otherwise stated.

Any additional items required to provide a full firm fixed prices for the items shown, stated or implied by the tender documents not specifically set out in the Contract Sum Analysis shall be allowed for at the end of each section or at the end of the section as a whole in the places indicated.

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
0	Facilitating Works			
0.1	Toxic/Hazardous/Contaminated Material Treatment			
0.1.1	Toxic/Hazardous Material Removal		exc	
0.1.2	Contaminated Land		2,000.00	
0.1.3	Eradication of Plant Growth/Invasive Species		exc	
0.2	Major Demolition Work			
0.2.1	Demolition Works			
0.2.2	Removal of any structures / existing foundations etc.		17,652.00	
0.2.3	Asbestos Removal		inc	
0.2.4	UXO monitoring		exc	
0.2.5	Temporary works		exc	
0.2.6	Tree removal		exc	
0.3	Other Items			
0.3.1	Other (Contractor to State)			
	Sub-Total		19,652.00	
1	Substructure			
1.1	Substructure		25,061.25	
1.1.1	Basement		exc	
1.1.2	Foundations		inc	
1.1.3	Specialist Foundations		exc	
1.1.4	Lowest Floor Construction		6,778.75	
1.2	Other Items			
1.2.1	Other (Contractor to State)			
	Sub-Total	85,595.74	31,840.00	
2	Superstructure			
2.1	Frame			
2.2	Upper Floors			
2.2.1	Floors		15,955.09	
2.2.2	Balconies—Private		4,880.00	
2.2.3	Balconies—Communal		exc	
2.2.4	Drainage to Balconies—Private		exc	
2.2.5	Drainage to Balconies—Communal		exc	
2.3	Roof			
2.3.1	Roof Structure		20,600.45	
2.3.2	Roof Coverings		33,157.23	
2.3.3	Specialist Roof Systems		inc	
2.3.4	Roof Drainage		inc	
2.3.5	Roof Lights, Skylights and Openings		exc	
2.3.6	Roof Features		exc	
2.3.7	Mansafe Systems		exc	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
2.3.8	Access Ladders / Systems		exc	
2.3.9	Parapets		exc	
2.4	Stairs and ramps			
2.4.1	Stairs/Ramp Structures		6,066.71	
2.4.2	Stair/Ramp Finishes		inc	
2.4.3	Stair/Ramp Balustrades and Handrails		inc	
2.4.4	Ladders/Chutes/Slides		exc	
2.5	External Walls		68,547.15	
2.5.1	Retaining Walls		exc	
2.5.2	External Enclosing Walls above ground level		inc	
2.5.3	External Enclosing Walls below ground level		inc	
2.5.4	Solar/Rain-Screening		exc	
2.5.5	External Soffits			
2.5.6	Subsidiary Walls and Balustrades and Proprietary Balconies		exc	
2.5.7	Façade Access/Cleaning Systems		exc	
2.6	Windows and External Doors			
2.6.1	External Windows		21,485.57	
2.6.2	External Doors		3,986.26	
2.7	Internal Walls and Partitions			
2.7.1	Walls and Partitions		35,212.61	
2.7.2	Balustrades and Handrails		inc	
2.8	Internal Doors			
2.8.1	Internal Doors		11,575.50	
2.9	Other Items			
2.9.1	Other (Contractor to State)			
	Sub-Total	387,387.00	221,466.57	
3	Internal Finishes			
3.1	Wall Finishes			
3.1.1	2 Coat Plaster		inc	
3.1.2	Skim Coat Plaster		inc	
3.1.3	Ceramic Tiling		3,230.00	
3.1.4	Decorations		6,112.50	
3.2	Floor Finishes			
3.2.1	Barrier Matting		exc	
3.2.2	Carpet		exc	
3.2.3	Vinyl Tiles		exc	
3.2.4	Sheet Vinyl		2,012.00	
3.2.5	Ceramic Tiling		exc	
3.3	Ceiling Finishes			
3.3.1	Finishes to Ceilings		12,007.07	
3.3.2	False Ceilings		exc	
3.3.3	Demountable Suspended Ceilings		exc	
3.4	Other Items			
3.4.1	Other (Contractor to State)		6,451.54	
	Sub-Total		29,813.11	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
4	Fittings Furnishings and Equipment			
4.1	Fittings Furnishings and Equipment			
4.1.1	General Fittings, Furnishings and Equipment		1,788.23	
4.1.2	Domestic Kitchen Fittings and Equipment		10,012.17	
4.1.3	White Goods		exc	
4.1.4	Special Purpose Fittings, Furnishings and Equipment		exc	
4.1.5	Signs / Notices		exc	
4.2	Other Items			
4.2.1	Other (Contractor to State)			
	Sub-Total		11,800.40	
5	Services			
5.1	Sanitary Installations			
5.1.1	Sanitary Appliances		4,063.84	
5.1.2	Sanitary Ancillaries		inc	
5.2	Services Equipment		51,500.00	
5.3	Disposal Installations			
5.3.1	Foul Drainage above ground		inc	
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage		exc	
5.3.3	Refuse Disposal		exc	
5.4	Water Installations			
5.4.1	Mains Water Supply		inc	
5.4.2	Cold Water Distribution		inc	
5.4.3	Hot Water Distribution		inc	
5.4.4	Local Hot Water Distribution		inc	
5.4.5	Steam and condensate Distribution		exc	
5.5	Heat Source			
5.6	Space Heating and Air Conditioning			
5.6.1	Central Heating		inc	
5.6.2	Local Heating		exc	
5.6.3	Central Cooling		exc	
5.6.4	Local Cooling		exc	
5.6.5	Central Heating and Cooling		exc	
5.6.6	Local Heating and Cooling		exc	
5.6.7	Central Air Conditioning		exc	
5.6.8	Local Air Conditioning		exc	
5.7	Ventilation Systems			
5.7.1	Central Ventilation		inc	
5.7.2	Local and Special Ventilation		exc	
5.7.3	Smoke Extract/Control		exc	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
5.8	Electrical Installations			
5.8.1	Electric Mains and Sub-mains Distribution		inc	
5.8.2	Power Installations		inc	
5.8.3	Lighting Installations		inc	
5.8.4	Specialist Lighting Installations		exc	
5.8.5	Local Electricity Generation Systems		exc	
5.8.6	Earthing and Bonding Systems			
5.14	Builder's Work in Connection With Services			
5.15	Other Items			
5.15.1	Other (Contractor to State)			
	Sub-Total		55,563.84	
6.0	Fire Installations			
6.1	Fire and Lightning Protection			
6.1.1	Fire alarms and smoke detection		inc	
6.1.2	Lightning protection		exc	
6.1.3	Sprinkler System(s)		exc	
6.2	Communications, Security and Control Systems			
6.2.1	Door-entry		exc	
6.2.2	CCTV		exc	
6.3	Special Installations			
6.3.1	Photovoltaic installation		inc	
6.4	Lifts			
6.4.1	Lift installations		exc	
6.5	Testing and Commissioning of Services			
6.6	Other Items			
6.6.1	Other (Contractor to State)			
	Sub-Total			
7.0	Electrical Sub-Station			
7.1	New sub-station - PC sum for UKPN works		exc	
7.2	Builders works associated with the above, including trenches and ducts across allotments		exc	
7.3	Other Items		exc	
7.3.1	Decommissioning of existing substation, substrate and site clearance		exc	
	Sub-Total			
8.0	District Heating / Energy Supply Company (ESCO)			
8.1	Attendance on ESCo		exc	
8.2	Builders' work in connection with ESCo		exc	
8.3	Other Items		exc	
8.3.1	Other (Contractor to State)		exc	
	Sub-Total			

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
9	External Works			
9.1	Roads, Paths Pavings and Surfacing			
9.1.1	Roads, Paths and Pavings		49,169.06	
9.1.2	Special Surfacing and Pavings		inc	
9.2	Soft Landscaping, Planting and Irrigation Systems			
9.2.1	Seeding and Turfing		10,003.00	
9.2.2	External Planting		3,430.00	
9.3	Fencing, Railings and Walls			
9.3.1	Fencing and Railings		3,028.50	
9.3.2	Walls and Screens		exc	
9.4	Retaining-Walls		exc	
9.4.1	Barriers and Guardrails		exc	
9.4.2	External Fixtures		4,877.00	
9.4.3	Site / Street Furniture and Equipment		exc	
9.4.4	External Drainage			
9.5	Surface Water and Foul Water Drainage		19,833.03	
9.5	External Services and Utilities			
9.6	Water & Sewer Supply		2,000.00	
9.6.1	Electricity Mains Supply		2,000.00	
9.6.2	External-Transformation-Devices		exc	
9.6.3	Electricity-Distribution-to-External-Plant-and-Equipment		exc	
9.6.4	Gas Mains Supply		2,000.00	
9.6.5	Telecommunications and other Communication System Connections		2,000.00	
9.6.6	Builder's Work in Connection with External Services		inc	
9.6.7	PV Installation / Renewables			
9.6.8	Broadband / TV		exc	
9.6.9	Drainage survey (upon completion)		inc	
9.7	Other Items			
9.7.1	Diversion of LV cable		5,000.00	
	Sub-Total	175,039.02	103,340.59	
10	Highways			
10.1	Crossovers		inc	
10.2	Roads adopted		inc	
10.3	Roads unadopted		inc	
10.4	Footpaths adopted		exc	
10.5	Roads unadopted		inc	
10.6	Section 278 works		exc	
10.7	Lighting		exc	
10.8	Signage		exc	
10.9	Other Items			
10.9.1	Other (Contractor to State)			

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
11	Main Contractor's Preliminaries			
11.1	Main Contractor's Cost Items		65,400.00	
11.1.1	Construction Manager		exc	
11.1.2	Project Manager		exc	
11.1.3	Assistant Project Manager		exc	
11.1.4	Quantity Surveyor		inc	
11.1.5	Contracts Manager		inc	
11.1.6	Site Engineers		exc	
11.1.7	Site Agent		inc	
11.1.8	Document Controller		exc	
11.1.9	Design Manager		inc	
11.1.10	Building Services Manager		inc	
11.1.11	Labourer		inc	
11.1.12	Banksman		exc	
11.1.13	Gate Operative		exc	
11.1.14	Temporary Works Co-ordinator		exc	
11.1.15	Other (Contractor to State)			
11.1.16	Other (Contractor to State)			
11.1.17	Other (Contractor to State)			
11.1.18	Other (Contractor to State)			
11.1.19	Other (Contractor to State)			
11.2	Site Accommodation		15,211.00	
11.2.1	Oasis Unit - Delivery		inc	
11.2.2	Oasis Unit - Set-Up		inc	
11.2.3	Oasis Unit - Hire		inc	
11.2.4	Oasis Unit - Removal		inc	
11.2.5	Site Office / Meeting Room - Delivery		inc	
11.2.6	Site Office / Meeting Room - Set-Up		inc	
11.2.7	Site Office / Meeting Room - Hire		inc	
11.2.8	Site Office / Meeting Room - Removal		inc	
11.2.9	Drying Rooms / WCs / Welfare - Delivery		inc	
11.2.10	Drying Rooms / WCs / Welfare - Set-Up		inc	
11.2.11	Drying Rooms / WCs / Welfare - Hire		inc	
11.2.12	Drying Rooms / WCs / Welfare - Removal		inc	
11.2.13	Staircase - Delivery		exc	
11.2.14	Staircase - Set-Up		exc	
11.2.15	Staircase - Hire		exc	
11.2.16	Staircase - Removal		exc	
11.2.17	Hire of Furniture / Equipment		inc	
11.2.18	Consumables		inc	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
11.3	Temporary Services			
11.3.1	Temporary Electrics - Set-Up		4,400.00	
11.3.2	Temporary Electrics - Charges		inc	
11.3.3	Temporary Electrics - Removal		inc	
11.3.4	Temporary Water and Drainage - Set-Up		2,570.00	
11.3.5	Temporary Water and Drainage - Charges		inc	
11.3.6	Temporary Water and Drainage - Removal		inc	
11.3.7	Communications - Set-Up		1,810.00	
11.3.8	Communications - Charges		inc	
11.3.9	Communications - Removal		inc	
11.3.10	Hoarding and Barriers - Set-Up		inc	
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection		inc	
11.3.12	Hoarding and Barriers - Removal		inc	
11.4	Scaffolding and Crane			
11.4.1	Scaffolding - Set-Up		9,134.80	
11.4.2	Scaffolding - Hire / Alter / Inspection		inc	
11.4.3	Scaffolding - Removal		inc	
11.4.4	Crane—delivery		exc	
11.4.5	Crane—set-up		exc	
11.4.6	Crane—hire		exc	
11.4.7	Crane—operator		exc	
11.4.8	Crane—removal		exc	
11.5	Mechanical Plant		8,110.00	
11.5.1	Contractor to Specify - Delivery			
11.5.2	Contractor to Specify - Set-Up			
11.5.3	Contractor to Specify - Hire			
11.5.4	Contractor to Specify - Consumables			
11.5.5	Contractor to Specify - Operator			
11.5.6	Contractor to Specify - Removal			
11.5.7	Contractor to Specify - Delivery			
11.5.8	Contractor to Specify - Set-Up			
11.5.9	Contractor to Specify - Hire			
11.5.10	Contractor to Specify - Consumables			
11.5.11	Contractor to Specify - Operator			
11.5.12	Contractor to Specify - Removal			
11.5.13	Contractor to Specify - Delivery			
11.5.14	Contractor to Specify - Set-Up			
11.5.15	Contractor to Specify - Hire			
11.5.16	Contractor to Specify - Consumables			
11.5.17	Contractor to Specify - Operator			
11.5.18	Contractor to Specify - Removal			

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
11.6	Other Items			
11.6.1	Skips and Waste Disposal		3,630.00	
11.6.2	Protection		1,000.00	
11.6.3	Builders Clean		inc	
11.6.4	Sparkle Clean		1,000.00	
11.6.5	Nameboards		800.00	
11.6.6	Security - Out of Hours		inc	
11.7	Other Items			
11.7.1	Other (Contractor to State)		375.00	
	Sub-Total	90,121.00	113,440.80	
12	Main Contractor's Overheads and Project			
12.1	Main Contractor's Overheads		61,692.02	
12.2	Main Contractor's Profit		inc	
12.3	Other Items			
12.3.1	Design contingency		23,221.85	
	Sub-Total			
13	Project/Design Team Fees			
13.1	Consultant's Fees			
13.1.1	Consultant's Fees		30,585.00	
13.1.2	Architect		inc	
13.1.3	Structural Engineer		inc	
13.1.4	Mechanical Engineer		inc	
13.1.5	Electrical Engineer		inc	
13.1.6	Landscape Architect		inc	
13.1.7	Principal Designer		inc	
13.1.8	Other (Contractor to State)			
13.1.9	Other (Contractor to State)			
13.1.10	Other (Contractor to State)			
13.2	Main Contractor's Fees & On Costs			
13.2.1	Performance Bond and PCG		exc	
13.2.2	Planning fees		inc	
13.2.3	Building Regulation fees		inc	
13.2.4	Other statutory fees		exc	
13.2.5	Pre Construction Surveys		10,950.00	
13.2.6	NHBC Fees		6,000.00	
13.3	Other Items			
13.3.1	Other (Contractor to State)			
	Sub-Total	79,980.00	132,448.87	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
14	Other Development and/or Project Costs			
14.1	Project Risks			
14.1.1	Specific project risks not covered elsewhere		inc	
14.2	Other Items			
14.2.1	Other (Contractor to State)			
14.2.2	Other (Contractor to State)			
14.2.3	Other (Contractor to State)			
14.2.4	Other (Contractor to State)			
	Sub-Total			
	Totals	818,122.76	719,366.18	809,864.99
Name of Contractor (below)		Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)
			5,000.00	
		Total carried to Form of Tender	Total carried to Form of Tender	Total carried to Form of Tender
		818,122.76	725,366.18	809,864.99

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**Appendix C
Post Tender Correspondence**

Ian Collins

From: Julian Harajda <julian.harajda@tsgplc.co.uk>
Sent: 18 November 2016 16:58
To: Ian Collins
Subject: RE: EFDC - Contract E, Bluemans End (612079)
Attachments: Contract Sum Analysis.XLSX

Apologies Ian,
Contract sum analysis attached as per your request, I should have included this earlier.

Julian Harajda
Business Development Director

☎ DDI: 01707 808 048 📄 www.tsgplc.com
☎ Mob: 07824 591 504

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From: Ian Collins [mailto:ICollins@pellings.co.uk]
Sent: 14 November 2016 17:16
To: Steve Gwynn <steve.gwynn@tsgplc.co.uk>
Cc: Julian Harajda <julian.harajda@tsgplc.co.uk>
Subject: EFDC - Contract E, Bluemans End (612079)

Dear Sir

We refer to your tender to EFDC in respect of the above dated 3rd November 2016.

We note that you have a number of clarifications within your tender (1-17), and in order for us to complete our tender evaluations and recommendations to our client, would be grateful if you could please respond to the following. We have used the same numbering as within your tender.

- 1) Could you please advise in further detail any discrepancies between the design brief, components and finishes schedule and the drawings. The tender drawings are Stage 3/planning drawings and will not necessarily reflect all of the written requirements.
- 2) Your tender is under consideration – please confirm your drainage proposals.
- 3) Invasive species – would you please withdraw this qualification or, alternatively, please price for dealing with any invasive species. The contractor will be responsible for removal of such under the terms of the building contract.
- 4) Empty garages – your assumption is noted.

- 5) It is not proposed that the contract amendments as included within the tender documentation are changed. Please confirm your acceptance.
- 6) Services – we would request that the Provisional Sum is confirmed, or alternatively, please confirm your fixed price for providing all incoming services required.
- 7) Ian Farmer site investigation – it will be a requirement of the building contract that the contractor takes responsibility for removal of all contamination on site. Please either confirm your Fixed Price tender, or advise of any adjustment to same.
- 8) Hard pavings – your proposals are noted and are acceptable, subject to meeting the requirements of the Planning Authority, which will be the contractor’s responsibility.
- 9) Drainage connections – please remove the Provisional Sum and confirm a Fixed Price for drainage connections.
- 10) Removal of existing drainage – please remove the Provisional Sum and confirm your Fixed Price for removal of existing redundant drainage.
- 11) Boundaries – your comments are noted.
- 12) Velfac windows – your comments are noted.
- 13) Arden Special Reserve brick – we note your comments with regard to availability of this brick, which has also been brought to our attention through tenderers on other schemes. In order that an alternative brick can be considered, could you please confirm your PC sum per 1,000 for the supply only of this brick.
- 14) Services – please remove the Provisional Sum and confirm your costs for any services diversions required through the site. This will be the responsibility of the contractor.
- 15) Fascia and soffit materials – we note your proposals for UPVC. This is unacceptable, as confirmed by the Employer’s Requirements. The Employer’s preference would be a self-finished laminate board, Trespa or equal. Please confirm your proposals and price.
- 16) Planning issues – would you please confirm which planning issues are of concern.
- 17) Bond/6.5.1 Insurance – there is no requirement for a Performance Bond. Please allow a Provisional Sum of £2,000 for clause 6.5.1 insurance.

In addition, we note that we have not received a CSA of your costs. Could you please forward this in the format as provided in the tender documents.

In order that we can complete our recommendations to our client, we would be grateful for a response to these matters by close of business on Friday, 18th November 2016.

Regards.

Ian Collins

Ian Collins BSc MRICS
 Head of EA Services
 Pellings
 t 020 8460 9114 m 07957 172150

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Contract Sum Analysis

Phase 3 Contract E, Land at Bluemans End, North Weald, Essex CM16 6HD - Contract Sum Analysis for <i>(insert name of contractor & date)</i>		
<p>The Contractor is required to provide a fully detailed Contract Sum Analysis using the template below to carry out the works shown, stated, and/or implied by the Tender Documentation.</p> <p>Each cell must be completed. If any item is not applicable, the Contractor should state "not applicable".</p> <p>Any cell / item left blank will be deemed to be included unless otherwise stated.</p> <p>Any additional items required to provide a full firm fixed prices for the items shown, stated or implied by the tender documents not specifically set out in the Contract Sum Analysis shall be allowed for at the end of each section or at the end of the section as a whole in the places indicated.</p>		
		Totals
0	Facilitating Works	
0.1	Toxic/Hazardous/Contaminated Material Treatment	
0.1.1	Toxic/Hazardous Material Removal	exc
0.1.2	Contaminated Land	2,000.00
0.1.3	Eradication of Plant Growth/Invasive Species	exc
0.2	Major Demolition Work	
0.2.1	Demolition Works	inc
0.2.2	Removal of any structures / existing foundations etc.	17,652.00
0.2.3	Asbestos Removal	inc
0.2.4	UXO monitoring	exc
0.2.5	Temporary works	exc
0.2.6	Tree removal	exc
0.3	Other Items	
0.3.1	Other (Contractor to State)	
	Sub-Total	
1	Substructure	
1.1	Substructure	25,061.25
1.1.1	Basement	exc
1.1.2	Foundations	inc
1.1.3	Specialist Foundations	exc
1.1.4	Lowest Floor Construction	6,778.75

Contract Sum Analysis

		Totals
1.2	Other Items	
1.2.1	Other (Contractor to State)	
	Sub-Total	
2	Superstructure	
2.1	Frame	
2.2	Upper Floors	
2.2.1	Floors	15,955.09
2.2.2	Balconies – Private	4,880.00
2.2.3	Balconies – Communal	exc
2.2.4	Drainage to Balconies – Private	exc
2.2.5	Drainage to Balconies – Communal	exc
2.3	Roof	
2.3.1	Roof Structure	20,600.45
2.3.2	Roof Coverings	33,157.23
2.3.3	Specialist Roof Systems	inc
2.3.4	Roof Drainage	inc
2.3.5	Roof Lights, Skylights and Openings	exc
2.3.6	Roof Features	exc
2.3.7	Mansafe Systems	exc
2.3.8	Access Ladders / Systems	exc
2.3.9	Parapets	exc
2.4	Stairs and ramps	
2.4.1	Stairs/Ramp Structures	6,066.71
2.4.2	Stair/Ramp Finishes	inc
2.4.3	Stair/Ramp Balustrades and Handrails	inc
2.4.4	Ladders/Chutes/Slides	exc

Contract Sum Analysis

		Totals
2.5	External Walls	68,547.15
2.5.1	Retaining Walls	exc
2.5.2	External Enclosing Walls above ground level	inc
2.5.3	External Enclosing Walls below ground level	inc
2.5.4	Solar/Rain-Screening	exc
2.5.5	External Soffits	
2.5.6	Subsidiary Walls and Balustrades and Proprietary Balconies	exc
2.5.7	Facade Access/Cleaning Systems	exc
2.6	Windows and External Doors	
2.6.1	External Windows	21,485.57
2.6.2	External Doors	3,986.26
2.7	Internal Walls and Partitions	
2.7.1	Walls and Partitions	35,212.61
2.7.2	Balustrades and Handrails	inc
2.8	Internal Doors	
2.8.1	Internal Doors	11,575.50
2.9	Other Items	
2.9.1	Other (Contractor to State)	
	Sub-Total	
3	Internal Finishes	
3.1	Wall Finishes	
3.1.1	2 Coat Plaster	inc
3.1.2	Skim Coat Plaster	inc
3.1.3	Ceramic Tiling	3,230.00
3.1.4	Decorations	6,112.50

Contract Sum Analysis

		Totals
3.2	Floor Finishes	
3.2.1	Barrier Matting	exc
3.2.2	Carpet	exc
3.2.3	Vinyl Tiles	exc
3.2.4	Sheet Vinyl	2,012.00
3.2.5	Ceramic Tiling	exc
3.3	Ceiling Finishes	
3.3.1	Finishes to Ceilings	12,007.07
3.3.2	False Ceilings	exc
3.3.3	Demountable Suspended Ceilings	exc
3.4	Other Items	
3.4.1	Other (Contractor to State) SCREED	6,451.54
	Sub-Total	
4	Fittings Furnishings and Equipment	
4.1	Fittings Furnishings and Equipment	
4.1.1	General Fittings, Furnishings and Equipment	1,788.23
4.1.2	Domestic Kitchen Fittings and Equipment	10,012.17
4.1.3	White Goods	exc
4.1.4	Special Purpose Fittings, Furnishings and Equipment	exc
4.1.5	Signs / Notices	exc
4.2	Other Items	
4.2.1	Other (Contractor to State)	
	Sub-Total	

Contract Sum Analysis

		Totals
5	Services	
5.1	Sanitary Installations	
5.1.1	Sanitary Appliances	4,063.84
5.1.2	Sanitary Ancillaries	inc
5.2	Services Equipment	51,500.00
5.3	Disposal Installations	
5.3.1	Foul Drainage above ground	inc
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage	exc
5.3.3	Refuse Disposal	exc
5.4	Water Installations	
5.4.1	Mains Water Supply	inc
5.4.2	Cold Water Distribution	inc
5.4.3	Hot Water Distribution	inc
5.4.4	Local Hot Water Distribution	inc
5.4.5	Steam and condensate Distribution	exc
5.5	Heat Source	
5.6	Space Heating and Air Conditioning	
5.6.1	Central Heating	inc
5.6.2	Local Heating	exc
5.6.3	Central Cooling	exc
5.6.4	Local Cooling	exc
5.6.5	Central Heating and Cooling	exc
5.6.6	Local Heating and Cooling	exc
5.6.7	Central Air Conditioning	exc
5.6.8	Local Air Conditioning	exc

Contract Sum Analysis

		Totals
5.7	Ventilation Systems	
5.7.1	Central Ventilation	inc
5.7.2	Local and Special Ventilation	exc
5.7.3	Smoke Extract/Control	exc
5.8	Electrical Installations	
5.8.1	Electric Mains and Sub-mains Distribution	inc
5.8.2	Power Installations	inc
5.8.3	Lighting Installations	inc
5.8.4	Specialist Lighting Installations	exc
5.8.5	Local Electricity Generation Systems	exc
5.8.6	Earthing and Bonding Systems	
5.14	Builder's Work in Connection With Services	
5.15	Other Items	
5.15.1	Other (Contractor to State)	
	Sub-Total	
6.0	Fire Installations	
6.1	Fire and Lightning Protection	
6.1.1	Fire alarms and smoke detection	inc
6.1.2	Lightning protection	exc
6.1.3	Sprinkler System(s)	exc
6.2	Communications, Security and Control Systems	
6.2.1	Door-entry	exc
6.2.2	CCTV	exc
6.3	Special Installations	
6.3.1	Photovoltaic installation	inc

Contract Sum Analysis

		Totals
6.4	Lifts	
6.4.1	Lift installations	exc
6.5	Testing and Commissioning of Services	
6.6	Other Items	
6.6.1	Other (Contractor to State)	
	Sub-Total	
7.0	Electrical Sub-Station	
7.1		exc
7.2		exc
7.3		exc
7.3.1		exc
	Sub-Total	
8.0	District Heating / Energy Supply Company (ESCO)	
8.1	Attendance on ESCo	exc
8.2	Builders' work in connection with ESCo	exc
8.3	Other Items	exc
8.3.1	Other (Contractor to State)	exc
	Sub-Total	
9	External Works	
9.1	Roads, Paths Pavings and Surfacing	
9.1.1	Roads, Paths and Pavings	49,169.06
9.1.2	Special Surfacing and Pavings	inc
9.2	Soft Landscaping, Planting and Irrigation Systems	
9.2.1	Seeding and Turfing	10,003.00
9.2.2	External Planting	3,430.00

Contract Sum Analysis

		Totals
9.3	Fencing, Railings and Walls	
9.3.1	Fencing and Railings	3,028.50
9.3.2	Walls and Screens	exc
9.4	Retaining Walls	exc
9.4.1	Barriers and Guardrails	exc
9.4.2	External Fixtures	4,877.00
9.4.3	Site / Street Furniture and Equipment	exc
9.4.4	External Drainage	
9.5	Surface Water and Foul Water Drainage	19,833.03
9.5	External Services and Utilities	
9.6	Water & Sewer Supply	2,000.00
9.6.1	Electricity Mains Supply	2,000.00
9.6.2	External Transformation Devices	exc
9.6.3	Electricity Distribution to External Plant and Equipment	exc
9.6.4	Gas Mains Supply	2,000.00
9.6.5	Telecommunications and other Communication System Connections	2,000.00
9.6.6	Builder's Work in Connection with External Services	inc
9.6.7	PV Installation / Renewables	
9.6.8	Broadband / TV	exc
9.6.9	Drainage survey (upon completion)	inc
9.7	Other Items	
	(Contractor to State) DIVERSION OF LV CABLE	5,000.00
	Sub-Total	

Contract Sum Analysis

		Totals
10	Highways	
10.1	Crossovers	inc
10.2	Roads adopted	inc
10.3	Roads unadopted	inc
10.4	Footpaths adopted	exc
10.5	Roads unadopted	inc
10.6	Section 278 works	exc
10.7	Lighting	exc
10.8	Signage	exc
10.9	Other Items	
10.9.1	Other (Contractor to State)	
11	Main Contractor's Preliminaries	
11.1	Main Contractor's Cost Items	65,400.00
11.1.1	Construction Manager	exc
11.1.2	Project Manager	exc
11.1.3	Assistant Project Manager	exc
11.1.4	Quantity Surveyor	inc
11.1.5	Contracts Manager	inc
11.1.6	Site Engineers	exc
11.1.7	Site Agent	inc
11.1.8	Document Controller	exc
11.1.9	Design Manager	inc
11.1.10	Building Services Manager	inc
11.1.11	Labourer	inc
11.1.12	Banksman	exc
11.1.13	Gate Operative	exc
11.1.14	Temporary Works Co-ordinator	exc

Contract Sum Analysis

		Totals
11.1.15	Other (Contractor to State)	
11.1.16	Other (Contractor to State)	
11.1.17	Other (Contractor to State)	
11.1.18	Other (Contractor to State)	
11.1.19	Other (Contractor to State)	
11.2	Site Accommodation	15,211.00
11.2.1	Oasis Unit - Delivery	inc
11.2.2	Oasis Unit - Set-Up	inc
11.2.3	Oasis Unit - Hire	inc
11.2.4	Oasis Unit - Removal	inc
11.2.5	Site Office / Meeting Room - Delivery	inc
11.2.6	Site Office / Meeting Room - Set-Up	inc
11.2.7	Site Office / Meeting Room - Hire	inc
11.2.8	Site Office / Meeting Room - Removal	inc
11.2.9	Drying Rooms / WCs / Welfare - Delivery	inc
11.2.10	Drying Rooms / WCs / Welfare - Set-Up	inc
11.2.11	Drying Rooms / WCs / Welfare - Hire	inc
11.2.12	Drying Rooms / WCs / Welfare - Removal	inc
11.2.13	Staircase - Delivery	exc
11.2.14	Staircase - Set-Up	exc
11.2.15	Staircase - Hire	exc
11.2.16	Staircase - Removal	exc
11.2.17	Hire of Furniture / Equipment	inc
11.2.18	Consumables	inc

Contract Sum Analysis

		Totals
11.3	Temporary Services	
11.3.1	Temporary Electrics - Set-Up	4,400.00
11.3.2	Temporary Electrics - Charges	inc
11.3.3	Temporary Electrics - Removal	inc
11.3.4	Temporary Water and Drainage - Set-Up	2,570.00
11.3.5	Temporary Water and Drainage - Charges	inc
11.3.6	Temporary Water and Drainage - Removal	inc
11.3.7	Communications - Set-Up	1,810.00
11.3.8	Communications - Charges	inc
11.3.9	Communications - Removal	inc
11.3.10	Hoarding and Barriers - Set-Up	inc
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection	inc
11.3.12	Hoarding and Barriers - Removal	inc
11.4	Scaffolding and Crane	
11.4.1	Scaffolding - Set-Up	9,134.80
11.4.2	Scaffolding - Hire / Alter / Inspection	inc
11.4.3	Scaffolding - Removal	inc
11.4.4	Crane—delivery	exc
11.4.5	Crane—set-up	exc
11.4.6	Crane—hire	exc
11.4.7	Crane—operator	exc
11.4.8	Crane—removal	exc

Contract Sum Analysis

		Totals
11.5	Mechanical Plant (Forklift and Telehandler)	8,110.00
11.5.1	Contractor to Specify - Delivery	
11.5.2	Contractor to Specify - Set-Up	
11.5.3	Contractor to Specify - Hire	
11.5.4	Contractor to Specify - Consumables	
11.5.5	Contractor to Specify - Operator	
11.5.6	Contractor to Specify - Removal	
11.5.7	Contractor to Specify - Delivery	
11.5.8	Contractor to Specify - Set-Up	
11.5.9	Contractor to Specify - Hire	
11.5.10	Contractor to Specify - Consumables	
11.5.11	Contractor to Specify - Operator	
11.5.12	Contractor to Specify - Removal	
11.5.13	Contractor to Specify - Delivery	
11.5.14	Contractor to Specify - Set-Up	
11.5.15	Contractor to Specify - Hire	
11.5.16	Contractor to Specify - Consumables	
11.5.17	Contractor to Specify - Operator	
11.5.18	Contractor to Specify - Removal	
11.6	Other Items	
11.6.1	Skips and Waste Disposal	3,630.00
11.6.2	Protection	1,000.00
11.6.3	Builders Clean	inc
11.6.4	Sparkle Clean	1,000.00
11.6.5	Nameboards	800.00
11.6.6	Security - Out of Hours	inc

Contract Sum Analysis

		Totals
11.7	Other Items	
11.7.1	Other (Contractor to State) CLIENT PPE	375.00
	Sub-Total	
12	Main Contractor's Overheads and Project	
12.1	Main Contractor's Overheads and profit	61,692.02
12.2	Main Contractor's Profit	inc
12.3	Other Items	
12.3.1	Other (Contractor to State) DESIGN CONTINGENCY	23,221.85
	Sub-Total	
13	Project/Design Team Fees	
13.1	Consultant's Fees	
13.1.1	Consultant's Fees	30,585.00
13.1.2	Architect	inc
13.1.3	Structural Engineer	inc
13.1.4	Mechanical Engineer	inc
13.1.5	Electrical Engineer	inc
13.1.6	Landscape Architect	inc
13.1.7	Principal Designer	inc
13.1.8	Other (Contractor to State)	
13.1.9	Other (Contractor to State)	
13.1.10	Other (Contractor to State)	

Contract Sum Analysis

		Totals	
13.2	Main Contractor's Fees & On Costs		
13.2.1	Performance Bond and PCG	exc	
13.2.2	Planning fees	inc	
13.2.3	Building Regulation fees	inc	
13.2.4	Other statutory fees	exc	
13.2.5	Pre Construction Surveys		10,950.00
13.2.6	NHBC Fees PREMIER IN LIEU OF NHBC		6,000.00
13.3	Other Items		
13.3.1	Other (Contractor to State)		
	Sub-Total		
14	Other Development and/or Project Costs		
14.1	Project Risks		
14.1.1	Specific project risks not covered elsewhere	inc	
14.2	Other Items		
14.2.1	Other (Contractor to State)		
14.2.2	Other (Contractor to State)		
14.2.3	Other (Contractor to State)		
14.2.4	Other (Contractor to State)		
	Sub-Total		
	Totals	£	719,366.18
Name of Contractor (below)		£	6,000.00
		£	725,366.18

Ian Collins

From: Julian Harajda <julian.harajda@tsgplc.co.uk>
Sent: 18 November 2016 15:15
To: Ian Collins
Subject: RE: EFDC - Contract E, Bluemans End (612079)
Attachments: Proposed drainage layout SUB.PDF; Post tender tracker BLUEMANS END.XLSX

Good afternoon Ian,

With regards the above project and our clarification points, we attach the post tender tracker and our proposed drainage layout drawing.

There are a number of key points which we have now addressed and can confirm our additional costs associated with same, these are as follows:-

- Item 3, Invasive species...£2000.00
 - Item 6, Incoming services... £2000.00
 - Item 7, Ground investigation... £5000.00
 - Item 9, new drainage connections... £1000.00
 - Item 10, Remove existing drainage... £1500.00
 - Item 14, Service diversions... £10,000.00
 - Item 15, Self finished laminate board fascia & soffit... £4168.05
 - Item 15, Bond... £2000.00
- Total:- .. £27,668.05

I trust the above is in order, should you have any queries, please do not hesitate to call me.
Kind regards....

Julian Harajda

Business Development Director

☎ DDI: 01707 808 048 🌐 www.tsgplc.com

☎ Mob: 07824 591 504

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From: Ian Collins [mailto:ICollins@pellings.co.uk]
Sent: 14 November 2016 17:16
To: Steve Gwynn <steve.gwynn@tsgplc.co.uk>
Cc: Julian Harajda <julian.harajda@tsgplc.co.uk>
Subject: EFDC - Contract E, Bluemans End (612079)

Dear Sir

We refer to your tender to EFDC in respect of the above dated 3rd November 2016.

We note that you have a number of clarifications within your tender (1-17), and in order for us to complete our tender evaluations and recommendations to our client, would be grateful if you could please respond to the following. We have used the same numbering as within your tender.

- 1) Could you please advise in further detail any discrepancies between the design brief, components and finishes schedule and the drawings. The tender drawings are Stage 3/planning drawings and will not necessarily reflect all of the written requirements.
- 2) Your tender is under consideration – please confirm your drainage proposals.
- 3) Invasive species – would you please withdraw this qualification or, alternatively, please price for dealing with any invasive species. The contractor will be responsible for removal of such under the terms of the building contract.
- 4) Empty garages – your assumption is noted.
- 5) It is not proposed that the contract amendments as included within the tender documentation are changed. Please confirm your acceptance.
- 6) Services – we would request that the Provisional Sum is confirmed, or alternatively, please confirm your fixed price for providing all incoming services required.
- 7) Ian Farmer site investigation – it will be a requirement of the building contract that the contractor takes responsibility for removal of all contamination on site. Please either confirm your Fixed Price tender, or advise of any adjustment to same.
- 8) Hard pavings – your proposals are noted and are acceptable, subject to meeting the requirements of the Planning Authority, which will be the contractor's responsibility.
- 9) Drainage connections – please remove the Provisional Sum and confirm a Fixed Price for drainage connections.
- 10) Removal of existing drainage – please remove the Provisional Sum and confirm your Fixed Price for removal of existing redundant drainage.
- 11) Boundaries – your comments are noted.
- 12) Velfac windows – your comments are noted.
- 13) Arden Special Reserve brick – we note your comments with regard to availability of this brick, which has also been brought to our attention through tenderers on other schemes. In order that an alternative brick can be considered, could you please confirm your PC sum per 1,000 for the supply only of this brick.
- 14) Services – please remove the Provisional Sum and confirm your costs for any services diversions required through the site. This will be the responsibility of the contractor.
- 15) Fascia and soffit materials – we note your proposals for UPVC. This is unacceptable, as confirmed by the Employer's Requirements. The Employer's preference would be a self-finished laminate board, Trespa or equal. Please confirm your proposals and price.
- 16) Planning issues – would you please confirm which planning issues are of concern.
- 17) Bond/6.5.1 Insurance – there is no requirement for a Performance Bond. Please allow a Provisional Sum of £2,000 for clause 6.5.1 insurance.

In addition, we note that we have not received a CSA of your costs. Could you please forward this in the format as provided in the tender documents.

In order that we can complete our recommendations to our client, we would be grateful for a response to these matters by close of business on Friday, 18th November 2016.

Regards.

Ian Collins

Ian Collins BSc MRICS

Head of EA Services

Pellings

t 020 8460 9114 m 07957 172150

TSG proposed drainage layout

- SW drain run
- Channel drain
- RE Rodding eye
- IC
- Manhole
- FW drain run
- IC
- Manhole



Clarification	Client response	14/11/2016	TSG response	15/11/2016	Value Additional
<p>1 Noting that there are deviations from the design brief (for example, no built-in wardrobes are shown to the bedrooms, and no sheds shown to the gardens) and that there appear to be other standard items within the components and finishes document that don't appear on the drawings, we would clarify that we have allowed for the design requirements as shown on the drawings. Further, we assume the East Thames Design Guide, the Design Brief, and other design guidance documents are all reflected within the drawings and Components and Finishes Schedule.</p> <p>2 We would wish to clarify our drainage proposals should our tender be under consideration.</p> <p>3 We make no allowance for dealing with the disposal or management of any invasive species.</p> <p>4 We assume the garages will be emptied prior to us taking possession of the site.</p> <p>5 We would wish to discuss the contract amendments should our tender be under consideration.</p> <p>6 We allow a provisional sum of £8000 for all new incoming services.</p>	<p>Could you please advise in further detail any discrepancies between the design brief, components and finishes schedule and the drawings. The tender drawings are Stage 3/planning drawings and will not necessarily reflect all of the written requirements.</p> <p>Your tender is under consideration – please confirm your drainage proposals.</p> <p>Invasive species – would you please withdraw this qualification or, alternatively, please price for dealing with any invasive species. The contractor will be responsible for removal of such under the terms of the building contract.</p> <p>Empty garages – your assumption is noted.</p> <p>It is not proposed that the contract amendments as included within the tender documentation are changed. Please confirm your acceptance.</p> <p>Services – we would request that the Provisional Sum is confirmed, or alternatively, please confirm your fixed price for providing all incoming services required.</p>	<p>Non-compliance: 3.29.2 (living/diners), 3.30.5 (windows), 3.33.8 (bin stores), 3.35.2 (paving), 4.7.4 (feature wall), 4.22.12 (wardrobes), 4.27.4 (bollards), 4.27.3 (sheds), 4.27.6 (cycles), 4.28.1 (fences - unknown scope). Also, the basic design brief and the East Thames Design Guide (ETDG) regarding layout, room sizes, dwelling sizes, etc must be incorporated into the planning design as any discrepancies that require correcting raise the possibility of re-submitting for planning. Finally, there is conflicting advice within 3.2.3 and 3.2.6: 3.2.3 states that the contractor cannot adjust the tender sum due to incorrect assumptions made, but 3.2.6 states that clarification on the requirements of the ETDG should be sought during the design phase (i.e. after award of contract).</p> <p>See Proposed drainage layout SUB</p> <p>Additional cost</p> <p>£ -</p> <p>£ 2,000.00</p>	<p>Non-compliance: 3.29.2 (living/diners), 3.30.5 (windows), 3.33.8 (bin stores), 3.35.2 (paving), 4.7.4 (feature wall), 4.22.12 (wardrobes), 4.27.4 (bollards), 4.27.3 (sheds), 4.27.6 (cycles), 4.28.1 (fences - unknown scope). Also, the basic design brief and the East Thames Design Guide (ETDG) regarding layout, room sizes, dwelling sizes, etc must be incorporated into the planning design as any discrepancies that require correcting raise the possibility of re-submitting for planning. Finally, there is conflicting advice within 3.2.3 and 3.2.6: 3.2.3 states that the contractor cannot adjust the tender sum due to incorrect assumptions made, but 3.2.6 states that clarification on the requirements of the ETDG should be sought during the design phase (i.e. after award of contract).</p> <p>See Proposed drainage layout SUB</p> <p>Additional cost</p> <p>£ -</p> <p>£ 2,000.00</p>	<p>£ -</p> <p>£ 2,000.00</p>	
<p>7 The Ian Farmer preliminary ground investigation recommends further contamination investigation be carried out to determine the delineation of contamination. At this time, our tender allows for the following, pending the results of the investigation:</p> <ul style="list-style-type: none"> - The cost of the survey, remediation strategy and final validation, as advised by Ian Farmer Associates - £2000 for removal of 10m3 of contaminated or hazardous soil - Remediation advised in 9.1.3 of the Ian Farmer preliminary investigation (600mm capping layer in areas of soft landscaping) <p>8 We have allowed for porous paving and tarmac across the site, however Section 4 specifies 300 x 300mm paving slabs, but we cannot source these in a permeable paving system. We therefore allow for a block paving system in lieu.</p> <p>9 We allow a provisional sum of £500 for each of the new connections into existing drainage at the boundary of the site, pending results of search surveys to confirm exact connection locations.</p> <p>10 We allow a provisional sum of £1500 for removal and grubbing up of existing drainage pending results of the survey yet to be carried out.</p> <p>11 We make no allowance for works to any existing site boundaries other than to install a new gate as shown on PL03.</p> <p>12 We have allowed for Velfac in lieu of Rational, full technical details can be provided upon request.</p> <p>13 The Arden Special Reserve brick is not available until some time in 2017, with no specific time frame available from the manufacturer. Therefore, we would wish to discuss the implications of this prior to entering into a contract. However, we can offer the Curtain Arden which is an alternative to this with no change to our tender sum.</p> <p>14 UKPN have advised that there is a cable running through the site, and National Grid have advised that it is highly likely there is a low pressure pipeline in the vicinity of the site. However, neither body has provided any further advice regarding location and depth. We therefore allow a provisional sum of £5000 for further surveys and any diversions or removals, or any extraordinary costs associated with excavating within the site.</p> <p>15 To allow continuity of appearance, and to maximize longevity and reduce maintenance, we allow for UPVC fascia, soffit and RW goods.</p> <p>a During the tender period, we raised a number of queries with potential planning issues which could not be bottomed out during the tender period. We would wish to discuss these should our tender be of interest. However, it should be noted that our tender makes no allowance for any changes that are ultimately deemed to be material amendments.</p> <p>b We make no allowance for a bond or 6.5.1 insurance.</p>	<p>Ian Farmer site investigation – it will be a requirement of the building contract that the contractor takes responsibility for removal of all contamination on site. Please either confirm your Fixed Price tender, or advise of any adjustment to same.</p> <p>Hard pavings – your proposals are noted and are acceptable, subject to meeting the requirements of the Planning Authority, which will be the contractor's responsibility.</p> <p>Drainage connections – please remove the Provisional Sum and confirm a Fixed Price for drainage connections.</p> <p>Removal of existing drainage – please remove the Provisional Sum and confirm your Fixed Price for removal of existing redundant drainage.</p> <p>Boundaries – your comments are noted.</p> <p>Velfac windows – your comments are noted.</p> <p>Arden Special Reserve brick – we note your comments with regard to availability of this brick, which has also been brought to our attention through tenderers on other schemes. In order that an alternative brick can be considered, could you please confirm your PC sum per 1,000 for the supply only of this brick.</p> <p>Services – please remove the Provisional Sum and confirm your costs for any services diversions required through the site. This will be the responsibility of the contractor.</p> <p>Fascia and soffit materials – we note your proposals for UPVC. This is unacceptable, as confirmed by the Employer's Requirements. The Employer's preference would be a self-finished laminate board, Trespa or equal. Please confirm your proposals and price.</p> <p>Planning issues – would you please confirm which planning issues are of concern.</p> <p>Bond/6.5.1 Insurance – there is no requirement for a Performance Bond. Please allow a Provisional Sum of £2,000 for clause 6.5.1 insurance.</p>	<p>With all the above in mind, we can reduce our provisional sum to £6400 to cover new installations for electricity, water and BT, with the £1600 to cover new gas installations.</p> <p>Affinity Water require a payment of £300 to get a budget quote for new connections.</p> <p>UKPN take up to 15 working days to provide a quote for both new connections and diversion of existing.</p> <p>£ 2,000.00</p>	<p>With all the above in mind, we can reduce our provisional sum to £6400 to cover new installations for electricity, water and BT, with the £1600 to cover new gas installations.</p> <p>Affinity Water require a payment of £300 to get a budget quote for new connections.</p> <p>UKPN take up to 15 working days to provide a quote for both new connections and diversion of existing.</p> <p>£ 2,000.00</p>	<p>£ 2,000.00</p> <p>£ 5,000.00</p> <p>£ 1,000.00</p> <p>£ 1,500.00</p> <p>£ 10,000.00</p> <p>£ 4,168.05</p>	
<p>c</p> <p>d</p> <p>e</p> <p>f</p> <p>g</p> <p>h</p> <p>i</p> <p>j</p> <p>k</p> <p>l</p>	<p>Uplift of £4168.05</p> <p>Site layout hammerhead; windows; through floor lift positions; roof design; balcony needs to be supported by columns/posts;</p> <p>Bond noted; prov sum allowed for 6.5.1 insurance</p> <p>£ 2,000.00</p> <p>£ 27,668.05</p>	<p>£ 2,000.00</p> <p>£ 27,668.05</p>	<p>£ 2,000.00</p> <p>£ 27,668.05</p>	<p>£ 2,000.00</p> <p>£ 27,668.05</p>	

Ian Collins

From: Nick White <N.White@denmarkandwhite.co.uk>
Sent: 15 November 2016 08:33
To: Ian Collins
Subject: Epping Forest / East Thames

Good morning Ian

Further to our telephone conversation regarding the above – mentioned schemes, I have looked at removing the provisional sums we imposed within our offers. I can confirm the following

Contract A. Centre Drive and Springfields. Submitted on 7th October

We will stand by the included provisional sum of £48,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract C. Parklands. Submitted on 19th October

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract E. Bluemans End. Submitted on 4th November

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

We also bid on Contract B. Stewards Green Road, which was submitted on 4th November. Whilst we appreciate that this contract is not design & build we wondered whether the Employer may have an appetite to element the majority of the risk surrounding the Provisionals Sums. If this is the case, we are prepared to offer a revised fixed contract sum, based on the design intent, leaving in just two provisional sums (£5k boundary walls, £10k electric main works) for the sum of £813,310.00. With regards to the electrical main works – we are also prepared to carry out investigate and resolution work in respect of the provisional sum at our own risk if there is a commitment from the Employer to move forward with DWL on the project if it is satisfactorily resolved. We have assumed that the design will be concluded by the Employer and his agents – but we would work with them similarly to how we interact on a design and build contract.

Finally; and we trust that this is not taken as being presumptuous; if we happened to be under consideration for all 4 schemes we have tendered; and if they are all instructed to proceed at the same time, but with a small staggered start we would be in a position to make some economy savings. We are prepared to pass these savings onto the Employer and they total too £39,196.00. We have an experienced site delivery team in place whose current scheme finishes in the middle of January 2017 who are perfectly positioned to move straight onto these projects, allowing for design development and discharging pre commencement conditions

If you require any further information, please do not hesitate to contact me at your leisure

Regards

Nick White

Denmark & White Ltd

Unit 7 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS6 9RS



Tel 01268 786 444
Web www.denmarkandwhite.co.uk



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From: Nick White
Sent: 10 November 2016 13:48
To: Ian Collins <ICollins@pellings.co.uk>
Subject: Epping Forest / East Thames

Hi Ian

Further to our telephone conversation yesterday we would very much appreciate some feedback on our submitted tenders in respect to the above Client. This will massively help our forward planning and how we deal with the submission of pending tenders. I totally appreciate that the feedback will be informal at this stage until the quality scoring and comparison is fully complete

Initially, we were advised that feedback would be received as individual tenders were submitted and evaluated – but understand that this has probably changed now

The schemes we priced were

1. Contract A. Centre Drive and Springfields. Submitted on 7th October
2. Contract C. Parklands. Submitted on 19th October
3. Contract E. Bluemans End. Submitted on 4th November
4. Contract B. Stewards Green Road. Submitted on 4th November

Thanks once again for your assistance in this matter

Regards

Nick White

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TENDER REPORT

**Scheme Comprising Site Preparation
Followed by Construction of 1no.
Dwelling with Amenity and Parking
Spaces and Related Infrastructure at**

**Site Adjacent to 71 Centre Drive,
Epping
Essex
CM16 4JF**

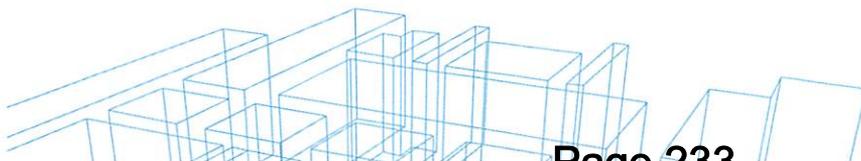
For

East Regen Limited

and

**Epping Forest District Council
Phase 3, Contract F**

Our Ref: JK/sw/612.080
7 November 2016
Issue: Rev 01



Rev	Date	Status	Author	Check
01	07.11.16	Final issue	J King	IJC

Appendix A – Tender Addendum Nr. 1, issued on 1st September 2016.

Appendix B – VSN Clarification email of 26/10/2016

CONTENTS

- 1.0 EXECUTIVE SUMMARY**
- 2.0 INTRODUCTION**
- 3.0 BASIS OF TENDER / PROCUREMENT PROCESS**
- 4.0 RETURN OF TENDERS**
- 5.0 EXAMINATION OF TENDER RETURNS**
- 6.0 PROVISIONAL SUMS**
- 7.0 CONTINGENCY / DAYWORKS**
- 8.0 RISKS**
- 9.0 LEGISLATION**
- 10.0 CONCLUSIONS & RECOMMENDATIONS**

1.0 EXECUTIVE SUMMARY

- 1.1. The project comprises provision of the following:
 - 1no. 3-bed/5-person dwelling to include amenity and parking spaces and related infrastructure at land adjacent to 71 Centre Drive, Epping, Essex CM16 4JF.
- 1.2. Four tenderers, being local building contractors of small to medium size were selected by Epping Forest DC.
- 1.3. Of the four tenders sent out, two were returned.
- 1.4. Isolated clarifications were sought via email from the tendering contractors.
- 1.5. Pellings LLP have undertaken an arithmetical check of the tenders in accordance with the ETG/EFDC Invitation to Tender.
- 1.6. There may be an adjustment to the reported sums on the basis that the existing drainage infrastructure requires repairs. In addition, it may be feasible to utilise existing drainage connections within the site redline of 71 Centre Drive. This may in turn also entail an adjustment to costs.
- 1.7. The most economically advantageous tenderer has said they cannot achieve EFDC's intended programme. The Contractor subsequently stated by email on 26th October 2016 that a contract period of 9 (nine) months would be acceptable to them (see Appendix A).
- 1.8. Once costs and programme have been agreed, EFDC will need to enter into the Intermediate Form of Contract with Contractor's Design (IFC 2011) with the chosen contractor. The contract will include EFDC's bespoke contract amendments.
- 1.9. Contractor's insurances will need to be checked prior to an order being placed.
- 1.10. It is not known whether the Employer has set aside a contingency sum should matters arise during the course of construction work not covered elsewhere.
- 1.11. There are a number of potential risks that remain and these include:
 - Discharge of planning conditions
 - The potential for below ground contamination
 - Utilities
 - Financial checks
 - Programme
 - Provisional Sums
 - Tender price inflation
- 1.12. The CDM Regulations 2015 apply to this project. Pellings LLP have been appointed as Principal Designer under these Regulations.
- 1.13. At the present time VSN Enterprises have provided the most economically advantageous tender. A Date of Possession and the Date of Completion will need to be agreed.

2.0 INTRODUCTION

2.1 The parties involved in this project are as follows:

- **Employer:** Epping Forest District Council of Civic Offices, High Street, Epping, Essex CM16 4BZ.
- **Development Agency/Clerk of Works:** East Thames Group of 29-35 West Ham Lane, Stratford, London E15 4PH.
- **Employer's Agent:** Pellings LLP of 24 Widmore Road, Bromley, Kent BR1 1RY.
- **Contractor:** To be appointed.

2.2 The location of the site is land adjacent to 71 Centre Drive, Epping, Essex CM16 4JF.

2.3 The project comprises site preparation followed by construction of 1no. dwelling with associated amenity space, parking area and infrastructure.

2.4 It is believed the land to be utilised is currently owned by Epping Forest District Council.

3.0 BASIS OF TENDER / PROCUREMENT PROCESS

3.1 EFDC identified 4no. contractors they were desirous of seeking financial offers from in relation to this particular scheme. Tenders were issued on 17th August 2016 with a return date of 16th September 2016. The scheme is traditionally procured but with Contractors design for specific elements. Tender Addendum Number 1 was issued on the 1st September 2016, and a copy of the Addendum, and accompanying information, is included as an Appendix to this report

3.2 Interested parties were provided with paper copies of the tender documentation to include a draft IFD contract with client bespoke amendments.

3.3 The successful contractor would be responsible for the design of mechanical, electrical and public health aspects of the scheme and also trussed rafter roof, staircase and structural ground floor.

3.4 A full specification was provided in addition to preliminary site investigations and planning consent for the scheme. In addition to the pricing elements, tenders also requested information on the Contractor's understanding of the CDM Regulations.

3.5 Interested parties were provided with a deadline firstly for submitting any relevant queries and secondly for providing bona fide tenders.

3.6 The tenders were returned to Epping Forest District Council on 16th September 2016 and then subsequently forwarded by post to Pellings LLP.

3.7 The Pre-Tender Estimate issued by Pellings LLP in July 2016 was in the sum of £289,000.00, exclusive of any VAT.

4.0 RETURN OF TENDERS

4.1 The following is a summary statement of the costs for the two submitted tenders (the other two tenderers did not submit a tender):

	VSN		Mitre	
Page 1 of 14	£	-	inc. e/w	£
Page 2 of 14	£	31,750.00		£
Page 3 of 14	£	60,025.00		£
Page 4 of 14	£	14,425.00		£
Page 5 of 14	£	23,775.00		£
Page 6 of 14	£	4,195.00		£
Page 7 of 14	£	17,550.00		£
Page 8 of 14	£	8,215.00		£
Page 9 of 14	£	470.00		£
Page 10 of 14	£	3,750.00		£
Page 11 of 14	£	25,135.00		£
Page 12 of 14	£	16,185.00		£
Page 13 of 14		G,W,E (pc)		£
Page 14 of 14		BT & other prov sums		£
Prelims	£	3,500.00		£
4A) mechanical design services	£	14,600.00		£
Electrical Services	£	11,025.00		£
General MEP items	£	-	<u>inc. e/w</u>	<u>£</u>
Trussed rafter roof	£	15,750.00		£
Structural Ground floor	£	6,150.00		£
Staircase	£	4,750.00		£
		Unforeseen works		
		mechanical		£
		Provisional sum for T.P.I.		£
	£	300,285.00		£
				374,934.79

5.0 EXAMINATION OF TENDER RETURNS

- 5.1 Pellings LLP carried out an arithmetical check on both tenders received. The Mitre Construction tender is arithmetically correct.
- 5.2 It appeared that VSN Enterprises have not allowed for a £5,0000 Provisional Sum for unforeseen mechanical related items. The sum of £5,000 has been added to their overall tender sum and clarity has been sought from the contractor by email about whether they included the sum or whether it is included elsewhere.
- 5.3 It is noted that the VSN Enterprises tender is very low on the matter of preliminaries. They have allowed a fixed sum of £3,500 for the duration of the project. This is compared to the other tender where preliminaries of £88,380 has been allowed for.
- 5.4 Clarity was sought from VSN Enterprises, who have confirmed that all preliminaries requirements have been allowed for. They have confirmed that they have allowed for welfare facilities in the form of an 'oasis' unit.
- 5.5 Mitre Construction also stated they would expect to have electricity and water provided to them free of charge on site. Clarity has already been sought about this, having regard to the fact they would need to allow for items such as temporary building supplies or petrol driven generators, until such time as the new electricity main to the site has been connected.

Whilst not scored, as part of the Instructions to Tenderers, Contractors were asked to provide a response to questions relating to Health and Safety and the CDM Regulations.

Both VSN and Mitre provided a response to the Quality Questions. The submission from Mitre has not been reviewed, on the basis that their tender was higher in quantum than the one provided by VSN.

VSN's quality response is worded in such a way that it may have been 'cut and pasted' from other publications. In addition, out of date terminology is referred to, such as CDM Co – Ordinator. No other comment is offered by Pellings LLP on the basis that the CDM / Health and Safety information is not scored.

Further to receipt of tenders, further information has become available on the underground drainage, and this has enabled costs for this element to be confirmed. Firm costs were only sought from VSN for this item, on the basis that their financial offer was the most economically advantageous.

6.0 PROVISIONAL SUMS

- 6.1 The contract documents allowed for Prime Cost Sums for mechanical connections for gas, water, electricity and BT/telecommunications infrastructure.
- 6.2 Provisional Sums were also included for the new porch canopy and unforeseen mechanical items in the sum of £5,000.

6.3 These Provisional Sums may be spent in whole or in part or may increase, depending on the actual costs of the work.

6.4 As previously outlined, VSN Enterprises did not include the £5,000 Provisional Sum for unforeseen works and mechanical services. This sum has been added to the overall tender sum.

7.0 CONTINGENCY / DAYWORKS

7.1 Dayworks are not applicable to this contract, having regard to the client bespoke amendments also.

7.2 PLLP recommend that ETG/EFDC set aside a contingency to deal with matters that are either unforeseen or may entail further expenditure. An example of this is the quotations from utility companies to connect the new dwelling.

8.0 RISKS

8.1 Discharging of Planning Conditions

8.1.1 The Clients Design Team is responsible for discharging all outstanding planning conditions relating to the scheme. They will need to obtain written sign-off prior to the scheme being completed and handing over to EFDC.

8.1.2 Some planning conditions are pre-start and will need to be discharged prior to works commencing on site. The designer will need to submit applications to discharge pre-start planning conditions in a timely fashion, so as not to delay an agreed start on site.

After an initial approach to Planners to discharge conditions relating to contamination, it has become apparent that some additional works may be required of introducing a gas membrane. We would recommend that the Employer allocate a contingency in respect of this item of £5,000.

8.2 Utilities

8.2.1 As previously detailed, the tender documents only allow Prime Cost Sums for the utility connections. As such, these costs will be subject to adjustment once firm costs are known.

8.3 Financial Checks

8.3.1 It is assumed that EFDC/ETG will carry out any financial checks they deem necessary prior to placing an order with the contractor.

8.4 Programme

- 8.4.1 The scheme was tendered on a proposed programme duration. VSN have indicated that this period is unlikely to be achievable primarily due to risks around ordering and securing utility connections, and have proposed an alternative programme duration. It should also be noted that to achieve the Employers procurement requirements, it is possible that a start on site will be delayed by a number of months. Accordingly, a further provisional sum has been included for inflation.

The overall programme requires agreement with the Contractor prior to entering in to Contract. This is currently proposed as 9 months. The Employer will need to determine the start date.

9.0 LEGISLATION

9.1 CDM Regulations 2015

- 9.1.1 The work will be subject to compliance with the CDM Regulations 2015 (CDM).
- 9.1.2 PLLP will carry out the role of Principal Designer. The build contractor will undertake the role of Principal Contractor.
- 9.1.3 Commencement of the works on site once a formal appointment has been made will be subject to the following:
- The submission of a suitably developed Construction Phase Plan.
 - The Employer's authorisation (subject to the above).
 - Submission of an F10 form.
 - Discharge of Pre – Start Planning Conditions
- 9.1.4 The appointed contractor will be the Principal Contractor and will also be responsible for the production of the Health & Safety File, in conjunction with the Principal Designer at the end of the project.

9.2 Building Regulations

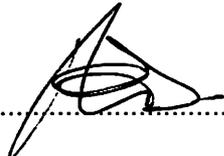
- 9.2.1 The contractor will be responsible in tandem with the designer for obtaining all necessary consents in relation to Building Regulations via the Local Authority Building Control Department.

9.3 Planning Permission

- 9.3.1 The scheme has planning consent.
- 9.3.2 All outstanding planning conditions will need to be discharged prior to the Employer taking possession.

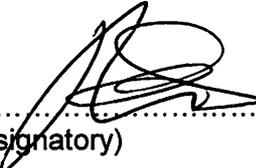
10.0 CONCLUSIONS & RECOMMENDATIONS

- 10.1 VSN Enterprises have provided the lowest tender at a figure that aligns with the Pre – Tender estimate and is considered Value for Money.
- 10.2 At the present time, a Provisional Sum of £5,000 has been allowed for, for the tender price inflation, should the Date of Possession be delayed.
- 10.3 Depending on the actual Date of Possession, the TPI figure could be ascertained from BCIS or another source and an adjustment to VSN's tender, prior to contracts being entered into.
- 10.4 Subject to any necessary financial checks and EFDC following up references, Pellings LLP recommend an order be placed with VSN Enterprises for the carrying out of the works to the contract sum of £300,285.00, with a contract period of 9 months on site.

Signed.....

Date 8th November 2016

On behalf of: PELLINGS LLP

Countersigned
(Pellings authorised signatory)

Date 8th November 2016

Appendix A

EPPING FOREST DISTRICT COUNCIL - Centre Drive

TENDER ADDENDUM No 1

Issued by: Pellings LLP

Issue date: 01.09.2016

Item No.	Description
1	<u>Drawings</u>
	Omit: tender drawings 612.080/16B and 17. Add: tender drawings 612080/16C and 17A - hard copies attached.
2	<u>French Drain to Rear Garden</u>
	Add: directly adjacent to circular enclosing kerb to rear patio area, as shown on drawing 612.080/17A, supply and install French drain formed as follows: Excavate trench 450mm wide x 600mm deep. Line with Geotextile membrane and fill with 10mm maximum washed pea shingle to finished level adjacent soft ground levels. Cart away all excess materials arising.
3	<u>PV Panels to Roof</u>
	Add: allow the Provisional Sum of £5,000 to install PV array to roof.
4	<u>Kitchen Layouts</u>
	In amplification of the Schedule of Works in respect of the supply and installation of the kitchen, supply and install in accordance with the attached kitchen design and schedule from Premier.

Appendix B

71 Centre Drive :

1. **Item 9.4 - £4450.00.** Surface Water Drainage. This is a firm costing to the above property. This has been costed and programmed to the supported documents and drawings supplied, the method and depth are indicated on the design proposals, anything over and above would be subject to a variation. No provisions have been costed or programmed for any alternative methods if required by building control.
2. **Item 14.8 - £14135.00.** Below Ground Drainage. This includes for the Remedial works required based on quotation (ref: Q1344) for the Sum of £5,235.00 by Quality Drainage Company Ltd. This is a firm costing to the above property. This has been costed and programmed to the supported documents and drawings supplied, the method and depth are indicated on the design proposals, anything over and above would be subject to a variation. No provisions have been costed or programmed for any alternative methods if required by building control.

**EPPING FOREST DISTRICT COUNCIL
PACKAGE A - TENDER REPORT
NOVEMBER 2016**

**Scheme Comprising Site Preparation
Followed by Construction of 8no.
Dwellings with Amenity and Parking
Spaces and Related Infrastructure at**

**Site at Springfield Site C, Epping and
Site at Centre Avenue, Epping
Essex
CM16**

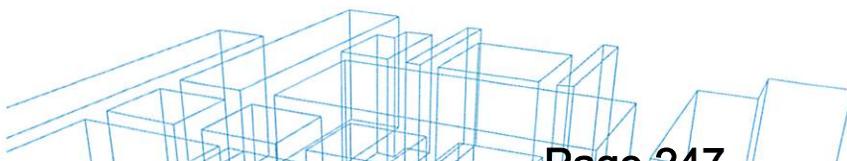
For

East Regen Limited

and

**Epping Forest District Council
Phase 3, Contract A**

Our Ref: JK/sw/612.075
22 November 2016
Issue: Rev 00



**SPRINGFIELD SITE C AND CENTRE AVENUE, EPPING, ESSEX CM16
TENDER REPORT 22ND NOVEMBER 2016**

Rev	Date	Status	Author	Check
00	22.11.16	Final	J King	IJC

CONTENTS

- 1.0 EXECUTIVE SUMMARY**
- 2.0 INTRODUCTION**
- 3.0 BASIS OF TENDER / PROCUREMENT PROCESS**
- 4.0 RETURN OF TENDERS**
- 5.0 EXAMINATION OF TENDER RETURNS**
- 6.0 PROVISIONAL SUMS**
- 7.0 CONTINGENCY / DAYWORKS**
- 8.0 RISKS**
- 9.0 LEGISLATION**
- 10.0 CONCLUSION & RECOMMENDATIONS**

Appendix A - Qualitative Assessment

Appendix B - Post Tender Correspondence

1.0 EXECUTIVE SUMMARY

- 1.1. The project comprises provision of the following:
- 4no. dwellings to include amenity and parking spaces and related infrastructure at land at Springfield Site C, Epping Essex.
 - 4no. dwellings to include amenity and parking spaces and related infrastructure at land at Centre Avenue, Epping, Essex.
- 1.2. Of the four tenders sent out, three were returned.
- 1.3. Isolated clarifications were sought via email from the tendering Contractors, for which responses have been received (please see Appendix B).
- 1.4. Pellings LLP have undertaken an arithmetical check of the tenders in accordance with the ETG/EFDC Invitation to Tender.
- 1.5. Tenders were returned from Denmark & White, PA Finlay and Olli Construction. There was no tender return from Kind and Company.
- 1.6. Once costs and programme have been agreed, EFDC will need to enter into the JCT Design and Build 2011 Contract with the chosen Contractor. The Contract will include EFDC's Bespoke Contract Amendments.
- 1.7. Contractor's insurances will need to be checked prior to an order being placed.
- 1.8. It is not known whether the Employer has set aside a contingency sum should matters arise during the course of construction work not covered elsewhere.
- 1.9. There are a number of potential risks that remain and these include:
- Discharge of planning conditions
 - The potential for below ground contamination
 - Utilities
 - Financial checks
 - Programme
 - Provisional Sums
- 1.10. The CDM Regulations 2015 apply to this project. Pellings LLP have been appointed as Principal Designer under these Regulations.
- 1.11. At the present time Denmark & White have provided the most economically advantageous tender. Their Quality Submission has been scored, along with those of the other submitted tenderers.

2.0 INTRODUCTION

2.1 The parties involved in this project are as follows:

- **Employer:** Epping Forest District Council of Civic Offices, High Street, Epping, Essex CM16 4BZ.
- **Development Agency/Clerk of Works:** East Thames Group of 29-35 West Ham Lane, Stratford, London E15 4PH.
- **Employer's Agent:** Pellings LLP of 24 Widmore Road, Bromley, Kent BR1 1RY.
- **Contractor:** To be appointed.

2.2 The location of the sites are land off Centre Avenue, Epping, Essex, CM16 and land at Springfields, Epping, Essex, CM16.

2.3 The project comprises site preparation followed by design and construction of 4no. dwellings on each of the above sites. Also included is the design and construction of associated amenity space, parking areas and infrastructure.

2.4 It is believed the land to be utilised is currently owned by Epping Forest District Council.

3.0 BASIS OF TENDER / PROCUREMENT PROCESS

3.1 Pellings LLP provided a "long list" of Contractors to Epping Forest District Council/East Thames Group. EFDC/ETG then obtained financial information about the Contractors concerned.

3.2 From the long list, a shortlist of four Contractors was selected based on the information provided by those Contractors in terms of contract values and locations that they favoured.

3.3 The 4no. Contractors were provided with the tender documentation in an electronic "dropbox" including a draft JCT Contract with Client Bespoke Amendments.

3.4 Tenders were issued on 1st September 2016.

3.5 A dropbox was provided to the following Contractors:

- PA Finlay
- Denmark & White
- Hollington Construction Limited (Olli Construction)
- Kindbuild

3.6 The successful Contractor will be responsible for the design of all aspects of the scheme and also discharging all outstanding Planning Conditions, whether pre-start or to be discharged during the course of the project.

3.7 A full set of Employers Requirements was provided in addition to preliminary site investigations and Planning Consent letters for the scheme, along with consented scheme drawings.

3.8 During the tender period, 2 tender addenda were issued in respect of additional drawings and site investigation information.

- 3.9 The tender return date was 7th October 2016.
- 3.10 The tenders were returned to Epping Forest District Councils' offices and then subsequently forwarded by post to Pellings LLP.
- 3.11 The Pre-Tender Estimate issued by Pellings LLP in July 2016 was in the sum of £1.53m.

4.0 RETURN OF TENDERS

- 4.1 Tenders were received from PA Finlay, Denmark & White and Olli Construction. There was no tender return from Kind & Company.
- 4.2 The following is a summary statement of the tenders:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Denmark & White	£1,408,126.30	Yes	60 calendar weeks
PA Finlay	£2,071,567.42	No	52 calendar weeks
Olli Construction	£1,544,016.20	Yes	46 calendar weeks
Kind & Company	No tender		

5.0 EXAMINATION OF TENDER RETURNS

- 5.1 Pellings LLP carried out an arithmetical check on all tenders received. All tenders were arithmetically correct.
- 5.2 The Quality Submissions were then checked. PA Finlay did not submit any kind of Quality Submission in the format required by the Invitation to Tender. As such, they have scored '0' for all Quality Questions.
- 5.3 A summary of the unmoderated scores is attached. Denmark & White provided the most economically advantageous tender of the three submitted.
- 5.4 Denmark & White also provided slightly better qualitative answers, when compared to Olli Construction.
- 5.5 The tenders included a number of clarifications, to which questions and answers were raised during post-tender correspondence. Please refer to Appendix B.

6.0 PROVISIONAL SUMS

6.1 All Contractors originally allowed Provisional Sums for connection of new utilities such as gas, water, electricity and BT/telecommunications infrastructure and connections to the existing drainage and stormwater infrastructure.

6.2 All Contractors were asked to provide firm quotations for the items covered by Provisional Sums that they had included in their offers.

6.3 Provisional Sums were also included in the Employers Requirements in the sum of £6,500.00:

- £1,000.00 in respect of permanent signage
- £5,000.00 in respect of additional works to boundaries
- £500.00 in respect of drainage to adjacent driveway

6.4 These Provisional Sums may be spent in whole or in part or may be increased depending on the actual costs of the work.

6.5 With the final clarification received, from Denmark & White on 15th November 2016, the only provisional items remaining within their tender are those provided by the Employer.

7.0 CONTINGENCY / DAYWORKS

7.1 Dayworks are not applicable to this contract, having regard to the client bespoke amendments also.

7.2 PLLP recommend that ETG/EFDC set aside a contingency to deal with matters that are either unforeseen or may entail further expenditure.

8.0 RISKS

8.1 Discharging of Planning Conditions

8.1.1 Under a Design and Build Contract, the Contractor or their Designer is responsible for discharging all outstanding Planning Conditions relating to the scheme. These may be Pre-Start Conditions or Conditions to be discharged during the course of the building work.

8.1.2 The Contractor will need to obtain written sign off for all Conditions prior to the scheme being completed and handed over to EFDC.

8.2 Utilities

8.2.1 Until Firm quotations are received by the contractor for services, this item remains a risk to the scheme in terms of cost and programme.

8.3 Financial Checks

8.3.1 It is assumed that EFDC/ETG will carry out any financial checks they deem necessary prior to placing an order with the intended Contractor, although it is noted that prequalifying checks have already been made as outlined at 3.1.

8.4 Programme

8.4.1 Whilst the Contractor has been asked to adhere to EFDC's desired programme, Denmark & White has indicated they require a period of 44 weeks on site plus a design phase of 16 weeks, 60 weeks in total.

9.0 LEGISLATION

9.1 CDM Regulations 2015

9.1.1 The work will be subject to compliance with the CDM Regulations 2015 (CDM).

9.1.2 Pellings LLP will carry out the role of Principal Designer. The Build Contractor will be responsible for the role of Principal Contractor.

9.1.3 Commencement of the works on site will be subject to the following:

- Following up of references from the intended Contractor.
- The submission of a suitably developed Construction Phase Plan.
- The Employer's authorisation (subject to the above).
- Submission of an F10 form.
- Discharge of "Pre-Start" Planning Conditions.

9.1.4 The Appointed Contractor will be the Principal Contractor and will also be responsible for the production of the Health & Safety File, in conjunction with the Principal Designer at the end of the project.

9.2 Building Regulations

9.2.1 The Contractor will be responsible in tandem with their Designer for obtaining all necessary consents in relation to Building Regulations via the Local Authority Building Control Department (LABC).

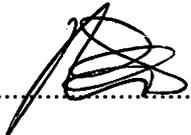
9.3 Planning Permission

9.3.1 The scheme has Planning Consent.

9.3.2 All outstanding planning conditions will need to be discharged prior to the Employer taking possession of the completed dwellings.

10.0 CONCLUSIONS & RECOMMENDATIONS

- 10.1 Having regard to both the pricing submissions and quality scores, Denmark & White has provided the most economically advantageous tender.
- 10.2 Clarifications given at tender stage have been removed during post-tender correspondence, and the tender is now an unqualified firm price.
- 10.3 Subject to any necessary financial checks and EFDC following up references, Pellings LLP recommend an order be placed with Denmark & White for the carrying out of the works to the Contract Sum of £1,408,126.30 with a contract period of 44 weeks on site plus a design phase period prior to the start on site of 16 weeks (60 weeks in total).

Signed..........

Date *22nd November 2016*

On behalf of: PELLINGS LLP

Countersigned.....
(Pellings authorised signatory)

Date *22nd November 2016*

**Appendix A
Qualitative Assessment**

SPRINGFIELD SITE C AND CENTRE AVENUE, EPPING, ESSEX CM16 - CONTRACT A
TENDER REPORT 22ND NOVEMBER 2016
APPENDIX A – QUALITATIVE ASSESSMENT

PRICE/QUALITY EVALUATION

Price Scores

		Score (Max 60%)
Denmark and White	£1,408,126.30	60%
Olli Construction	£1,544,016.20	54.72%
P A Finlay	£2,071,567.42	40.78%

Quality Scores

		Denmark & White		Olli Construction		PA Finlay	
		Out of 10	Weighted	Out of 10	Weighted	Out of 10	Weighted
Q1 weighting 12/40	PLL	5	6.0	4	4.8	0	0
	ETG	9	10.8	6	7.2	0	0
	EFDC	8	9.6	6	7.2		
Average Weighted			8.8		6.4		0
Q2 weighting 12/40	PLL	6	7.2	5	6.0	0	0
	ETG	7	8.4	8	9.6	0	0
	EFDC	5	6.2	6	7.2		
Average Weighted			7.2		7.6		0
Q3 weighting 8/40	PLL	4	3.2	5	4.0	0	0
	ETG	4	3.2	8	6.4	0	0
	EFDC	5	4.0	5	4.0		
Average Weighted			3.5		4.8		0
Q4 weighting 4/40	PLL	5	2.0	5	2.0	0	0
	ETG	6	2.4	7	2.8	0	0
	EFDC	8	3.2	8	3.2		
Average Weighted			2.5		2.7		0
Q5 weighting 4/40	PLL	5	2.0	6	2.4	0	0
	ETG	6	2.4	7	2.8	0	0
	EFDC	8	3.2	8	3.2		
Average Weighted			2.5		2.8		0

Summary	Price	Quality (Total Average Weighted)	Total	Rank
Denmark and White	60%	24.5	84.50	1
Olli Construction	54.72%	24.3	79.02	2
P A Finlay	40.78%	0	40.78	3

**Appendix B
Post Tender Correspondence**

Ian Collins

From: Nick White <N.White@denmarkandwhite.co.uk>
Sent: 15 November 2016 08:33
To: Ian Collins
Subject: Epping Forest / East Thames

Good morning Ian

Further to our telephone conversation regarding the above – mentioned schemes, I have looked at removing the provisional sums we imposed within our offers. I can confirm the following

Contract A. Centre Drive and Springfields. Submitted on 7th October

We will stand by the included provisional sum of £48,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract C. Parklands. Submitted on 19th October

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract E. Bluemans End. Submitted on 4th November

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

We also bid on Contract B. Stewards Green Road, which was submitted on 4th November. Whilst we appreciate that this contract is not design & build we wondered whether the Employer may have an appetite to element the majority of the risk surrounding the Provisionals Sums. If this is the case, we are prepared to offer a revised fixed contract sum, based on the design intent, leaving in just two provisional sums (£5k boundary walls, £10k electric main works) for the sum of £813,310.00. With regards to the electrical main works – we are also prepared to carry out investigate and resolution work in respect of the provisional sum at our own risk if there is a commitment from the Employer to move forward with DWL on the project if it is satisfactorily resolved. We have assumed that the design will be concluded by the Employer and his agents – but we would work with them similarly to how we interact on a design and build contract.

Finally; and we trust that this is not taken as being presumptuous; if we happened to be under consideration for all 4 schemes we have tendered; and if they are all instructed to proceed at the same time, but with a small staggered start we would be in a position to make some economy savings. We are prepared to pass these savings onto the Employer and they total too £39,196.00. We have an experienced site delivery team in place whose current scheme finishes in the middle of January 2017 who are perfectly positioned to move straight onto these projects, allowing for design development and discharging pre commencement conditions

If you require any further information, please do not hesitate to contact me at your leisure

Regards

Nick White

Denmark&White Ltd

Unit 7 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS6 9RS



Tel 01268 786 444
Web www.denmarkandwhite.co.uk



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From: Nick White

Sent: 10 November 2016 13:48

To: Ian Collins <ICollins@pellings.co.uk>

Subject: Epping Forest / East Thames

Hi Ian

Further to our telephone conversation yesterday we would very much appreciate some feedback on our submitted tenders in respect to the above Client. This will massively help our forward planning and how we deal with the submission of pending tenders. I totally appreciate that the feedback will be informal at this stage until the quality scoring and comparison is fully complete

Initially, we were advised that feedback would be received as individual tenders were submitted and evaluated – but understand that this has probably changed now

The schemes we priced were

1. Contract A. Centre Drive and Springfields. Submitted on 7th October
2. Contract C. Parklands. Submitted on 19th October
3. Contract E. Bluemans End. Submitted on 4th November
4. Contract B. Stewards Green Road. Submitted on 4th November

Thanks once again for your assistance in this matter

Regards

Nick White

Denmark&White Ltd

Unit 7 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS8 9RS



Tel 01268 786 444

Web www.denmarkandwhite.co.uk



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Susan Walland

From: Nick White <N.White@denmarkandwhite.co.uk>
Sent: 19 October 2016 15:59
To: Julia King
Cc: 'Sidney Yanney'; 'JHayes@eppingforestdc.gov.uk'; James Shutt; Paul Pledger; Ian Collins
Subject: RE: EFDC Phase 3 - Contract A (612075)

Hi Julia

Apologies for the delay in responding; I have answered your questions below (in red)

An arithmetical check has been undertaken on your tender. It appears to add up, but for a 2p discrepancy. Please can you check your figures and revert back to me. **The 2p error was generated via rounding issues on our excel spreadsheets; it occurred when we carried forward figures from our net cost pricing document to the contract sum analysis. Would you like me to generate a new CSA to correct the 2p error**

It is noted that the utilities connections at the present time have been priced as a Provisional Sum in the sum of £48,000. Please could you revert back to me with a Firm quotation for statutory utilities and connections. **The Provisional Sum was included because there is insufficient time during a 5 week tender period to obtain firm quotations for the new connections. The included sum of £48,000 was based on historic comparable data for previously completed / similar schemes in respect of the new connections. We do not actually anticipate any requirement for diversions or disconnections as the information provided with the tender documents do not seem to indicate there are any existing services on site. Therefore, we propose to fix our inclusion for £48,000 for the new incoming supplies with a caveat that no diversionary or disconnection work arises after further investigation.**

It is noted that Denmark & White would undertake this contract with a 60 week programme. **Yes, as intimated on the form of tender our period from possession of site is 60 calendar weeks. We anticipate a 16 week design period however we would expect to carry out demolition, enabling works, site clearance etc.. during the design period. The intimated 44 week construction period would be worked with a 4 week stagger between the two sites to achieve continuity of labour**

Please can you confirm your overheads and profit percentage that you have allowed for in reaching your tender offer. **Our percentage addition for OHP applied to this tender is 10%**

Are there any risk items remaining on the tender you have put forward? **There are no apparent risks that we feel necessary to bring to your attention**

Regards

Nick White

Denmark & White Ltd

Unit 7 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS6 9RS



Tel 01268 786 444

Web www.denmarkandwhite.co.uk



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From: Julia King [mailto:JKing@pellings.co.uk]

Sent: 18 October 2016 09:56

To: Nick White <N.White@denmarkandwhite.co.uk>

Cc: 'Sidney Yanney' <Sidney.Yanney@east-thames.co.uk>; 'JHayes@eppingforestdc.gov.uk' <JHayes@eppingforestdc.gov.uk>; James Shutt <jshutt@eppingforestdc.gov.uk>; Paul Pledger <PPledger@eppingforestdc.gov.uk>; Ian Collins <ICollins@pellings.co.uk>

Subject: EFDC Phase 3 - Contract A (612075)

Dear Nick

I hope you are well.

I am currently appraising the pricing aspects of the received tenders in relation to EFDC Phase 3, 'Contract A'.

An arithmetical check has been undertaken on your tender. It appears to add up, but for a 2p discrepancy. Please can you check your figures and revert back to me.

It is noted that the utilities connections at the present time have been priced as a Provisional Sum in the sum of £48,000.

Please could you revert back to me with a Firm quotation for statutory utilities and connections.

It is noted that Denmark & White would undertake this contract with a 60 week programme.

Please can you confirm your overheads and profit percentage that you have allowed for in reaching your tender offer.

Are there any risk items remaining on the tender you have put forward?

I look forward to hearing from you in this regard.

Kind regards.

Julia

Julia King BSc (Hons) MRICS
Senior Employer's Agent

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Susan Walland

From: Nick Athienitis <nick.a@pafinlay.com>
Sent: 18 October 2016 15:21
To: Julia King
Cc: Sidney Yanney; JHayes@eppingforestdc.gov.uk; Paul Pledger; James Shutt; Ian Collins; Graham Rogers
Subject: RE: EFDC Phase 3 - Contract A (612075)

Dear Julia

Thank you for your email

I note below some answers to the queries you have raised which we can respond to straight away as follows

Please can you confirm whether PA Finlay Homes is a separate legal entity to PA Finlay as a whole. **P A Finlay Homes is an internal department of P A Finlay Limited so effectively Our main company would carry out the works**

It is noted that your tender includes a 5% contingency which you have added on to your Contract Sum of your own volition. Is this a general sum to cover risk items that are unspecified, or are there any other risk items in your tender?

This Contingency is added on what we use as our budget sheet for our own Speculative Building projects. If the client feels that they don't want have any Contingency in hand then this sum can be omitted.

Please can you confirm the overheads and profit percentage that you have allowed for in making your offer. **Our Normal rates on this sort of project would be 6.5% profit and 14% head office overheads**

The preambles to the submission state that the scheme will meet Level 3 of the Code for Sustainable Homes only. **To Clarify our offer allows to build the properties to the latest Building Control Requirements**

It is noted that there are Provisional Sums for gas, water and electricity connections, making a total of £60,000 for these items.

Is it possible that PA Finlay could firm up these figures in which to provide a Firm quotation. **I have spoken to our Utilities consultant who has advised that it can take**

4 to 6 weeks to get an accurate budget price. We have based our P Sums on the average of the roughly 8 to 11 K charged on our most recent enquiries in the Epping Area.

I doubt they will vary greatly from this overall

The CSA makes reference to Kent County Council Highways Bonds and Fees. This may be an oversight. **Yes this is an oversight and should be removed all together**

In addition, £70,000 has been allowed for in site management. Can the assumption be made that this is the cost of 1 full-time Manager on each of the 2 sites? **Yes that is correct**

The offer also allows the sum of £2,000 for converting CAD drawings. It is not clear what this sum of money covers. **Sorry this was included for a previous project and should be removed**

PA Finlay have not incorporated a sum of money against the insurances section of the Contract Sum Analysis or time related preliminaries. Please can this be checked and verified?

Our insurances on this project have been included within our general overhead

I hope this is helpful

Nick Athienitis
Managing Director
P A Finlay & Co Ltd
www.pafinlay.com
Follow us on twitter @FinlayCo
6 Rowse Close, London, E15 2HX
Mobile: 07973 354714
Tel: 020 8555 8107
Direct: 020 8536 8151
Fax: 020 8536 8188
Email: nick.a@pafinlay.com

Susan Walland

From: Julia King
Sent: 18 October 2016 09:56
To: 'nicka@pafinlay.com'
Cc: 'Sidney Yanney'; 'JHayes@eppingforestdc.gov.uk'; Paul Pledger; James Shutt; Ian Collins
Subject: EFDC Phase 3 - Contract A (612075)
Categories: Egress Switch: Unprotected

Dear Nick

I hope you are well.

I am currently in the process of appraising pricing aspects of the submitted tenders for the EFDC Phase 3 contract known as 'Contract A – Springfields Site C and Centre Avenue'.

Please can you confirm whether PA Finlay Homes is a separate legal entity to PA Finlay as a whole.

It is noted that your tender includes a 5% contingency which you have added on to your Contract Sum of your own volition. Is this a general sum to cover risk items that are unspecified, or are there any other risk items in your tender?

Please can you confirm the overheads and profit percentage that you have allowed for in making your offer.

The preambles to the submission state that the scheme will meet Level 3 of the Code for Sustainable Homes only.

It is noted that there are Provisional Sums for gas, water and electricity connections, making a total of £60,000 for these items.

Is it possible that PA Finlay could firm up these figures in which to provide a Firm quotation.

The CSA makes reference to Kent County Council Highways Bonds and Fees. This may be an oversight.

In addition, £70,000 has been allowed for in site management. Can the assumption be made that this is the cost of 1 full-time Manager on each of the 2 sites?

The offer also allows the sum of £2,000 for converting CAD drawings. It is not clear what this sum of money covers.

PA Finlay have not incorporated a sum of money against the insurances section of the Contract Sum Analysis or time related preliminaries. Please can this be checked and verified?

I look forward to hearing from you in this regard.

Kind regards.

Julia

Julia King BSc (Hons) MRICS
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Susan Walland

From: surveying@olliconstruction.co.uk
Sent: 18 October 2016 15:12
To: Julia King
Subject: Re: EFDC Phase 3 - Contract A (612075)
Attachments: Untitled attachment 00068.xlsx

Good Afternoon Julia,

As requested please find attached revised tender.

Here are our comments to incorporate as appropriate in our response to Pellings:

0.1.1 We can confirm the removal of any hazardous material at £5000.00 per site. The SI provided as part of the tender package indicated low levels of such material but it will need to be removed.

0.1.3 Omitted

0.2.5 We can confirm this as a fixed price as per our tender submission

0.3.1 We need to carry out our own asbestos survey and report to satisfy HSE/CDM, and should not have to rely on a survey by others in these circumstances

5.4.1 We can confirm this as a fixed price as per our tender submission.

5.8.1 We can confirm this as a fixed price as per our tender submission.

9.2.1 & 9.2.2 the planting and turfing is subject to the detailed landscaping design which is one of the conditions on the planning consent which need ps to be discharged. However, based on the detail shown on the planning drawings, we can confirm the prices in our submission as fixed.

9.5 I am sure that this refers to the surface and foul water drainage within both sites and not the mains sewer connection. Confirm this as a fixed price as per our tender submission.

9.64 We can confirm this as a fixed price as per our tender submission

9.6.5 fix the cost of the incoming BT lines at £2000.00 per site. Internal distribution/cablings is included in our electrical installation price

9.71 Confirm this as a fixed price as per our tender submission. I checked the price of a motorised pumping station and took account of the sub ground manhole required for this in our cost for the drainage.

10.6 The section 278 works are those which are required to the public highway, but which we would carry out via an agreement with the local authority highways department. There is only one access into each site. Confirm this as a fixed price as per our tender submission.

10.7 We can confirm this as a fixed price as per our tender submission

11.6.6 Both sites are surrounded by existing residential properties with gardens backing directly on to the sites making them vulnerable. The out of hours security allows for those periods when excavations are on going for foundations and drainage etc to ensure the safety of the local residents.

General :

We have allowed for all necessary mechanical plant and equipment including telehandlers within our itemised costs.

Principal designer attendances and the provision of any manuals to the principal designer are included within the professional fees section of the tender submission.

The arithmetic errors are noted.

The subtotal stand grand total are correct.

If you have any queries, please do not hesitate to contact me.

Kind regards

Peter Pietrzyk



Olli Group

Project Quantity Surveyor

Mobile: 07930897676

Tel: 02074745111 x 219

E-mail: surveying@olliconstruction.co.uk

Olli Group plc | Olli Depot, 35 Shirley Street, Docklands, London, E16 1HU
Telephone: 02074745111 | Facsimile: 0207474 8222 | www.olligroup.co.uk



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From: Julia King [mailto:JKing@pellings.co.uk]

Sent: 18 October 2016 09:56

To: 'dean@olliconstruction.co.uk'; 'edith@olliconstruction.co.uk'

Cc: 'Sidney Yanney'; 'JHayes@eppingforestdc.gov.uk'; Paul Pledger; James Shutt; Ian Collins

Subject: EFDC Phase 3 - Contract A (612075)

Dear Dean

I hope you are well.

Thank you for your tender. I am currently in the process of appraising the pricing aspects of the submissions and I have the following comments:

Olli Group's offer contains a number of Provisional Sums. Briefly they can be summarised as:

- Contamination
- Invasive species
- Temporary works
- Asbestos surveys
- Mains water supply

- Electrical connection
- Planting, seeding and turfing
- Surface and foul water
- Gas connections
- BT/telecoms provision
- Foul drainage to include a pumping station
- Section 278 works
- External lighting

Please can the above Provisional Sums be amended to Firm quotations, in order that the received tenders can all be compared on a like for like basis.

Have telehandlers or any other mechanical equipment been allowed for?

Please can Olli Group what out of hours security comprises?

Have they allowed for any Principal Designer related attendance, such as providing Operating and Maintenance Manuals to the Principal Designer?

In addition, a number of arithmetical errors were noted in the tender. Item 12.1 of the CSA states 'main contractors overheads'. This is based on 10% according to the figure in red coloured font. My maths makes the sum of £61,348.05 + £61,696.75 = £123,044.80. This is against the figure as shown in the CSA spreadsheet of £616,967.50.

The figure for main contractors profits when the sums of £30,674.03 + £30,848.38 = £61,522.41, which is 1p out.

This does however bring a correct sub-total on the following page of £184,567.21 less the 1p variation detailed above.

Also, it is not clear why you have allowed a Provisional Sum for asbestos on the basis a Refurbishment & Demolition survey has been provided. Please can you clarify your reasoning in including a Provisional Sum, is it in the event, for instance, of further fly tipping or the survey being out of date?

I look forward to hearing from you in this regard.

Kind regards.

Julia

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Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-005-2016/17
Date of meeting: 12 December 2016

Portfolio: Housing

Subject: Street/Building Naming – Phase 3, Council Housebuilding Programme

Responsible Officer: Alan Hall, Director of Communities (01992 564004)

Democratic Services Officer: Jackie Leither (01992 564756)

Recommendations:

- (1) That, following consultation with Epping Town Council and the three Ward Members, and as suggested by the Town Council, the new developments:**
 - (a) Between 15 and 17 Springfield, Epping be called “Pantins Close”;**
 - (b) To the rear of 44 and 51 Parklands, Coopersale be called “Verrall Close”;**
 - (c) Between 16 & 18 Centre Avenue, Epping be called “Matthews Close”; and**
 - (d) Between 39 and 52 Stewards Green Road, Epping be called “Thorn Terrace”;**
- (2) That the three bedroom houses;**
 - (a) Between 71 and 73a Centre Drive, Epping be numbered 71a Centre Drive; and**
 - (b) Adjacent to 79 London Road, Stanford Rivers be numbered 79a London Road;**
- (3) That, following consultation with North Weald Parish Council and the two Ward Members, and as suggested by the Parish Council, the new developments;**
 - (a) Between 16 and 17 Bluemans End, North Weald be called “Centenary Close”; and**
 - (b) To the rear of 9 - 19 Queens Road, North Weald be called “Elizabeth Close”; and**
- (4) That formal applications be submitted to the Director of Neighbourhoods for the above names and numbering, in accordance with the Council’s Street Naming and Numbering Policy, and that the Director of Communities be authorised to make minor changes if necessary.**

Executive Summary:

The Cabinet Committee has previously agreed to consult local town and parish councils on suggested names for building and street names developed under the Council Housebuilding Programme, and to also consult the relevant Ward Members on the local councils’ suggestions. Epping Town Council and North Weald Parish Council have been consulted on the developments within Phase 3 that require names, both of whom have provided names for each development.

The Director of Neighbourhoods, who is responsible for administering the Council's Street Naming and Numbering Policy, has been consulted and has raised no objections to the names now proposed. The five Ward Members involved have been consulted on the Town and Parish Council's suggestions and have raised no objections. It is therefore proposed that the four developments be named in accordance with the Town and Parish Council's suggested names.

Reasons for Proposed Decision:

Six of the developments in Phase 3 of the Council Housebuilding Programme require names. The Cabinet Committee has been authorised by the Leader of the Council to decide the names of new developments.

Other Options for Action:

The main option appears to be to agree different names, proposed by the Cabinet Committee.

Background

1. It is the District Council's legal responsibility, exercised through the Director of Neighbourhoods, to ensure that all new properties built in the District are allocated an appropriate address. The Council already has a Policy that aids developers in suggesting street and building names, which the Council has the power to approve or reject under the Towns Improvement Clauses Act 1847 (S64 and S65) in conjunction with S21 of the Public Health Act Amendment Act 1907.

2. In April 2014, the Cabinet Committee recommended to the Leader of the Council that the Terms of Reference for the Cabinet Committee be amended to incorporate the naming of developments, which the Leader subsequently agreed. At its meeting held in August 2014, the Cabinet Committee agreed its approach to the naming of new developments within the Council Housebuilding Programme. In general terms, the Cabinet Committee agreed that:

- (a) Subject to the Cabinet Committee already agreeing a suitable name for new Council housing developments, or names not being required (e.g. where existing numbering can be utilised), town and parish councils be invited to submit a list of street/property names for new Council housing developments in their locality, having regard to the Council's Street Naming and Numbering Policy;
- (b) The relevant ward members be consulted on the list of names submitted by Town and Parish Councils; and
- (c) The names of new streets or properties be determined by the Cabinet Committee, having regard to the list of names put forward by town and parish councils and the views of ward members.

3. The Cabinet has already agreed the names of buildings and streets for the developments comprising Phase 1 and 2 of the Housebuilding Programme. There is now a need to agree names and numbering for the 34 new properties to be built in Epping, Coopersale, North Weald and Stanford Rivers under Phase 3 of the Programme.

Proposals for names and street numbering for Phase 3

4. Elsewhere on the agenda for this meeting the tenders received for all the proposed developments comprising Phase 3 are reported.

5. Phase 3 includes two 3-bedroom houses in Epping and Stanford Rivers that do not require a new street or building name, and for which the numbering shown below is proposed:

(a) Between No. 71 Centre Drive and No. 73a Centre Drive, Epping - to be numbered 71a; and

(b) Adjacent to 79 London Road, Stanford Rivers – to be numbered 79a.

6. In accordance with the Cabinet's Committee's policy, Epping Town Council and North Weald Parish Council were invited to submit suggested names for the Cabinet Committee to consider for the new streets and buildings where new names are required, which meet the requirements of the Council's Street Naming and Numbering Policy - together with brief information about their rationale for the proposals.

7. Following discussion with the two councils about some initial suggested names that did not meet the Council's Policy, they have proposed the following names for the new developments listed below for their reasons shown:

Epping Town Council

(a) **Springfield, Epping** - 2 X 1 bed bungalows and 2 X 2 bed houses

"Pantins Close"

Pantins was a metal work company, located on Centre Drive, close to Springfield, where many people from Epping worked.

(b) **Parklands, Coopersale** - 2 X 1 bed flats and 2 X 2 bed flats

"Verrall Close"

Named after Epping TC's first Freeman of Epping, who sadly died before he received this honour. His family have strong connections to the town and have given their consent to the name being used, if agreed by the Cabinet Committee.

(c) **Centre Avenue, Epping** - 4 X 3 bed houses

"Matthews Close"

British Matthews was an engineering company based in Centre Drive for 48 years, where many people from Epping worked. British Matthews also had a football team based at Stonards Hill, Epping.

(d) **Stewards Green Road, Epping** - 4 X 3 bed houses

"Thorn Terrace"

Recognises nearby Little Thorn Hall.

North Weald Parish Council

(a) **Bluemans End, North Weald** - 4 X 2 bed houses

"Centenary Close"

Due to North Weald Airfield being 100 years old and the other roads in the locality (namely St Andrews Close and Tower Close) being named in recognition of local landmarks (i.e. St Andrews Church and North Weald Airfield's Tower). The name denotes the centenary of the Airfield, which is close by.

(b) **Queens Road, North Weald** - 2 X 2 bed houses and 10 X 3 bed houses

“Elizabeth Close”

Due to the area being off Queens Road and this year being the Queen’s 90th Birthday Year

Note that the Parish Council’s first choice name was “Queen Elizabeth Close”. However, when permission was sought from the Cabinet Office to use the royal prefix it was refused.

8. In accordance with the Cabinet Committee’s policy, the three ward members for the developments in Epping (Cllr Janet Whitehouse, Cllr Jon Whitehouse and Cllr Ken Avery) and the two ward members for the developments in North Weald (Cllr Anne Grigg and Cllr David Stallan) have been consulted on the names proposed by the local councils and have not raised any objections. Indeed, Cllr Anne Grigg has expressed her support for the suggested names for the developments in North Weald.

9. The Director of Neighbourhoods been consulted informally on the suggested names, to ensure that they comply with the Council’s Street Naming and Numbering Policy. He has confirmed that he has no objections in principle to the proposed names.

10. The Cabinet Committee is therefore asked to determine the names to be formally put forward to the Director of Neighbourhoods for the six developments requiring names, having regard to the suggestions made by the two local councils.

11. It is emphasised to the Cabinet Committee that a decision needs to be made on the names and street numbering at this meeting, since they will be required by the contractors at the earliest stage in the construction programme for Phase 3, in order to provide to the statutory undertakers – otherwise it could delay the construction programmes.

Resource Implications:

The Housebuilding Programme’s existing budget will need to meet the minimal (internal) cost of making the street naming application to the Director of Neighbourhoods.

Legal and Governance Implications:

Towns Improvement Clauses Act 1847 (S64 and S65), in conjunction with S21 of the Public Health Amendment Act 1907.

Safer, Cleaner and Greener Implications:

None

Consultation Undertaken:

As detailed in the main report.

Background Papers:

None

Risk Management:

The risks are minimal, other than any reputational damage to the Council if the proposed names are subsequently found/considered to be inappropriate at a later date.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

The initial equalities assessment did not identify any equalities issues relating to the proposals.

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Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-006-2016/17
Date of meeting: 12 December 2016

Portfolio: Housing

Subject: Progress Report

Responsible Officer: Paul Pledger (01992 564248)
Assistant Director, Housing Development & Property

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

That the contents of this Progress Report on Council house-building be noted.

Executive Summary:

Set out in its Terms of Reference, the Cabinet Committee is to monitor progress and expenditure in relation to the Council House-building Programme. This report sets out the progress made over the last 12-months.

Reasons for Proposed Decision:

The Cabinet Committee is required to monitor progress and expenditure in relation to the Council House-building Programme, as set out in its Terms of Reference.

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:

1. Since its creation in 2013, the Cabinet Committee has met on fifteen occasions. The outcomes from each meeting have set in place the policies that have shaped the house-building programme. The Committee has considered feasibility studies for all 65 of the primary list of sites; awarded tenders for Marden Close and Faversham Hall as well as Phases 1 and 2; monitored risk and progress across the programme, as well as monitored the financial position with regard to the works, particularly in relation to the use of 1-4-1 receipts. The Cabinet Committee has also carefully considered the contractual position on Phase 1 with Broadway Construction, and in particular the claim submitted by them, the ultimate determination of the contract and finally the appointment of P A Finlay as their successor for the recovery phase of the works.
2. However, despite working hard to utilise the 141 receipts, there have been a number of obstacles the Committee has had to overcome, which has resulted in the Council taking steps to maximise the use of 141 Receipts, including accelerating the programme, purchasing S106 properties and 6 street properties. This has enabled all the 141

receipts that have accrued over the past 3 years to be allocated to the Housebuilding Programme. However, due to uncertainty around the amount of resources available to continue with its Housebuilding Programme beyond Phase 3 the Cabinet has decided to impose a temporary moratorium on work to Phases 4–6 of the Housebuilding Programme with immediate effect, with the exception of progressing planning applications for Phases 5 and 6, up to their determination. It has also agreed to “temporarily” pay over to the Department for Communities and Local Government (CLG) the £1.364million 141 receipts that accrued in quarter 2 of 2016/17 and £312,000 of 141 receipts from quarter 1 (plus the interest), that would otherwise be used to part-fund phases 4-6 of the housebuilding programme before the expiry of the 3 year utilisation period in July 2019.

3. It has also been agreed that any further 141 Receipts that accrue in future quarters be “temporarily” paid over to the CLG when they arise, until such time as the further HRA Financial Options Review is completed.
4. In addition, the Portfolio Holder has agreed that the grant allocation of £450,000 from the Homes and Communities Agency (HCA) to fund the provision of 36 of the 51 new affordable homes at Burton Road, Loughton under Phase 2 of the Council Housebuilding Programme be not taken up and instead, the maximum amount of available “one-for-one replacement Right to Buy (RTB) receipts” be utilised to fund these 36 homes.

Phase 1 Progress (Waltham Abbey)

5. On the 1st June 2016 the Council formally determined the contract for Phase One of the Council house-building programme with Broadway Construction Ltd as they were failing to regularly and diligently progress with the works. This resulted in the Cabinet Committee, at its meeting in September 2016, awarding the recovery phase of the construction works to P A Finlay & Co Ltd in the negotiated contract sum of £2,674,335.10.
6. Works recommenced on site on 31 October 2016 with phased completion for each site reflecting the work that remains outstanding. The target completion dates for each site are set out below (see also the programme at Appendix 1):

Site	Start on site	Target Completion
Harveyfields	31 October 2016	31 October 2017
Red Cross (Houses)	31 October 2016	1 May 2017
Red Cross (Duplex Units)	31 October 2016	12 June 2017
Roundhills Site 4	31 October 2016	13 March 2017
Roundhills Site 7	31 October 2016	1 May 2017

7. The Contractor has set a target for the completion of the ground contamination remediation works by the end of December 2016, for which a provisional sum of £50,000 is included in the contract sum. The full extent of the remediation is still subject to tests and then agreement with the Council’s Planning Officers in accordance with the conditions of the planning consent. The latest cost forecast indicates an overall increase in the contract sum by around £110k, which in part is due to the extent of the ground contamination being greater than first thought. However, this is currently contained within the contingencies held in the budgets against the contract.

Phase 2 Progress (Burton Road, Loughton)

8. Mullalley & Co Ltd, who were appointed on 7 March 2016, have undertaken site and soil investigations and progressed with the detailed design for the works. The garages have also been demolished and the site secured. All Highway diversions have been submitted and agreed in relation to the public footpath, vehicle cross-overs and the bus stands.
9. When undertaking the ground contamination surveys, gas sampling tubes picked up traces of dangerous methane gas, suggesting part of the land has previously been made up with some kind of land-fill. If the methane gas readings reach dangerous levels, then this could pose a risk to the buildings. The method of overcoming this risk would require the installation of a gas barrier. The Contractor has extended their monitoring regime as the readings were right on the tolerance line. In addition to the detection of methane gas, other contaminants found in the ground include asbestos waste.
10. This extended ground monitoring has led to a 9-week delay in the contractors programme. However, the Contractor is reporting that this time will be clawed back and the anticipated completion date remains as 9 April 2018 (see also the programme at Appendix 1). If this event leads to a claim for an extension of time in the future, any additional costs, if any, would have to be met by the Council. However, the Council would not be liable for loss and expense as a result of any delays.
11. As a result of these investigations and delays, no construction work has taken place on site, which has affected the projected cash flow. Comparing the current cash flow forecast with that produced at the contract award stage, Phase 2 is underspending by around £1.6m, which has a significant effect on the Council's ability to spend its 141 receipts (See appendix 2,3 and 4 for the current financial forecasts)

Phase 3 Progress (Epping, Coopersale, North Weald and Stapleford Abbots)

12. Having previously agreed to procure the Phase 3 sites as a mixture of design and build and traditionally designed Contracts, tenders have been issued, returned, evaluated and reported (elsewhere on the Cabinet Committee Agenda). Subject to the Cabinet Committee agreeing the various contract awards, work will start on site early in 2017. Each contract is based on its own contract period, which is summarised as below: (see also the programme at Appendix 1)

Site	Contractor	Tender Sum	Contract Period
Stewards Green Road, Epping	TSG	£727,340.41	34-weeks
Parklands, Coopersale	Denmark and White	£716,756.74	56-weeks
Queens Road, North Weald	Storm Building Ltd	£2,230,493.00	82-weeks
Bluemans End, North Weald	TSG	£725,366.18	36-weeks
Centre Drive, Epping	VSN Enterprises Ltd	£300,285.00	36-week
Springfields & Centre Avenue	Denmark and White	£1,408,126.30	60-weeks
Total		£6,108,367.63	

Phases 4-6

13. As stated above, the Cabinet has decided to impose a temporary moratorium on work to progress Phases 4–6 of the Housebuilding Programme with immediate effect, with the exception of progressing planning applications up to their determination. Attached at appendix 5 is the latest planning tracker, where it can be seen that all sites making up

Phase 4 now have planning permission. In fact it should be noted that 32 applications have now received planning permission, 9 applications are currently being considered and 7 applications have been refused planning permission across the programme as a whole.

Barnfield, Roydon (Purchase of 8 affordable homes - Section 106 Development)

14. Following a joint bid from the Council and B3Living that was agreed by Linden Homes, the Council has entered into an agreement to purchase 8 x affordable rented homes, with B3Living purchasing the 3 x shared ownership homes. The works are now on site with the target completion date for the works is October 2017.

Purchase of Street Properties

15. Following the Cabinet Committee's decision to spend around £2m on the purchase of street properties in January 2016, six 2 & 3-bed houses in Waltham Abbey were purchased at a total cost of around £2.1m including fees and stamp duty. Each of these have been prepared and are currently in the process of being let at affordable rents.

Financial Position

16. The Cabinet Committee regularly monitors expenditure on the Council Housebuilding Programme. This includes income by way of 141 receipts and other affordable housing contributions as well as expenditure on a quarterly basis.
 - a. Appendix 2 captures the total amount of Replacement Right To Buy Receipts received and available for use for "One-for-One Replacement" on the Council's House-building Programme, as captured on the Pooling Return to the DCLG and when it is required to be spent. It also captures the actual expenditure to date and compares that to the projected future planned expenditure profile;
 - b. Appendix 3 sets out the amount and use of financial contributions available to the Council's Housebuilding Programme from Section 106 Agreements, in lieu of the provision of on-site affordable housing on private development sites, and other sources of funding (e.g. sales of HRA land and non-RTB property, and external funding); and
 - c. Appendix 4 sets out the expenditure profile, which reflects the detailed programme at appendix 1. Works to Phases 4-6 continue to be included until a decision is reached on the future of the house-building programme.
17. As reported earlier, since the decisions were reached that led to the HCA grant not being taken up and unspent 141 receipts be returned to the government, delays to Phase 2 in particular, has resulted in expenditure not keeping up with the projected cash flow required to spend the accrued 141 receipts. Appendix 2 shows a projected underspend of around £1.16m by Q4 2016/17.
18. Whilst every effort is being made to claw this underspend back, it is likely that some further 141 receipts will have to be returned to the Government, with interest.

Resource Implications:

Estimated final account at Marden Close & Faversham Hall (inc fees) - £917,576
Estimated expenditure for Phase 1 (inc the recovery phase) - £5,389,562

Estimated expenditure for Phase 2 (inc fees) - £10,703,055

Estimated expenditure for Phase 3 (inc fees) - £7,082,137

Estimated expenditure for Phase 4 (Fees only) - £228,192

Estimated expenditure for Phase 5 (Fees only) - £126,652

Estimated expenditure for Phase 6 (Fees only) - £382,813

Legal and Governance Implications:

Within its Terms of Reference, the House-Building Cabinet Committee is expected to consider and approve any feasibility study, and where found to be unsuitable, agree the future use of each site.

Safer, Cleaner and Greener Implications:

Each of these sites will deliver affordable homes, built to Lifetime Homes standards, the latest Building Regulations, Secure By Design and the equivalent to the Code for Sustainable Homes Code 4. If not developed, the future use of under-utilised garage sites that do not have redevelopment potential, need to be considered so as to make the best possible use of the site and enhance the environment.

Consultation Undertaken:

- Ward Councillors have been consulted on each feasibility study that falls within their respective Ward.
- Local Residents, Town and Parish Councils and other statutory bodies have been consulted as part of the planning process where planning applications have been submitted.

Background Papers:

- Reports and other background papers previously presented to the Council House-building Cabinet Committee.
- Planning applications associated with each of the sites 32 sites where planning approval has been granted as well as the 9 applications currently being considered and the 7 sites where approval has been refused.
- The Development Strategy

Risk Management:

There is a comprehensive risk register that has been compiled and is being monitored in respect of the house-building programme. Each risk, where appropriate has a risk mitigation action plan.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

Within the Housing Service Strategy, it has been identified that the target groups that are affected by the Council's house building programme are people in need of:

- Affordable Housing,
- Homelessness assistance,
- Supported housing for special needs groups,
- Owners and occupiers of poor condition housing
- Council and housing association tenants.

From that, it was identified that generally, there is an under provision of suitable accommodation for nearly all target groups. This has been reaffirmed in the most recent Strategic Housing Market Assessment.

Decision making is affected by funding and other factors, such as the availability of building land suitable for particular groups e.g. the elderly or young families.

There is no evidence of unlawful discrimination in relation to the provision of affordable housing.

EFDC -CHBP Nov 2016

ID	Task	Task Name	Start	Finish	Qtr 1, 2016	Qtr 2, 2016	Qtr 3, 2016	Qtr 4, 2016	Qtr 1, 2017	Qtr 2, 2017	Qtr 3, 2017	Qtr 4, 2017	Qtr 1, 2018	Qtr 2, 2018	Qtr 3, 2018
1															
2		Maden Close/ Faversham													
3		End of Defects	Mon 04/12/17	Mon 04/12/17											
4		Phase 1 Recovery Contract	Mon 31/10/16	Mon 31/10/16											
5		Section A (Harveyfields)													
6		On Site	Mon 31/10/16	Mon 12/06/17											
7		Section B (Red Cross) Block A													
8		On Site	Mon 31/10/16	Mon 01/05/17											
9		Section B (Red Cross) Block B													
10		Start on Site	Mon 31/10/16	Mon 18/09/17											
11		Section C (Roundhills Site 4)													
12		Start on Site	Mon 31/10/16	Mon 13/03/17											
13		Section D (Roundhills Site 7)													
14		Start on Site	Mon 31/10/16	Mon 01/05/17											
15		Phase 2													
16		Burton Road	Mon 07/03/16	Mon 07/03/16											
17		On Site	Mon 07/03/16	Mon 09/04/18											
18		Phase 3													
19		Contract A (Springfield Site C and Centre Avenue)													
20		On Site	Wed 01/03/17	Mon 02/04/18											
21		Contract B (Stewards Green Road)													
22		On Site	Tue 03/01/17	Wed 10/01/18											
23		Contract C (Parklands Site A)													
24		On Site	Mon 14/11/16	Fri 15/12/17											
25		Contract D (Queens Road)													
26		On Site	Mon 06/02/17	Fri 03/08/18											
27		Contract E (Bluemans End)													
28		On Site	Mon 06/02/17	Fri 04/05/18											
29		Contracts F/G													
30		London Road													
31		On Site	Tue 03/01/17	Fri 29/09/17											
32		Centre Drive													
33		On Site	Mon 05/06/17	Fri 30/03/18											
34		Phase 4													
35		Final Planning Consent	Wed 27/04/16	Wed 27/04/16											
36		Phase 5													
37		Final Planning Consent	Wed 03/08/16	Wed 03/08/16											
38		Phase 6													
39		Planning Applications Submitted	Thu 01/09/16	Fri 30/09/16											
40		Planning Decision	Mon 14/11/16	Tue 13/12/16											
41		Phase 7													
42		Planning Applications Prepared for Submission	Mon 14/11/16	Tue 13/12/16											
43		Final Planning Decision	Tue 28/02/17	Tue 28/02/17											

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Project: EFDC - CHBP Nov 2016 Date: Fri 25/11/16	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
	Split		External Tasks		Inactive Summary		Manual Summary		Progress	
	Milestone		External Milestone		Manual Task		Start-only			
	Summary		Inactive Task		Duration-only		Finish-only			

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RTB Receipts - Housebuilding Programme

29-Nov-2016

Total 1-4-1 Receipts Received				
Year	Quarter	Amount Received	Amount Received (Cumulative)	Spend by Date
2012/13	1	£40,461	£40,461	30-Jun-15
	2	£34,941	£75,402	30-Sep-15
	3	-£21,135	£54,266	31-Dec-15
	4	£185,840	£240,107	31-Mar-16
	Total		£240,107	£240,107
2013/14	1	£647,374	£887,480	30-Jun-16
	2	£92,968	£980,449	30-Sep-16
	3	£1,201,933	£2,182,382	31-Dec-16
	4	£1,473,076	£3,655,458	31-Mar-17
	Total		£3,415,351	£3,655,458
2014/15	1	£415,795	£4,071,253	30-Jun-17
	2	£526,885	£4,598,138	30-Sep-17
	3	£646,816	£5,244,954	31-Dec-17
	4	£1,125,775	£6,370,730	31-Mar-18
	Total		£2,715,272	£6,370,730
2015/16	1	£499,942	£6,870,672	30-Jun-18
	2	£506,931	£7,377,603	30-Sep-18
	3	£219,448	£7,597,052	31-Dec-18
	4	£232,173	£7,829,225	31-Mar-19
	Total		£1,458,495	£7,829,225
2016/17	1	£477,273	£8,306,498	30-Jun-19
	2	£0	£8,306,498	30-Sep-19
	3	£0	£8,306,498	31-Dec-19
	4	£0	£8,306,498	31-Mar-20
2017/18	1			30-Jun-20
	2			30-Sep-20
	3			31-Dec-20
	4			31-Mar-21
2018/19	1			30-Jun-21
	2			30-Sep-21
	3			31-Dec-21
	4			31-Mar-22

Spend on Programme						
Year	Quarter	Required Spend To use 1-4-1's (Cumulative)	Actual / Estimated Spend	Actual New Build Spend (Cumulative)	Difference between Actual Spend - Required Spend	
2012/13	1			£0	£0	
	2			£0	£0	
	3			£0	£0	
	4			£48,599	£48,599	£48,599
	Total				£48,599	£48,599
2013/14	1			£48,599	£48,599	
	2			£48,599	£48,599	
	3		£71,758	£120,357	£120,357	
	4		£13,528	£133,885	£133,885	
	Total			£85,286	£133,885	£133,885
2014/15	1			£133,885	£133,885	
	2			£133,885	£133,885	
	3		£307,753	£441,637	£441,637	
	4		£353,628	£795,265	£795,265	
	Total			£661,381	£795,265	£795,265
2015/16	1	£0	£229,111	£1,024,376	£1,024,376	
	2	£0	£660,096	£1,684,472	£1,684,472	
	3	£0	£858,199	£2,542,671	£2,542,671	
	4	£800,353	£887,793	£3,430,464	£2,630,111	
	Total			£2,635,199	£3,430,464	£3,430,464
2016/17	1	£2,958,266	£973,761	£4,404,225	£1,445,959	
	2	£3,268,161	£2,354,244	£6,758,469	£3,490,308	
	3	£7,274,605	£1,738,204	£8,496,673	£1,222,069	
	4	£12,184,858	£2,527,676	£11,024,349	£-1,160,509	
2017/18	1	£13,570,843	£4,707,320	£15,731,669	£2,160,826	
	2	£15,327,125	£5,523,255	£21,254,923	£5,927,798	
	3	£17,483,179	£4,143,997	£25,398,920	£7,915,741	
	4	£21,235,764	£1,698,726	£27,097,646	£5,861,882	
2018/19	1	£22,902,238	£23,500	£27,121,146	£4,218,907	
	2	£24,592,012	£23,500	£27,144,646	£2,552,634	
	3	£25,323,506	£23,500	£27,168,146	£1,844,640	
	4	£26,097,416	£23,500	£27,191,646	£1,094,230	

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Schedule of Other Affordable Housing Funding
(Relating to agreements since 1998)

Site	P/P No	Sum Anticipated	Sum Received Plus Interest	Used to Fund New House Build	Unused Funding	Anticipated Outstanding Sums	Year to Fund New House Build	Date Received	Conditions	Comments
Schedule 106 Contributions										
Great Stony School, Ongar	EPF/1561/97	147,000	147,000	147,000				9-Jun-99		
Colorado Exchange PH, Buckhurst Hill	EPF/13/02	50,000	50,000	50,000				18-Oct-02		
Monkhams, Buckhurst Way, Buckhurst Hill	EPF/0005/06	25,000	25,000	25,000				29-Jun-06		
Fyfield Hall, Fyfield	EPF/2230/05	70,000	70,000	70,000				2-Jul-08		
High St, Epping (McCarthy & Stone)	EPF/0468/07	435,000	435,000	435,000				6-Jul-10		
Ongar Station, Ongar (McCarthy & Stone) P1	EPF/0457/10	225,000	225,000	225,000				10-Jan-12		
Ongar Station, Ongar (McCarthy & Stone) P2	EPF/0457/10	225,000	243,000	243,000			2014/15	30-Apr-13		Used in 2014/15
BPI Poly Site, Brook Rd, Buckhurst Hill	CR205 EPF/0446/10	100,000	104,127	104,127	0		2014/15	3-Jan-12		£44,666.89 used in 2014/15. £59,460.32 used in 2015/16
Bald Hind Pub, Chigwell	EPF/0409/11	100,000	102,551	102,551	0		2014/15	10-Jul-12	Within 10-years of occupation of first property	Used in 2014/15
Millrite Engineering, Stanford Rivers P1	CR212 EPF/1008/11	37,000	37,000	37,000	0		2014/15	19-Jun-14	Use 10 years from 2nd receipt	
Millrite Engineering, Stanford Rivers P2	EPF/1008/11	37,000	42,152	42,152		37,000			Use 10 years from 2nd receipt, 50% within 12	£42,151.7 used in 2015/16
Jennikogs Nursery, 212 Manor Rd, Chigwell	CR210	40,000	40,445	40,445	0		2014/15	c.July 2013		£40,445.15 used in 2015/16
Garden Centre, Manor Road, Chigwell	CR206? EPF/0282/14	40,000	10,000	10,000	0	30,000				£40,000 plus interest; 1st Payment 1/6/15;
Nine Aches Farm, (CR204)	CR204 EPF/2543/11	21,000	21,234	21,234	0		2015/16	5-Nov-13	Use by 3 January 2022	£21,233.7 used in 2015/16
Woolston Manor, Chigwell	CR207 EPF/2664/10	813,000	877,767	243,872	633,895		2015/16	3-Feb-15		
High House Farm, Stapleford Road	EPF/1374/06	100,000	0			100,000			Use within 5 years of receipt	Prior to occupation
Threeps, Hastingwood	CR208 EPF/739/10	100,000	100,000	100,000	0		2015/16	25-Sep-14		
Green Man PH, Broomstickhall Rd, W/A	CR209 EPF/1521/13 and EPF/0339/13	430,000	430,000	430,000	0	0	2015/16	20-May-15	Use within 7 years of receipt	Used in 2015/16
The White House, Epping Upland	CR211 EPF/0910/14	10,000	0		0	10,000				Prior to commencement
Tennis Court Site, Alderton Hill, Loughton	EPF/1103/15	699,200			0	699,200			Payment prior to first occupation	
Luxborough Lane, Chigwell	EPF/0853/14	120,000	0		0	120,000			Prior to the occupation of 16 units	
Chimes Garden Centre		500,000			0	500,000			S106 agreed on 2nd October 2015. Trigger - Payment in full (£500k) on commencement. Interest to be paid for late payments.	
Grange Farm (Initial Payment)	CR213 EPF/1862/15	440,345	0		0	440,345			On implementation of planning permission	
Grange Farm (Possible Additional Initial Payment)	EPF/1862/15	100,000	0		0	100,000			Only to be used for a/h if this sum allocated for Chigwell Bus Service is not spent by 1.1.18	
Grange Farm (Deferred Sum)	EPF/1862/15	779,655	0		0	779,655			Deferred Contribution (DC) up to £779,655.30 - subject to a further Review Viability Appraisal undertaken to assess any additional surplus - DC calculated 50/50 EFDC/applicant above £540,344.70	
Chigwell Primary School	EPF/2899/15	2,000,000	0		0	2,000,000				
Stonehall Business Park, Down Hall Raod, Matching Green, Essex CM17 0RA	EPF/1349/15	70,000			0				Affordable Housing Contribution and Community Safety Contribution to be paid prior to commencement	£70,000 RPI Index linked. To be used for Affordable housing within the district. Also, £10,000 Community Safety Contribution
TOTAL		7,714,200	2,960,276	2,326,381	633,895	4,816,200				
Capital Receipts										
Millfield, High Ongar (Actual)		87,000	87,000	87,000	0		2014/15	1-Apr-12		Used in 2014/15
Lawton Road		127,500	127,500	127,500	0		2014/15	2-Jun-14		Used in 2014/15
Leader Lodge, North Weald		652,001	642,000	642,000	0		2015/16	11-Dec-14		Costs of sale offset against receipt
10 Newmans Lane		300,000	300,000	300,000	0	0	2016/17	19-Oct-16		
TOTAL		1,166,501	1,156,500	1,156,500	0	0				
Grants										
Harlow Growth Area Fund - Council Housebuild		90,000	90,000	90,000	0	0	2014/15	23-Mar-15	For Red Cross New Build	Used in 2014/15
Harlow Growth Area Fund - Council Housebuild		37,500	37,333	37,333	0	167	2015/16	23-Mar-15	For Harveyfields New Build	To be used in 2015/16
HCA Affordable Housing Grant		500,000			500,000	500,000	2015/16		For Burton Road New Build	Grant to be claimed retrospectively
TOTAL		627,500	127,333	127,333	500,000	500,167				
GRAND TOTAL		9,508,201	4,244,109	3,610,214	1,133,895	5,316,367				

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Expenditure Profile - 1-4-1 Expenditure only

Appendix 4

	Actuals 2012/13 & 2013/14	Actuals Year 1 2014/15	Actuals Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 22/23	Year 10 23/24	Year 11 24/25	Year 12 25/26	Year 13 26/27	Year 14 27/28	Totals	30% (1-4-1 Usage)
Other			£0													£0	
Phase 1 (1-4-1)	£131,370	£467,642	£1,956,484	£1,713,187	£1,120,879											£5,389,561	1,616,868
Phase 1 (1-4-1) Contingency					£267,400											£267,400	
Faversham Hall (1-4-1)	£1,155	£38,171	£147,220	£0	£0											£186,546	55,964
Phase 2 (1-4-1)	£1,360	£155,568	£112,830	£2,459,450	£7,703,055	£0	£0	£0	£0	£0	£0	£0	£0	£0		£10,432,263	
Phase 3 (1-4-1)	£0	£0	£157,047	£2,374,539	£4,496,281	£54,268	£0	£0	£0	£0	£0	£0	£0	£0		£7,082,136	2,124,641
Phase 4 (1-4-1)	£0	£0	£186,314	£181,512	£5,107,823	£2,510,807	£66,146	£0	£0	£0	£0	£0	£0	£0		£8,052,602	2,415,781
Phase 5 (1-4-1)	£0	£0	£67,857	£58,795	£1,237,811	£2,360,453	£171,362	£0	£0	£0	£0	£0	£0	£0		£3,896,278	1,168,883
Phase 6 (1-4-1)	£0	£0	£588	£162,265	£219,960	£6,948,980	£3,422,167	£82,846	£0	£0	£0	£0	£0	£0		£10,836,806	3,251,042
Barrow - Linden Homes			£6,858	£821,599	£683,223	£0	£0	£0	£0	£0	£0	£0	£0	£0		£1,511,680	
Other				£97,000	£94,000	£94,000	£94,000									£379,000	
Totals	£133,885	£661,381	£2,635,199	£7,868,347	£20,930,432	£11,968,508	£3,753,675	£82,846	£0	£0	£0	£0	£0	£0	£0	£48,034,272	£10,633,179
Street Properties				£2,103,971													
Totals	£133,885	£661,381	£2,635,199	£9,972,318	£20,930,432	£11,968,508	£3,753,675	£82,846	£0	£0	£0	£0	£0	£0	£0	£48,034,272	£10,633,179
Phase 7 (1-4-1)	£0	£0	£0	£0	£0	£433,661	£4,883,564	£745,274	£93,750	£46,875	£46,876	£0	£0	£0		£6,250,000	1,875,000
Phase 8 (1-4-1)								£4,552,309	£83,069	£93,750	£46,875	£46,876	£0	£0		£4,822,879	1,446,864
Phase 9 (1-4-1)								£1,427,121	£4,552,309	£83,069	£93,750	£46,875	£46,876	£0		£6,250,000	1,875,000
Phase 10 (1-4-1)								£0	£1,427,121	£4,552,309	£83,069	£93,750	£46,875	£46,876		£6,250,000	1,875,000
Totals	£133,885	£661,381	£2,635,199	£9,972,318	£20,930,432	£12,402,169	£8,637,239	£6,807,550	£6,156,249	£4,776,003	£270,570	£187,501	£93,751	£46,876	£0	£71,607,151	£17,705,043

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PHASE		UNITS	APPLICATION NUMBER	SUBMISSION DATE	PLANNING AREA	DATE APPROVED/ REFUSED/DEFERRED	APPROVED/ REFUSED/ DEFERRED	NOTES/COMMENTS
MARDEN/ FAVERSHAM	MARDEN CLOSE	10 x 1B Flat	EPF/1645/13	15/08/2013	DC SOUTH	31/10/2013	APPROVED	Full Planning Application
	FAVERSHAM HALL	3 X 1B Flat	EPF/2414/13	05/12/2013	DC SOUTH	16/01/2014	APPROVED	Full Planning Application
PHASE 1	HARVEYFIELDS	5 X 2B Flat 4 X 1B Flat	EPF/2040/13	03/10/2013	DC NORTH	20/11/2013	APPROVED	Full Planning Application
	RED CROSS HALL SITE, ROUNDHILLS	4 X 3B House 2 X 1B Duplex	EPF/2456/13	09/12/2013	DC NORTH	26/02/2014	APPROVED	Full Planning Application
	SITE 4, ROUNDHILLS	2 X 3B House	EPF/2510/13	09/12/2013	DC NORTH	24/02/2014	APPROVED	Full Planning Application -
	SITE 7, ROUNDHILLS	6 x 2B House	EPF/2511/13	09/12/2013	DC NORTH	26/02/2014	APPROVED	Full Planning Application
PHASE 2	BURTON ROAD	2 X 2B House 15 x 3B House 1B Flat 2B Flat	EPF/1007/15	26/05/2015	DC SOUTH	11/09/2015	APPROVED	Full Planning Application
PHASE 3	BLUEMANS END	2 X 3B House 2 X 2B Maisonettes	EPF/1527/15	13/07/2015	DC NORTH	11/12/2015	APPROVED	Full Planning Application
	CENTRE AVENUE	2 x 3B House	EPF/1530/15	31/07/2015	DC NORTH	11/12/2015	APPROVED	Full Planning Application
	CENTRE AVENUE	3 x 2B House 1 x 3B House	EPF/2351/15	07/10/2015	DC NORTH	11/12/2015	APPROVED	Full Planning Application - Preferred Option
	CENTRE DRIVE (SITE B)	1 x 3B House	EPF/1529/15	08/07/2015	DC NORTH	14/09/2015	APPROVED	Full Planning Application
	LONDON ROAD	1 x 3B House	EPF/1772/15	05/08/2015	DC NORTH	10/09/2015	APPROVED	Full Planning Application
	PARKLANDS (SITE A)	2 X 2B House 2 x 1B Flat	EPF/1770/15	03/08/2015	DC NORTH	28/10/2015	APPROVED	Full Planning Application
	QUEENS ROAD	2 x 2B House 10 X 3B House	EPF/1771/15	03/08/2015	DC NORTH	02/12/2015	APPROVED	Full Planning Application
	SPRINGFIELD (Site B)	2 x 1B Bungalow	EPF/1769/15	21/07/2015	DC NORTH	11/12/2015	WITHDRAWN	CHBCC agreed to demolish garages and leave as open parking
	SPRINGFIELD (Site C)	2 x 2B House x 1B Bungalow	EPF/1767/15	06/08/2015	DC NORTH	11/12/2015	APPROVED	Full Planning Application
STEWARDS GREEN ROAD	2 x 2B House 2 x 3B House	EPF/1531/15	13/07/2015	DC NORTH	02/12/2015	APPROVED	Full Planning Application	
PHASE 4	BUSHFIELDS	2 x 2B House	EPF/0258/16	19/02/2016	DC SOUTH	03/05/2016	APPROVED	Grant Permission (With Conditions)
	CHEQUERS ROAD (Site A)	3 X 3B House	EPF/2608/15	05/11/2015	DC SOUTH	05/02/2016	APPROVED	Grant Permission (With Conditions)
	CHEQUERS ROAD (Site B)	5 x 2B House	EPF/2609/15	04/11/2015	DC SOUTH	09/02/2016	APPROVED	Grant Permission (With Conditions)
	CHESTER ROAD	3 x 2B House	EPF/2590/15	06/11/2015	DC SOUTH	04/03/2016	APPROVED	Grant Permission (With Conditions)
	ETHERIDGE ROAD	2 X 3B House 1 X 2B Bungalow	EPF/2592/15	29/10/2015	DC SOUTH	30/08/2016	APPROVED	Grant Permission (With Conditions)
	HILLYFIELDS	2 x 2B House	EPF2593/15	09/11/2015	DC SOUTH		WITHDRAWN	Site to be sold at Auction
	KIRBY CLOSE	4 x 2B House	EPF/2996/15	10/12/2015	DC SOUTH	04/03/2016	APPROVED	Grant Permission (With Conditions) Second application to be submitted
	KIRBY CLOSE	4 x 2B House	EPF/2035/16	22/08/2016	DC SOUTH	21/09/2016	APPROVED	Grant Permission (With Conditions)
	LADYFIELDS	6 X 2B House 1 x 3B House	EPF/2997/15	16/12/2015	DC SOUTH	04/03/2016	REFUSED	Full Planning Application. Second application to be submitted
	LADYFIELDS	6 X 2B House	EPF/1758/16	19/07/2016	DC SOUTH	21/09/2016	APPROVED	Grant Permission (With Conditions)
	LOWER ALDERTON HALL	2 X 2B House	EPF/2620/15	04/11/2015	DC SOUTH	04/03/2016	APPROVED	Grant Permission (With Conditions)
	PYRLES LANE (Site A)	2 X 2B House	EPF/2637/15	03/11/2015	DC SOUTH	05/07/2016	REFUSED	Full Planning Application. Cabinet Committee to decide on future use
	PYRLES LANE (Site B)	3 X 3B House	EPF/2638/15	02/11/2015	DC SOUTH	27/04/2016	REFUSED	Full Planning Application. Cabinet Committee to decide on future use
	THATCHER'S CLOSE	1 X 2B House	EPF/2618/14	01/11/2015	DC SOUTH	02/05/2016	APPROVED	Grant Permission (With Conditions)
VERE ROAD								
WHITEHILLS ROAD	3 X 3B House	EPF/2621/15	03/11/2015	DC SOUTH	10/02/2016	REFUSED	Full Planning Application.	
WHITEHILLS ROAD	2 x 2B Bungalow	EPF/1759/16	15/07/2016	DC SOUTH	21/09/2016	APPROVED	Grant Permission (With Conditions)	
PHASE 5	BOURNE HOUSE	2 x 3B House	EPF/0213/16	08/02/2016	DC SOUTH	04/08/2016	APPROVED	Grant Permission (With Conditions)
	HORNBEAM CLOSE (Site A)	2 x 2B House 1 x 3B House	EPF/0216/16	08/02/2016	DC SOUTH		WITHDRAWN	Reduced scheme submitted
	HORNBEAM CLOSE (Site A)	2 x 2B House	EPF/0634/16	31/03/2016	DC SOUTH		WITHDRAWN	
	HORNBEAM CLOSE (Site B)	3 x 3B House	EPF/0215/16	08/02/2016	DC SOUTH	04/08/2016	APPROVED	Grant Permission (With Conditions)
	HORNBEAM HOUSE	2 x 2B House	EPF/0234/16	08/02/2016	DC SOUTH	04/08/2016	APPROVED	Grant Permission (With Conditions)

PHASE		UNITS	APPLICATION NUMBER	SUBMISSION DATE	PLANNING AREA	DATE APPROVED/ REFUSED/ DEFERRED	APPROVED/ REFUSED/ DEFERRED	NOTES/COMMENTS
	<u>MILLFIELD</u>	2 x 1B Bungalow	EPF/0214/16	02/03/2016	DC SOUTH	20/06/2016	APPROVED	Grant Permission (With Conditions)
	<u>PENTLOW WAY</u>						DEFERRED	Cabinet Committee to decide on alternative scheme
	<u>QUEENSWAY ONGAR</u>	4 x 1b Bungalow	EPF/0212/16	02/03/2016	DC SOUTH	20/06/2016	APPROVED	Grant Permission (With Conditions)
	<u>ST PETERS AVENUE</u>						DEFERRED	
PHASE 6	<u>BEECHFIELD WALK</u>	5 x 3B House						Awaiting habitat survey
	<u>BROMEFIELD COURT</u>	1 x 1B Bungalow	EPF/3025/16		DC WEST			Full Planning Application
	<u>COLVERS</u>	2 x 2B House	EPF/2368/16		DC WEST		REGISTERED	Full Planning Application
	<u>DENNY AVENUE</u>	1 x 2B House and 2 x 3B House	EPF/2871/16		DC WEST			Full Planning Application
	<u>GANT COURT</u>	3 x 2B House	EPF/2884/16		DC WEST			Full Planning Application
	<u>GRAYLANDS</u>							Not Proceeding
	<u>MALLION COURT</u>	4 x 2B House	EPF/2936/16		DC WEST			Full Planning Application
	<u>MASON WAY</u>							Not Proceeding
	<u>PALMERS GROVE</u>	3 x 3B House 1 x 2B House	EPF/2620/16	25/10/2016	DC WEST		REGISTERED	Full Planning Application
	<u>PARKFIELDS/HANSELLS MEAD</u>	2 x 3B House	EPF/1972/16	24/08/2016	DC WEST		REGISTERED	Full Planning Application
	<u>PICK HILL</u>	2 x 3B House	EPF/3089/16				REGISTERED	Full Planning Application
	<u>POUND CLOSE</u>	2 x 3B House 2 x 2B House	EPF/1829/16	08/08/2016	DC WEST	16/11/2016	REFUSED	Full Planning Application. Cabinet Committee to decide on future use
	<u>ST THOMAS'S COURT</u>							Awaiting habitat survey
	<u>SHINGLE COURT</u>	1 x 1B Bungalow	EPF/2977/16					Full Planning Application
	<u>STONYSHOTTS</u>	1 x 2B house	EPF/2853/16		DC WEST			Full Planning Application
<u>WOOLLARD STREET</u>						DEFERRED	Cabinet Committee to decide on alternative scheme	
<u>WRANGLEY COURT</u>	1 x 1B Bungalow	EPF/2975/16		DC WEST			Full Planning Application	