

Committee Agenda



**Epping Forest
District Council**

Council Housebuilding Cabinet Committee Thursday, 19th December, 2019

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

Council Chamber - Civic Offices
on **Thursday, 19th December, 2019**
at **7.00 pm** .

Georgina Blakemore
Chief Executive

**Democratic Services
Officer**

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

Members:

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

WEBCASTING/FILMING NOTICE

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

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

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area or otherwise indicate to the Chairman before the start of the meeting.

If you have any queries regarding this, please contact the Public Relations Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

The Chairman will read the following announcement:

“This meeting is to be webcast.

I would like to remind everyone present that this meeting will be broadcast live to the Internet and will be capable of subsequent repeated viewing, with copies of the recording being made available for those that request it.

By being present at this meeting, it is likely that the recording cameras will capture your image and this will result in your image becoming part of the broadcast.

You should be aware that this may infringe your human and data protection rights. If you have any concerns then please speak to the Webcasting Officer.

Please could I also remind Members to activate their microphones before speaking.”

2. APOLOGIES FOR ABSENCE

To be announced at the meeting.

3. SUBSTITUTE MEMBERS

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

4. DECLARATIONS OF INTEREST

To declare interests in any item on the agenda.

5. MINUTES (Pages 5 - 14)

To confirm the minutes of the last meeting of the Cabinet Committee held on 18 June 2019.

6. ACCEPTANCE OF TENDERS (Pages 15 - 206)

To consider the attached report (CHB-005-2019/20).

7. PROGRESS REPORT FOR PHASES 2-6 (Pages 207 - 218)

To consider the attached report (CHB-006-2019/20).

8. 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.

9. 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
Nil	Nil	Nil

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

Background Papers

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

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

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

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Council Housebuilding Cabinet **Date:** Tuesday, 18 June 2019
Committee

Place: Council Chamber - Civic Offices **Time:** 7.00 - 8.00 pm

Members Present: H Whitbread (Chairman), N Avey, A Patel, J Philip and A Lion

Other Councillors: N Bedford, S Heap, S Heather, J Jennings, R Morgan and C Roberts

Apologies: S Stavrou

Officers Present: P Pledger (Service Director (Housing & Property Services)), M Rudgyard (Housing Development Manager) and J Leither (Democratic Services Officer)

1. WEBCASTING INTRODUCTION

The Chairman reminded everyone present that the meeting would be broadcast live to the internet and that the Council had adopted a protocol for the webcasting of its meetings.

2. SUBSTITUTE MEMBERS

The Cabinet Committee noted that Councillor A Lion would substitute for Councillor S Stavrou at the meeting.

3. DECLARATIONS OF INTEREST

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

4. MINUTES

Resolved:

That the minutes of the meeting held on 30 August 2018 be taken as read and signed by the Chairman as a correct record.

5. PROGRESS REPORT FOR PHASES 2-6

The Housing Development Manager gave an update on the progress that had been made across each of the two phases of the Housebuilding programme that were on site (Phases 2 and 3), and the developments that would make up future Phases 4-6.

Phase 2

Burton Road, Loughton – 15 x 3 bed houses, 2 x 2 bed houses, 23 x 3 bed flats & 11 x 1 bed flats

This development was behind programme and had encountered several delays due to the following:

- The discovery of an unidentified live cable running across the site;
- Additional time spent remediating contamination across the site that had not previously been identified; and
- A fire in August 2018 to the upper floors of Block B which had extended completion to July 2019. There would be a phased handover of all of the houses and flats in Block A through April and May 2019.

The anticipated final account was currently £10,861,015.00 which represents a 10% increase upon the originally agreed contract sum. The additional costs relate to the diversion of the live electric cable, additional remediation costs, and additional offsite works that have been instructed on the main highway. The costs relating to the fire will be covered by the Contractor and their insurers with no implications for the Council.

Handovers at Burton Road have now commenced and the 17 houses are all occupied. The flats at Davis Court are due to be handed over on the 12th and 13th June 2019 with the flats at Churchill Court handing over in September 2019.

Phase 3

Bluemans End, North Weald – 2 x 3b houses, 1 x 2b Flat & 1 x 2b flat

The homes were handed over on the 26 March 2018 which was a total of 8 weeks behind programme. This was due to Thames Water delays in providing their connection.

The Final Account was agreed at £839,170.77 which was 11% above the originally agreed contract sum. These additional costs are made up of variations mostly relating to boundary treatments, the removal of unforeseen contaminated waste and removal of asbestos.

Stewards Green Road – 4 x 2b houses

The homes were handed over on the 13th December 2018 which was a total of 46 weeks behind programme. This delay was due to the discovery of asbestos in the hardcore material that had been used to form the sub-base of the new entrance road.

The final account was yet to be agreed but was anticipated at £852,921.00 which was 13% above the originally agreed contract sum. These additional costs are made up of variations mostly relating to boundary treatments and the removal of contaminated waste over and above what had been allowed for. The Council intends to pursue the Consultant for costs in relation to the additional works that were required to clear the previously unidentified hazardous materials.

London Road – 1 x 3b House

The home was handed over having reached practical completion on the 7 March 2018 which was as per the agreed programme

The Final Account was agreed at £262,507.93 which was 11% above the originally agreed contract sum. These additional costs were because of variations to the

specification, the most significant additional costs being the change in heating system required and PV installation.

Parklands, Coopersale – 2 x 2b Houses & 1 x 1b Flats

The homes were handed over having reached practical completion on the 10 October 2018 which was a total of 20 weeks behind programme. The delays were due to the design of the gravity fed drainage system and associated increase in ground levels.

The Final Account was agreed at £763,848.98 which was 7% above the originally agreed contract sum. These additional costs were made up of variations, the most significant being the increase in levels across the whole of the development to allow for a gravity fed drainage system.

Springfield and Centre Avenue – 1 x 3b House, 5 x 2b Houses & 2 x 1b Bungalows

The homes were handed over having reached practical completion on the 7 January 2019 which was a total of 28 weeks behind programme. This was due to delays at the end of the programme where external works and boundary treatments took far longer than had previously been anticipated.

The Final Account was agreed at £1,650,655.23 which was 17% above the originally agreed contract sum. These additional costs are made up of variations, the most significant being the provision of a gravity fed drainage system and treatments to the site boundaries.

Centre Drive – 1 x 3b House

The homes were handed over having reached practical completion on the 8 November 2018 which was a total of 19 weeks behind programme. This was due to delays at the end of the programme where additional surface water drainage works had to be undertaken.

The Final Account was agreed at £355,188.00 which was 18% above the originally agreed contract sum. These additional costs are made up of variations, the most significant being the additional surface water drainage works required.

Queens Road, North Weald – 10 x 3b Houses & 2 x 2b Houses

Due to the nature of the site a package of initial enabling works needs to be completed, including the relocation of a UKPN substation before construction works could commence.

A letter of intent was issued to Storm Building Ltd up to a works value of £250K to undertake the enabling works. The enabling works were expected to take three months to complete.

The main construction works were originally expected to commence on the 5 March 2018. However, due to several factors including the discovery of a significant volume of asbestos under the concrete slabs to the garages and delays in completing the relocation of the substation, the start on site this was delayed until the 7 January 2019. Anticipated completion of the project has been delayed until August 2020.

In terms of project costs, there was already a forecast of an overspend of £388,864.00 above the originally agreed contract sum, an increase of 17%. The cost increases were mainly due to:

- The discovery of asbestos for which an additional £125,000.00 was negotiated with the Contractor for removal costs; and
- Delay to the start date post tender to the sum of £157,532.41. The contractors original tender was based on a start date in October 2016 and commenced in August 2017.

Phases 4, 5 and 6

Work had now commenced on the delivery of Phases 4, 5 and 6 with a number of planning permissions already enacted, garages demolished and planning conditions relating to contamination being approved.

In considering how best to approach the procurement of the construction contracts it was agreed to package up the sites in terms of size and geography to take advantage of economies of scale. This had meant that Phases 4, 5 and 6 has been broken down into 9 packages. A schedule of these packages was attached at Appendix 1 to Agenda item 6.

Detailed design development was currently progressing on all 9 of these packages with the furthest progressed (Packages 1,2 and 3) expected to be tendered in July 2019 with start on site anticipated in September 2019.

The design development period is longer than would normally be expected as we have asked the Architect to undertake further work to de-risk the scheme to take into account the lessons learnt from Phases 1, 2 and 3. This additional design period will also give us more cost certainty on each development.

Councillor J Philip asked why phasing on scale and location in package 8 included Loughton and Waltham Abbey, which were not in the same location and this did not make sense putting one Loughton unit with 4 Waltham Abbey Units.

The Housing Development Manager explained that package 8 consisted of 5 single unit developments and whilst they were not in the same location, packaged together they would appeal more to the contractor.

Councillor Avey stated that there were significant delays on all of these projects and asked if this was normal for these projects to see these kinds of delays.

The Housing Development Manager advised that the delays were longer than anticipated due to the eagerness of contractor, when establishing their original programme and setting out their costs, they were quite keen to be competitive and that could sometimes lead to them estimating a bit more positively than they should have done originally to win the work. I have since spoken to the contractors and advised them that we would like to see more realistic timescales and costs. This was all part of our learning curve and I would say that these delays were not normal.

Councillor A Patel referred to Phases 4, 5 and 6, paragraph 23 of the report where the Architect had been asked to undertake further work to de-risk the scheme to take into account lessons learned from previous Phases due to contamination of land and service issues. Therefore in terms of contamination when preparing the costings on a proposed scheme would the Architects do their own site analytical work before putting together a proposed costing, do we request to see any of this information before or just rely on their cost to ensure that they are compliant.

The Housing Development Manager advised that in the past the contractor, taking into account the information he was given as part of the contract documents, would put aside a sum for decontamination and asbestos removal that was to be undertaken, but from what we have previously seen that sum is not adequate once they have found out the level of asbestos contamination. Going forward the Council would now do their own site investigations to establish clearly the level of contamination and the make-up of the soil so we can design and de-risk what is underground.

Councillor A Patel expressed concern that the Council would be put at risk in terms of being held to account if the Council hadn't foreseen the potential contamination on the land, at the moment the onus is with the Contractor but if we carry out more analytical work then they could ask us for costs.

The Housing Development Manager advised that the risk would lie with the consultant who provided the report rather than the Council who would always look to deal with it through pursuing the consultant for costs.

Councillor A Lion referred to the risk analysis and asked how would the Council mitigate those risks and push the pressure back on to the suppliers to actually deliver on time. How do we mitigate those risks and push the onus back on to the suppliers.

The Housing Development Manager advised that the contractors have been advised within the framework that they should be accurate with submitting both price and programme.

Councillor A Lion asked should the Council not be putting financial penalties on the contractors and if they don't deliver on the said date we could collect those penalties, every week the contract falls behind the Council are losing money by not being able to rent the properties. How do the Council mitigate those risks and push the onus back onto the suppliers to actually deliver on time and within budget.

The Housing Development Manager advised that previous conversations with the consultants and the contractors it had been made clear they should give accurate costings and times, which was within the framework. There was an option within the contract to enforce penalties but the Council had an ongoing relationship with the contractor and would like to start on the basis of a position of trust to deliver on the programme and at the price agreed. Previously our development agents have not always given the Council the best advice.

Councillor J Philip stated that in Appendix 1, 6 of the schemes had gone past their planning approval expiry date and 2 expire at the end of the week. What have we done or are doing about this.

The Housing Development Manager advised that 5 of the schemes that had passed their planning expiry date had been enacted upon and those sites had been cleared, they would be going out to tender in July 2019 and be on site in September 2019.

Future packages were in the process of enacting and those planning permissions with the exception of Thatchers Close, Loughton this package was about to be resubmitted for planning permission.

Councillor S Heap asked for a delay in Phase 4, Hornbeam Close (site B), he stated that the residents were not ready to move out of their garages as they had been promised reallocation but to date this had not happened, they were last contacted by

the Council in 2017 telling them this would happen but they have now had a 12 day notice to quit with no reallocation. He stated that he was aware there were some empty garages in site A and asked for a small delay for the residents to be reallocated.

The Housing Development Manager stated that the difficulty he would have at this stage would be to delay as it would run the risk of a failure to enact the planning permission, he further added that he was working to tight timescales in terms of investigating the condition of the garages before they were demolished. He would look at this scheme again and if he was able to delay it would be a very short period of time.

Councillor Heap stated that a short delay would help them and asked when was this phase due to go out to tender as it was not due to run out of permission until August.

The Housing Development Manager advised that this site would go out to tender in November/December 2019, in order to allow works to be started on site before March 2020.

Decision:

That the contents of this Progress Report on Phases 2 - 6 of the Council Housebuilding Programme be noted, and presented to the Cabinet in line with the Terms of Reference.

Reasons for Decision:

Set out in its Terms of Reference, the Cabinet Committee was to monitor and report to the Cabinet on an annual basis progress and expenditure in relation to the Council Housebuilding Programme. The report, Agenda Item 6, sets out the progress made over the last 12-months.

Other Options Considered and Rejected:

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

6. PROGRAMME AND EXPENDITURE UPDATE FOR THE COUNCIL HOUSEBUILDING PROGRAMME AND ITS IMPACT UPON 141 RECEIPTS

The Housing Development Manager advised the report at Agenda Item 7 considered the current construction expenditure profile for the Council Housebuilding Programme against the "Replacement Right to Buy (RTB) Receipts" and considered various interventions to take up the shortfall in expenditure where identified.

Taking the profile of construction expenditure as described we could compare this against the level of RTB Receipts and from this we could see where a shortfall in construction expenditure means there was a deficit against the required spending to take up the RTB receipts.

If the construction expenditure profile proposed was maintained the first time a deficit could be seen in the required construction expenditure in Q4 2020/21 where we will see a shortfall of £1,976,872.00. This equated to £593,061.16 in RTB Receipts. Overall in 2020/21 our construction expenditure was in deficit by £3,281,851.37 against a requirement of £15,430,707.37.

This position becomes progressively worse over the course of 2021/22 when a deficit in construction expenditure of £6,352,077.55 against a requirement of £9,869,497.55 meant that we were £8,328,949.00 behind our construction expenditure target by the end of 2021/22.

Without intervention this could mean that the Council would need to repay £2,498,684.70 in RTB receipts back to the Government by the end of 2021/22.

In considering suitable intervention which would take up the required construction expenditure deficit the Council were making the following proposals in priority order;

- To proceed with planning applications on the following sites;
 - Vere Road, Loughton – 4 no. 1 bed flats and 6 no. 2 bed flats;
 - Hillyfields, Loughton – 2 no. 2 bed houses;
 - Pyrles Lane (Site A), Loughton – 2 no. 2 bed houses;
 - Pyrles Lane (Site B), Loughton – 3 no. 3 bed houses;
 - Colvers, Matching Green – 3 no. 2 bed houses;
 - Hansell Mead, Roydon – 2 no. 3 bed houses;
 - Pound Close, Nazeing, 2 no 2 bed houses and 2 no 3 bed houses;
 - St Thomas's Close, Waltham Abbey – 1 no. 2 bed house and 2 no. 3 bed houses; and
 - Springfield (Site B), Epping – 2 no. 1 bed bungalows.
- To reconsider the criteria for the selection of garage sites for development particularly regarding occupancy levels. This provided a fresh pipeline of sites for development as well as potentially dealing with issues of fly tipping and anti-social behaviour that was still evident on some Council owned garage sites.
- To consider the purchase of affordable homes provided through S106 agreements by private developers. The Council already had experience of this procurement method and were currently negotiating with developers on sites across the District.
- To consider purchasing land owned privately for development rather than remaining solely reliant on land that the Council currently own.
- To consider the purchase of suitable commercial premises that with a change of planning use could be redeveloped for affordable housing.
- To establish a 'street property purchase' programme.

Councillor J Philip stated that to ensure the Council catch up with expenditure and this will not happen by just putting planning applications forward that the Council should look at other options.

Councillor A Lion asked if any consideration had been given to adding floors to any Council owned blocks of flats.

The Housing and Property Service Director advised that early conversations had taken place with the Council's consultants but there were many things to take into consideration:

- Leaseholders living in the flats;
- The adequacy of the foundations; and

- The adequacy of the fire regulations.

The Council could not guarantee that they would be able to complete in the timescale that was available.

Councillor R Morgan asked what the planned timescale was for the Colvers, Matching Green and were parking spaces going to be provided as there were many issues around displaced parking.

The Housing Development Manager advised that nothing had yet been scheduled, but due to the urgency of the spend required, it was hoped that this site would be ready to apply for planning permission within the next 3-6 months, where parking would be looked at during that time.

Councillor N Bedford asked if the Council had considered looking to buy properties across the neighbouring boundaries for example in Waltham Forest.

The Housing and Property Service Director stated that the Council had not looked outside of its own boundaries. He did advise that the Council had recently bought 8 houses off of a developer in Roydon and that they were looking at all alternative solutions. The Council had partnerships with 6 affordable housing developers but required schemes to come forward.

Decision:

- (1) That the contents of this programme and expenditure update for the Council House Building Programme and its impact upon 141 receipts be noted, and presented to the Cabinet in line with the Terms of Reference.
- (2) That the recommendations proposed for taking up future 141 receipts are approved by the Cabinet in line with the Terms of Reference.

Reasons for Decision:

Set out in the Cabinet Committee's Terms of Reference was to monitor expenditure on the Housing Capital Programme Budget for the Council Housebuilding Programme, ensuring the use (within the required deadlines) of the capital receipts made available through the Council's Agreement with the Department of Communities and Local Government (DCLG) allowing the use of additional RTB Receipts received as a result of the Government's increase in the maximum RTB Discount to be spent on housebuilding.

Other Options for Action:

Taking no action to ensure that construction spending was increased to meet the known level of 141 receipts could lead to a significant repayment of this funding for the supply of new affordable homes being repaid to the Government.

7. SUBMISSION OF A NEW PLANNING APPLICATION FOR THE LADYFIELDS SITE, LOUGHTON

The Housing Development Manager presented a report to the Cabinet Committee advising that the report sought approval to submit a new planning application for the Ladyfields site in Loughton. The site had an existing planning approval for 6 x 2-bed affordable homes with 23 parking spaces. In line with the policies of the Local Plan,

where zero parking was required within 400m of a railway station, it would be possible to increase the number of affordable homes on the site.

The site was located within 400m of Debden Station on the London Underground Central Line and if left as previously approved, this site would not comply with the new Local Plan Policies.

Therefore, by submitting a new planning application for the site, compliant with the intentions of the new Local Plan, the Council could increase the number of affordable homes by better utilising the land to enable the delivery of between 10 and 11 additional affordable homes for applicants on the Council's waiting list. Improving the districts housing offer, through building more Council-owned Affordable Housing, was a target in the Council's Corporate Plan.

It was therefore recommended that a new planning application be submitted for the site at Ladyfields, Loughton in line with the Local Plan Policy requirements, thereby increasing the development opportunity for the site to between 10 and 11 affordable homes for Council tenants. It should be noted that this recommendation does not override the existing planning consent on the site.

Councillor N Avey stated that one of his responsibilities as a Portfolio Holder was for parking and although the Local Plan dictated the way forward regarding parking it was counter intuitive as there was already so many problems across the district regarding parking. The people who buy/rent these houses will almost certainly have at least one vehicle which will cause a major problem with displaced parking.

Councillor J Philip stated that he disagreed with Councillor N Avey as advised that we did have to do something to reduce parking across the district. He did say that for 6x2 bed homes 23 car parking spaces was excessive. The original planning permission had been approved and this was a new application which did not override the original one but it might be worth going forward to get a better balance for this site.

Councillor A Lion stated although we do need to reduce the amount of vehicles it was too early to reduce these sites to zero, we as a Council should maintain a level that was acceptable.

The Cabinet Committee agreed to amend the decision as below.

Decision:

(1) That a second planning application be submitted for an already approved development at Ladyfields, Loughton, recognising the Local Plan looks for reduced parking in proximity to a train/underground station and that we take an approach to maximise the available housing and minimise the parking in discussion with the Planning department.

Reasons for Decision:

The Council has an ambition to develop 300 new affordable homes for Council tenants by 2025, making use of its 1-4-1 receipts to fund the programme. The Local Plan also sets out its ambition to deliver 11,400 new homes of all tenures across the district over the life of the plan. In its Terms of Reference, the Cabinet Committee is required to approve the submission of detailed planning applications, and/or if more appropriate, outline planning applications.

Other Options Considered and Rejected:

Not to progress with a second planning application and to enact the current scheme, which will deliver both new affordable homes and associated car parking, but not taking the opportunity to deliver a scheme in line with the new Local Plan Policy.

8. COUNCIL HOUSEBUILDING PROGRAMME - RISK REGISTER

The Housing Development Manager presented a report to the Cabinet Committee and advised that attached at Appendix 1 of Agenda Item 9, was the programme wide risk register associated with the Council's Housebuilding Programme, which was for review, commenting or noting as appropriate.

Decision:

(1) That the contents of the report, Agenda Item 9, on risk management in relation to the Council Housebuilding Programme be noted, and presented to the Cabinet in line with the Terms of Reference.

Reasons for Decision:

The Council's Housebuilding Programme was a major undertaking, involving significant amounts of money and risks, it was essential that the Officer Project Team and the Cabinet Committee record, monitor and mitigate those risks.

Other Options Considered and Rejected:

- (a) Not to have a Risk Register – but it would not be appropriate to contemplate such an option; and
- (b) To request amendments to the format or content of the Programme-wide Risk Register.

9. ANY OTHER BUSINESS

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

10. EXCLUSION OF PUBLIC AND PRESS

The Cabinet Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-005-2019/20
Date of meeting: 19 December 2019

Portfolio: Housing and Property Services – Councillor H Whitbread

Subject: Acceptance of Tenders – Council House Building Programme

Responsible Officer: D Fenton (01992 564746)

Democratic Services: J Leither (01992 564756)

Recommendations/Decisions Required:

- (1) That, TSG Building Services PLC be awarded the contract to undertake the construction of 5 properties, Chequers Road and Bushfields, Loughton in the sum of £1,365,481 together with the proposed construction period of 48 weeks.
- (2) That, TSG Building Services PLC be awarded the contract to undertake the construction of 3 properties, Chester Road, Loughton in the sum of £747,395 together with the proposed construction period of 34 weeks.
- (3) That TSG Building service PLC therefore recommend acceptance of the tender submitted by TSG Building Services PLC be awarded the contract to undertake the construction of 6 properties, Queensway, Ongar & Millfield, Higher Ongar in the sum of £1,372,925

Executive Summary:

The Council's house building programme is due to enter phase 4 of 6, to undertake the next phase of the council house building programme, it was necessary to undertake a tender exercise taking cost and quality into account to satisfy the Council's Procurement Rules.

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 Council Housebuilding Cabinet Committee to agree all tenders associated with the Council's house-building programme as set out in its Terms of Reference. Authorisation to enter into a Build Contract is required to enable a start on site to be made and for these properties to be delivered.

Other Options for Action:

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

Report:

Report on a Competitive Tender – Package 1 – Chequers Road (Site A) & Bushfields, Loughton

1. As part of Epping Forest District Council Phase 4 Council House Build Programme, Airey Miller undertook a competitive tender process with Epping Forest Framework contractors for Packages 1, 2 & 3.
2. Tenders were invited from Indecon Building Ltd, Neilcott Construction Ltd, Roof Ltd and TSG Building Services PLC from Epping's approved framework list. Unfortunately Roof Ltd declined the tender process due to their resource constraints.
3. Tenders were received on the 27 September 2019 as instructed within the invitation to tender and were officially opened and reviewed on the 10 October 2019. The returns are as follows and listed within Appendix A:

- **TSG Building Services PLC - £1,365,481**
- **Indecon Building Ltd - £1,691,686**
- **Neilcott Construction Ltd – £1,705,886**

4. All tenderers submitted a list of clarifications within their tender returns. As TSG Building Services PLC are the most competitive tenderer, based on cost, their clarifications were reviewed in detail.
5. These clarifications have been deemed as low to medium risk items and are identified within Appendix C. From our review we believe the Council will not obtain value for money if such clarifications are costed by the contractor and fixed within their tender.
6. Whilst the tender of TSG Building Services PLC is a fixed price, we recommend that the Council accommodate the low risk clarifications within the contingency Control Account.

Report on a Competitive Tender – Package 2 – Chester Road, Loughton

7. As part of Epping Forest District Council Phase 4 Council House Build Programme, Airey Miller undertook a competitive tender process with Epping Forest Framework contractors for Packages 1, 2 & 3.
8. Tenders were invited from Indecon Building Ltd, Neilcott Construction Ltd, Roof Ltd and TSG Building Services PLC from Epping's approved framework list. Unfortunately Roof Ltd declined the tender process due to their resource constraints.
9. Tenders were received on the 27 September 2019 as instructed within the invitation to tender and were officially opened and reviewed on the 10 October 2019. The returns are as follows and listed within Appendix A:

- **TSG Building Services PLC - £747,395**
- **Indecon Building Ltd - £944,459**
- **Neilcott Construction Ltd – £929,592**

10. All tenderers submitted a list of clarifications within their tender returns. As TSG Building Services PLC are the most competitive tenderer, based on cost, their clarifications were reviewed in detail.
11. These clarifications have been deemed as low to medium risk items and are identified

within Appendix C. From our review we believe the Council will not obtain value for money if such clarifications are costed by the contractor and fixed within their tender.

12. Whilst the tender of TSG Building Services PLC is a fixed price, we recommend that the Council accommodate the low risk clarifications within the Contingency Control Account.

Report on a Competitive Tender – Package 3 – Queensway, Ongar & Millfield, High Ongar

13. As part of Epping Forest District Council Phase 4 Council House Build Programme, Airey Miller undertook a competitive tender process with Epping Forest Framework contractors for Packages 1, 2 & 3.
14. Tenders were invited from Indecon Building Ltd, Neilcott Construction Ltd, Roof Ltd and TSG Building Services PLC from Epping's approved framework list. Unfortunately Roof Ltd declined the tender process due to their resource constraints.
15. Tenders were received on the 4 October 2019 as instructed within the invitation to tender and were officially opened and reviewed on the 10 October 2019. The returns are as followed and listed within Appendix A:

- **TSG Building Services PLC - £1,372,925**
- **Indecon Building Ltd - £ 1,626,387**
- **Neilcott Construction Ltd – £1,648,099**

16. All tenderers submitted a list of clarifications within their tender returns. As TSG Building Services PLC are the most competitive tenderer, based on cost, their clarifications were reviewed in detail.
17. These clarifications have been deemed as low to medium risk items and are identified within Appendix C. From our review we believe the Council will not obtain value for money if such clarifications are costed by the contractor and fixed within their tender.
18. Whilst the tender of TSG Building Services PLC is a fixed price, we recommend that the Council accommodate the low risk clarifications within the contingency Control Account.

Resource Implications:

The all associated internal external consultant fees and survey costs will be reported upon in the Council House Building Progress Report going forward.

Legal and Governance Implications:

There are no current anticipated Legal and Governance implications of merit at the time of writing this report.

Safer, Cleaner and Greener Implications:

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

Consultation Undertaken:

Employers Agent has undertaken a though tender process.

Background Papers:

- 1) **The Report on a Competitive Tender for Package 1 – Construction of two sites: Chequers Road (Site A) & Bushfields, Loughton; and authorise the officers to enter into the appropriate Build Contract**
- 2) **The Report on a Competitive Tender for Package 2 – Construction for one site: Chester Road, Loughton; and authorise the officers to enter into the appropriate Build Contract**
- 3) **The Report on a Competitive Tender for Package 3 – Construction of two sites: Queensway, Ongar & Millfield, Higher Ongar; and authorise the officers to enter into the appropriate Build Contract**

Risk Management:

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

Equality Analysis:

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

Report on a Competitive Tender

Package 1 – Construction of two sites:

Chequers Road, (Site A), Loughton
Bushfields, Loughton

Prepared By:

Airey Miller Ltd

St Johns House,
Suffolk Way,
Sevenoaks,
TN13 1YL

On Behalf of:

Epping Forest District Council

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

Date: 11 November 2019
Ref: 2018/102/CN/KW

Report on a Competitive Tender – Package 1

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Appendices

Appendix A	-	Tender Submissions
		1. Indecon Building Ltd
		2. Neilcott Construction Ltd
		3. TSG Building Services PLC
Appendix B	-	Tender Analysis
Appendix C	-	Tender Clarifications
Appendix D	-	Client – Control Account Breakdown

1. Executive Summary

As part of Epping Forest District Council Phase 4 Council House Build Programme, Airey Miller undertook a competitive tender process with Epping Forest Framework contractors for Packages 1, 2 & 3.

Tenders were invited from Indecon Building Ltd, Neilcott Construction Ltd, Roof Ltd and TSG Building Services PLC from Epping’s approved framework list. Unfortunately Roof Ltd declined the tender process due to their resource constraints.

Tenders were received on the 27 September 2019 as instructed within the invitation to tender and were officially opened and reviewed on the 10 October 2019. The returns are as follows and listed within Appendix A:

- TSG Building Services PLC - £1,365,481
- Indecon Building Ltd - £1,691,686
- Neilcott Construction Ltd – £1,705,886

All tenderers submitted a list of clarifications within their tender returns. As TSG Building Services PLC are the most competitive tenderer, based on cost, their clarifications were reviewed in detail. These clarifications have been deemed as low to medium risk items and are identified within Appendix C. From our review we are of the opinion that the Council will not obtain value for money if such clarifications are costed by the contractor and fixed within their tender.

Whilst the tender of TSG Building Services PLC is a fixed price, we recommend that the Council accommodate the low risk clarifications within the contingency Control Account.

We therefore recommend acceptance of the tender submitted by TSG Building Services PLC in the sum of £1,365,481 together with the proposed construction period of 48 weeks.



Signed

for AIREY MILLER LIMITED

Date **11 November 2019**

Report on a Competitive Tender – Package 1

2. Tender Process

2.1 Address of Sites within Package 1

Chequers Road (site A), Loughton, Alderton, IG10 3QF.

Bushfields, Loughton, Alderton, IG10 3JR.

2.2 Address of Site within Package 2 (Please refer to separate report)

Chester Road, Loughton, Broadway, IG10 2LR.

2.3 Address of Site within Package 3 (Please refer to separate report)

Queensway, Ongar, CM5 0BP

Millfield, High Ongar, CM5 9RJ

2.4 Approved Scheme

Chequers Road (site A)

Demolition of garages and replacement with 3No. x 3 bed two storey affordable homes with 8 parking spaces and associated landscaping. (Planning REF: EPF/2608)/15

- 3No. x 3-bedroom/5 person houses
- The total gross internal floor area is 302m²

Bushfields

Demolition of existing garages and erection of 2No. x 2 bed two storey affordable homes with 5 parking spaces. (Planning REF: EPF/0258)/16

- 2No. x 2-bedroom/4 person houses
- The total gross internal floor area is 162m²

2.5 Tenders Invited

All four of the Framework Contractors were invited to tender for this package (Package 1) along with Packages 2 and 3. Packages 2 to 3 include an additional three sites, proposing the construction of nine dwellings.

A competitive compliant tender process in accordance with Alternative 2 as described in JCT Tendering Practice Note has been undertaken.

Tender documents were issued to the Framework contractors on the 9 August 2019 with a tender return date of 20 September 2019. During this tender period the tenderers requested an extension to the tender period. Following consultation with EFDC, a revised tender return of 27 September 2019 was issued to the tenderers.

The tenderers were required to submit their tenders via the agreed common data environment, called Viewpoint for Projects.

The Framework Contractors were given instructions and support in using Viewpoint for Projects prior to tender submission.

Report on a Competitive Tender – Package 1

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

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

2.6 Tenders Received

The following tenders were returned on 27 September 2019

Contractor	Tender Sum £	Package 1 Construction Period
Indecon Building Ltd	£1,691,686	TBC
Neilcott Construction Ltd	£1,705,886	40 Weeks
T.S.G. Building Services PLC	£1,365,481	48 Weeks

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

2.7 Tender Acceptance Period

The tender acceptance period for the project is 16 weeks from the tender return date which expires on 17 January 2020.

3. Tender Examination

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

All tenders that were received had clarifications/qualifications. Airey Miller subsequently reviewed the items and compared them against the other returns. Subsequently Airey Miller requested TSG Building Services PLC to explore the removal of all qualifications. The remaining clarifications comparison is located in Appendix C.

3.1 Risk and Value for Money

Many qualifications/clarifications are related to the pricing of risk placed upon the contractor. Airey Miller have undertaken a risk review of these elements all of which are low to medium. In our opinion we consider the lowest will obtain better value if it held an allowance for such risks rather than allow the contractor to be paid for doing so. We have therefore priced such risks and recommend such sums accommodated with a council's central contingency fund. This sum is displayed in Appendix D and has been suggested to be used as the client contingency sum. We recommend that this amount should remain separate to the contract sum within the contingency Control Amount.

Report on a Competitive Tender – Package 1

3.2 Preliminaries

Indecon Building Ltd, Neilcott Construction Ltd and TSG Building Services PLC have allowed for a relatively high preliminary budget within their tender. This is due to the nature of the small sites and the complexities that may arise. There is a 9% difference from Indecon Building Ltd to TSG Building Services PLC which is displayed below:

- Indecon Building Ltd – 24%
- Neilcott Construction Ltd – 30%
- TSG Building Services PLC – 33%

3.3 Overheads and Profit

Both TSG Building Services PLC and Neilcott Construction Ltd displayed their OH&P allowance. Unfortunately, Indecon Building Ltd have included their allowance within their costs and have not listed it separately. There is a 6.8% difference between Neilcott Construction Ltd and TSG Building Services PLC. This is displayed below:

Neilcott Construction Ltd – 5.55%
TSG Building Services PLC – 12.35%

3.4 Insurances

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

Insurance Type	Indecon Building Ltd	Neilcott Construction Ltd	TSG Building Services PLC
Professional Indemnity Insurance	Tokio Marine HCC Ltd	CNA (Europe) Ltd and Dual Insurance	Garner Insurance
Public Liability Insurance	Aviva Insurance	Zurich and CNA	Goldcrest Insurance
Employer's Liability Insurance	Aviva Insurance	Zurich	Goldcrest Insurance

3.5 Performance Bond

TSG Building Services PLC were the only tenderer to offer a performance bond within their submission. This is a standard unamended ABI bond that is proposed to be released at Practical Completion.

3.6 Financial Analysis

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

3.7 Experian Credit Check

Experian have provided a credit check on TSG. They have confirmed that TSG has an overall credit summary score of 80%. This indicates that the contractor is a below average risk

Report on a Competitive Tender – Package 1

company, giving little reason to doubt credit transactions to the limit assigned. (The combined values of packages 1,2 and 3).

3.8 Liquidated and Ascertained Damages

Liquidated and Ascertained Damages have been set at the rate of £67 per home.

3.9 Statutory Approvals

3.9.1 Planning/S106 status

Chequers Road Site A - Planning Approval Ref: EPF/2608/15

The site was subject to Non-Material Amendment Changes – which were agreed by EFDC planners 11 March 2019.

The site has 8 Pre-commencement conditions and a further 2 pre-occupation conditions. Of the pre-commencement conditions, Condition 5 – Phase 1 Land Contamination Report has been discharged 16 November 2018. Condition 6-7 – Phase 2 Land Contamination and Remediation Method statement were discharged 8 November 2019. The remaining conditions will be the responsibility of the contractor for submission and discharge.

Bushfields - Planning Approval Ref: EPF/0258/16

The site was subject to Non-Material Amendment Changes – which were agreed by EFDC planners 11 March 2019.

The site has 7 Pre-commencement conditions and a further 4 pre-occupation conditions. Of the pre-commencement conditions, Condition 5 – Phase 1 Land Contamination Report has been discharged 16 November 2018. Condition 6-7 – Phase 2 Land Contamination and Remediation Method statement were validated 5 November 2019 and await discharge. The remaining conditions will be the responsibility of the contractor for submission and discharge.

3.9.2 Building Regulations

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

3.10 Design and Quality Standards:

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

3.11 Contractor Insurances

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

Insurance Type	Indecon Building Ltd	Neilcott Construction Ltd	TSG Building Services PLC
Professional Indemnity Insurance	£5,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£15,000,000	£10,000,000
Employer's Liability Insurance	£10,000,000	£10,000,000	£10,000,000

3.12 CDM Regulations

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

4. Recommendations

Following our review of the tender returns Airey Miller consider TSG Building Services PLC's submission to be the most competitive. This is based on their tender return of £1,365,481 plus £94,185 risk allocated as the contingency Control Amount. The tender acceptance period for the project is 16 weeks from the tender return date which expires on 17 January 2020. This tender was 8% below our pre tender estimate and Airey Miller can confirm this tender to be a competitive price and offers Epping value for money based upon our experience of similar projects.



Signed

for AIREY MILLER LIMITED

Date **11 November 2019**

TL Check

Appendix A

Tender Submissions

T.S.G. BUILDING SERVICES PLC

Contract Sum Analysis

Package 01

Package 01
Contract Sum Analysis - Summary

£

Package 01
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	0.00
1.1	Substructure	78,425.26
1	Substructure Sub-total	78,425.26
2.1	Frame	0.00
2.2	Upper floors	18,873.00
2.3	Roof	80,620.06
2.4	Stairs and ramps	5,224.00
2.5	External walls	81,675.02
2.6	Windows and external doors	34,627.81
2.7	Internal walls and partitions	40,890.60
2.8	Internal doors	28,134.00
2	Superstructure Sub-total	290,044.49
3.1	Wall Finishes	22,269.00
3.2	Floor Finishes	18,760.88
3.3	Ceiling Finishes	21,756.50
3	Internal finishes Sub-total	62,786.38
4.1	Fittings, furnishings and equipment	16,903.40
4	Fittings, furnishings and equipment Sub-total	16,903.40
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	0.00
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	110,000.00
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 01
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	191,867.54
8.2	Roads, paths and pavings	0.00
8.3	Soft landscaping, planting and irrigation systems	0.00
8.4	Fencing, railings and walls	0.00
8.5	External fixtures	0.00
8.6	External drainage	75,785.00
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		267,652.54
Building works cost		825,812.07
9	Main contractor's preliminaries	33.38%
		275,640.00
Sub-total		1,101,452.07
10	Main contractor's overheads and profit	12.35%
		136,029.33
Works cost		1,237,481.40
11.1	Consultants' fees	
	Architect & Civil Eng	37,310.00
	Structural & Civil Engineer	
	M & E Consultant	5,000.00
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		42,310.00
	Design Contingency	2.50%
	Bond	20,645.30
	Base cost	2,581.06
		1,303,017.76
14.2	Construction Inflation	0.00
		1,303,017.76
Provisional Sums		62,463.42
Tender Sum		1,365,481.18

Package 01

Contract Sum Analysis

Ref	Item	£
	FACILITATING WORKS	
0.1	Toxic/hazardous/contaminated material treatment	
0.1.1	<u>Toxic or hazardous material or chemical removal</u>	
0.1.1	Toxic or hazardous material or chemical removal	
0.1.2	<u>Contaminated land</u>	
0.1.2	Contaminated ground material removal or treatment	
0.1.3	<u>Eradication of plant growth</u>	
0.1.3	Eradication by dig and dump strategy or chemical treatment	
0.2	Major demolition works	
0.2.1	<u>Demolition works</u>	inc
0.2.1.1	Demolitions and propping	
0.3	Temporary support to adjacent structures	
0.3.1	<u>Temporary support to adjacent structures</u>	
0.3.1	Temporary support to adjacent structures	
0.4	Specialist groundworks	
0.4.1	<u>Site dewatering and pumping</u>	
0.4.1	Site dewatering	
0.4.2	<u>Soil stabilisation measures</u>	
0.4.2	Soil stabilisation measures	
0.4.3	<u>Ground gas venting measures</u>	
0.4.3	Ground gas venting measures	
0.5	Temporary diversion works	
0.5.1	<u>Temporary diversion works</u>	
0.5.1	Temporary diversion works	
0.6	Extraordinary site investigation works	
0.6.1	<u>Archaeological investigation</u>	
0.6.1	Archaeological investigation	
0.6.2	<u>Reptile/wildlife mitigation measures</u>	

Package 01
Contract Sum Analysis

Ref	Item	£
0.6.2	Reptile/wildlife mitigation measures	
0.6.3	<u>Other extraordinary site investigation works</u>	
0.6.3	Site investigations, temporary screens and the like	
1	SUBSTRUCTURE	
1.1	Substructure	78,425.26
1.1.1	<u>Standard foundations</u>	
1.1.1.1	Strip foundations, pad foundations, etc.	
1.1.2	<u>Specialist foundations</u>	
1.1.2.4	Piles including disposal, cutting off tops, testing etc	
1.1.2.12	Pile caps	
1.1.2.13	Ground beams	
1.1.3	<u>Lowest floor construction</u>	
1.1.3.1	Lowest floor construction	
1.1.4.2	Disposal of excavated material	
1.1.4.3	Extra for disposal of contaminated excavated material	
2	SUPERSTRUCTURE	
2.1	Frame	
2.1.4	<u>Concrete frames</u>	
2.1.4.1	Concrete frames	
2.2	Upper floors	0.00
2.2.1	<u>Floors</u>	18,873.00
2.2.1.1	Concrete floors	
2.2.1.5	Precast/Composite decking systems	
2.2.1.6	Timber floors	
2.2.1.7	Structural screed	
2.2.2	<u>Balconies</u>	
2.2.2.1	Balconies	
2.2.3	<u>Drainage to balconies</u>	

Package 01
Contract Sum Analysis

Ref	Item	£
2.2.3.1	Drainage to balconies	
2.3	Roof	
2.3.1	<u>Roof structure</u>	30,875.78
2.3.1.1	Roof structure - pitched	49,744.28
2.3.1.4	Roof structure - flat	
2.3.2	<u>Roof coverings</u>	
2.3.2.1	Roof coverings	
2.3.3	<u>Specialist roof systems</u>	
2.3.3.1	Specialist roof systems	
2.3.4	<u>Roof drainage</u>	
2.3.4.1	Roof drainage	
2.3.5	<u>Rooflights, skylights and openings</u>	
2.3.5.1	Rooflights, skylights and openings	
2.3.6	<u>Roof features</u>	
2.3.6.1	Roof features including fall arrest systems	
2.4	Stairs and ramps	5,224.00
2.4.1	<u>Stair/ramp structures</u>	
2.4.1.1	Stair/ramp structures	
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>	
2.4.2.1	Stair/ramp finishes, balustrades and handrails	
2.4.4	<u>Ladders/chutes/slides</u>	
2.4.4.1	Ladders/chutes/slides	
2.5	External walls	81,675.02
2.5.1	<u>External enclosing walls above ground level</u>	
2.5.1.1	External walls above ground level	
2.5.1.11	Finishes applied to external walls	
2.5.2	<u>External enclosing walls below ground level</u>	
2.5.2.1	External walls below ground level	

Package 01
Contract Sum Analysis

Ref	Item	£
2.5.2.6	Finishes applied to external walls	
2.5.3	<u>Solar/rainscreen cladding</u>	
2.5.3.1	Solar/rainscreen cladding	
2.5.4	<u>External soffits</u>	
2.5.4.1	External soffits	
2.5.4.5	Finishes applied to external soffits	
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>	
2.5.5.1	Subsidiary walls	
2.5.5.3	Combined balustrades and handrails	
2.5.5.6	Proprietary bolt-on balconies	
2.5.6	<u>Façade cleaning</u>	
2.5.6.1	Façade cleaning	
2.6	Windows and external doors	34,627.81
2.6.1	<u>External windows</u>	
2.6.1.1	Windows	
2.6.2	<u>External doors</u>	
2.6.2.1	External doors	
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors	
2.6.2.6	Canopies	
2.7	Internal walls and partitions	40,890.60
2.7.1	<u>Walls and partitions</u>	
2.7.1.1	Internal walls and partitions	
2.7.2	<u>Balustrades and handrails</u>	
2.7.2.1	Balustrades and handrails	
2.8	Internal doors	28,134.00
2.8.1	<u>Internal doors</u>	
2.8.1.1	Internal doors	
2.8.1.5	Roller shutters, sliding shutters, grilles and the like	

Package 01
Contract Sum Analysis

Ref	Item	£
3	INTERNAL FINISHES	
3.1	Wall finishes	22,269.00
3.1.1	<u>Wall finishes</u>	
3.1.1.1	Finishes to walls and columns	
3.2	Floor finishes	18,760.88
3.2.1	<u>Finishes to floors</u>	
3.2.1.1	Finishes to floors	
3.2.1.2	Specialist flooring	
3.3	Ceiling Finishes	21,756.50
3.3.1	<u>Finishes to ceilings</u>	
3.3.1.1	Finishes to ceilings	
3.3.2	<u>False ceilings</u>	
3.3.2.1	False ceilings	
3.3.3	<u>Demountable suspended ceilings</u>	
3.3.3.1	Demountable suspended ceilings	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	0.00
4.1	Fittings, furnishings and equipment	16,903.40
4.1.1	<u>General fittings, furnishings and equipment</u>	
4.1.1.1	Fittings	
4.1.1.2	Furnishings	
4.1.1.3	Equipment	
4.1.2	<u>Domestic kitchens</u>	
4.1.2.1	Kitchen units	
4.1.2.2	Kitchen appliances	
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>	
4.1.3.1	Special purpose fittings, furnishings and equipment	
4.1.4	<u>Signs/notices</u>	
4.1.4.1	Signs/notices	

Package 01
Contract Sum Analysis

Ref	Item	£
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>	
4.1.6.1	Non-Mechanical and Non-Electrical Equipment	
5	SERVICES	110,000.00
5.1	Sanitary installations	
5.1.1	<u>Sanitary appliances</u>	
5.1.1.1	Sanitary appliances	
5.1.2	<u>Sanitary ancillaries</u>	
5.1.2.1	Fittings	
5.2	Services equipment	
5.2.1	<u>Services equipment</u>	
5.2.1.1	Services equipment	
5.3	Disposal installations	
5.3.1	<u>Foul drainage above ground</u>	
5.3.1.1	Foul drainage above ground	
5.3.3	<u>Refuse disposal</u>	
5.3.3.1	Refuse disposal installation	
5.4	Water installations	
5.4.1	<u>Mains water supply</u>	
5.4.1.1	Mains water supply	
5.4.2	<u>Cold water distribution</u>	
5.4.2.1	Cold water distribution	
5.4.3	<u>Hot water distribution</u>	
5.4.3.1	Hot water distribution	
5.4.4	<u>Local hot water distribution</u>	
5.4.4.1	Water heaters	
5.4.5	<u>Steam and condensate distribution</u>	
5.4.5.1	Steam and condensate distribution	
5.5	Heat source	

Package 01
Contract Sum Analysis

Ref	Item	£
5.5.1	<u>Heat source</u>	
5.5.1.1	Heat source	
5.6	Space heating and air conditioning	
5.6.1	<u>Central heating</u>	
5.6.1.1	Central heating systems	
5.6.2	<u>Local heating</u>	
5.6.2.1	Local heating systems	
5.6.3	<u>Central cooling</u>	
5.6.3.1	Central cooling systems	
5.7	Ventilation	
5.7.1	<u>Central ventilation</u>	
5.7.1.1	Central ventilation systems	
5.7.2	<u>Local and special ventilation</u>	
5.7.2.1	Toilet, bathroom and kitchen ventilation units	
5.7.2.2	Specialist ventilation	
5.7.3	<u>Smoke extract / control</u>	
5.7.3.1	Smoke extract / control	
5.8	Electrical installations	
5.8.1	<u>Electrical mains and sub-mains distribution</u>	
5.8.1.1	Electrical mains and sub-mains distribution	
5.8.2	<u>Power installations</u>	
5.8.2.1	Power installations	
5.8.3	<u>Lighting installations</u>	
5.8.3.1	Lighting installations	
5.8.4	<u>Specialist lighting installations</u>	
5.8.4.1	Specialist lighting installations	
5.8.5	<u>Local electricity generation systems</u>	
5.8.5.1	Local electricity generation systems	

Package 01
Contract Sum Analysis

Ref	Item	£
5.8.5.5	Photovoltaic devices, etc.	
5.8.6	<u>Earthing and bonding systems</u>	
5.8.6.1	Earthing and bonding systems	
5.9	Fuel installations	
5.9.1	<u>Fuel storage</u>	
5.9.1.1	Fuel storage	
5.9.2	<u>Fuel distribution</u>	
5.9.2.1	Fuel distribution	
5.10	Lift and conveyor installations	
5.10.1	<u>Lifts</u>	
5.10.1.1	Passenger lifts	
5.11	Fire and lightning protection	
5.11.1	<u>Fire fighting systems</u>	
5.11.1.1	Fire hose reels, dry risers and wet risers	
5.11.2	<u>Fire suppression systems</u>	
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems	
5.11.3	<u>Lightning protection</u>	
5.11.3.1	Lightning protection installations	
5.12	Communication, security and control systems	
5.12.1	<u>Communications systems</u>	
5.12.1.1	Communications systems	
5.12.2	<u>Security systems</u>	
5.12.2.1	Security systems	
5.12.3	<u>Central control/building management systems</u>	
5.12.3.1	Central control/building management systems	
5.14	Builder's work in connection with services	
5.14.1	<u>Builder's work in connection with services</u>	
5.14.1.1	General builder's work	

Package 01
Contract Sum Analysis

Ref	Item	£
7	WORK TO EXISTING BUILDINGS	
7.1	Minor demolition works and alteration works	
7.1.1	<u>Minor demolition works and alteration works</u>	
7.1.1.1	Minor demolition works and alteration works	
7.2	Repairs to existing services	
7.2.1	<u>Repairs to existing services</u>	
7.2.1.1	Existing services	
8	EXTERNAL WORKS	0.00
8.1	Site preparation works	
8.1.1	<u>Site clearance</u>	191,867.54
8.1.1.1	Clearing vegetation, trees, etc. minor demolition	
8.1.2	<u>Preparatory groundworks</u>	
8.1.2.1	Forming new site contours etc	
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions	
8.2	Roads, paths, pavings and surfacings	
8.2.1	<u>Roads, paths and pavings</u>	
8.2.1.1	Roads	
8.2.1.2	Paths, pavings and hardstandings	
8.2.1.6	Steps and ramps	
8.2.1.13	Repairs to existing roads, paths and pavings	
8.3	Soft landscaping and irrigation systems	
8.3.1	<u>Seeding and turfing</u>	
8.3.1.1	Grassed areas	
8.3.2	<u>External planting</u>	
8.3.2.1	External planting	
8.3.2.3	Hedges	
8.3.2.4	Trees	
8.3.2.7	Maintenance	

Package 01
Contract Sum Analysis

Ref	Item	£
8.3.3	<u>Irrigation systems</u>	
8.3.3.1	Irrigation systems	
8.4	Fencing, railings and walls	
8.4.1	<u>Fencing and railings</u>	
8.4.1.1	Fencing, railings and gates	
8.4.2	<u>Walls and screens</u>	
8.4.2.1	Walls, screens and gates	
8.4.3	<u>Retaining walls</u>	
8.4.3.1	Retaining walls	
8.4.4	<u>Barriers and guardrails</u>	
8.4.4.1	Barriers and guardrails	
8.5	External fixtures	
8.5.1	<u>Site/street furniture and equipment</u>	
8.5.1.1	Site/street furniture and equipment	
8.5.2	<u>Ornamental features</u>	
8.5.2.2	Other features	
8.6	External drainage	75,785.00
8.6.1	<u>Surface water and foul water drainage</u>	
8.6.1.1	Surface water and foul water drainage	
8.6.2	<u>Ancillary drainage systems</u>	
8.6.2.3	Storage / retention tanks etc	
8.6.2.6	Sustainable urban drainage systems	
8.6.4	<u>Land drainage</u>	
8.6.4.1	Land drainage	
8.7	External services	
8.7.1	<u>Water mains supply</u>	
8.7.1.1	Water mains supply	
8.7.2	<u>Electricity mains supply</u>	

Package 01
Contract Sum Analysis

Ref	Item	£
8.7.2.1	Electricity mains supply	
8.7.2.3	Transformer sub-stations	
8.7.5	<u>Gas mains supply</u>	
8.7.5.1	Gas mains supply	
8.7.6	<u>Telecommunications and other communication system connections</u>	
8.7.6.1	Telecommunications and other communication system connections	
8.7.8	<u>External security systems</u>	
8.7.8.1	External security systems	
8.7.9	<u>External street lighting systems</u>	
8.7.9.1	Site/street lighting systems	
8.7.10	<u>Local/district heating installations</u>	
8.7.10.1	Local/district heating installations, including heat source	
8.7.11	<u>Builder's work in connection with external services</u>	
8.7.11.1	General builder's work	
8.8	Minor building works and ancillary buildings	
8.8.1	<u>Minor building works</u>	
8.8.1.1	Refurbishment of existing ancillary buildings	
8.8.2	<u>Ancillary buildings and structures</u>	
8.8.2.1	Minor ancillary buildings	
	TOTAL	<hr/> 825,812.07 <hr/> <hr/>

NEILCOTT CONSTRUCTION LIMITED

Contract Sum Analysis

Package 1 Chequers

Package 1 Chequers
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	0.00
1.1	Substructure	49,947.01
1	Substructure Sub-total	49,947.01
2.1	Frame	0.00
2.2	Upper floors	15,224.44
2.3	Roof	63,025.24
2.4	Stairs and ramps	5,409.69
2.5	External walls	33,966.20
2.6	Windows and external doors	29,755.08
2.7	Internal walls and partitions	36,706.22
2.8	Internal doors	23,926.07
2	Superstructure Sub-total	208,012.94
3.1	Wall Finishes	15,830.55
3.2	Floor Finishes	8,571.49
3.3	Ceiling Finishes	6,359.59
3	Internal finishes Sub-total	30,761.63
4.1	Fittings, furnishings and equipment	13,643.08
4	Fittings, furnishings and equipment Sub-total	13,643.08
5.1	Sanitary appliances	480.15
5.2	Services equipment	0.00
5.3	Mechanical Installations	54,354.96
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	32,571.96
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	5,820.00
5	Services Sub-total	93,227.07
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 1 Chequers
Contract Sum Analysis - Summary

	£	
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	18,433.50
8.2	Roads, paths and pavings	72,442.80
8.3	Soft landscaping, planting and irrigation systems	9,775.22
8.4	Fencing, railings and walls	60,405.39
8.5	External fixtures	18,029.79
8.6	External drainage(Provisional)	55,991.05
8.7	External services(Provisional)	49,500.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	284,577.75
	Building works cost	680,169.48
9	Main contractor's preliminaries	184,674.00
	Sub-total	864,843.48
10	Main contractor's overheads and profit	48,171.52
	Works cost	913,015.00
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11	Project/design team fees Sub-total	52,588.00
	Base cost	965,603.00
14.2	Construction Inflation	0.00
		965,603.00
	Provisional Sums	
	Tender Sum	965,603.00

Package 1 Chequers
Contract Sum Analysis - Summary

£

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
	FACILITATING WORKS	
0.1	Toxic/hazardous/contaminated material treatment	
0.1.1	<u>Toxic or hazardous material or chemical removal</u>	
0.1.1	Toxic or hazardous material or chemical removal	
0.1.2	<u>Contaminated land</u>	
0.1.2	Contaminated ground material removal or treatment	
0.1.3	<u>Eradication of plant growth</u>	
0.1.3	Eradication by dig and dump strategy or chemical treatment	
0.2	Major demolition works	
0.2.1	<u>Demolition works</u>	
0.2.1.1	Demolitions and propping	
0.3	Temporary support to adjacent structures	
0.3.1	<u>Temporary support to adjacent structures</u>	
0.3.1	Temporary support to adjacent structures	
0.4	Specialist groundworks	
0.4.1	<u>Site dewatering and pumping</u>	
0.4.1	Site dewatering	
0.4.2	<u>Soil stabilisation measures</u>	
0.4.2	Soil stabilisation measures	
0.4.3	<u>Ground gas venting measures</u>	
0.4.3	Ground gas venting measures	
0.5	Temporary diversion works	
0.5.1	<u>Temporary diversion works</u>	
0.5.1	Temporary diversion works	
0.6	Extraordinary site investigation works	
0.6.1	<u>Archaeological investigation</u>	
0.6.1	Archaeological investigation	
0.6.2	<u>Reptile/wildlife mitigation measures</u>	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
0.6.2	Reptile/wildlife mitigation measures	
0.6.3	<u>Other extraordinary site investigation works</u>	
0.6.3	Site investigations, temporary screens and the like	
1	SUBSTRUCTURE	
1.1	Substructure	49,947.01
1.1.1	<u>Standard foundations</u>	
1.1.1.1	Strip foundations, pad foundations, etc.	
1.1.2	<u>Specialist foundations</u>	
1.1.2.4	Piles including disposal, cutting off tops, testing etc	
1.1.2.12	Pile caps	
1.1.2.13	Ground beams	
1.1.3	<u>Lowest floor construction</u>	
1.1.3.1	Lowest floor construction	
1.1.4.2	Disposal of excavated material	
1.1.4.3	Extra for disposal of contaminated excavated material	
2	SUPERSTRUCTURE	
2.1	Frame	
2.1.4	<u>Concrete frames</u>	
2.1.4.1	Concrete frames	
2.2	Upper floors	15,224.44
2.2.1	<u>Floors</u>	
2.2.1.1	Concrete floors	
2.2.1.5	Precast/Composite decking systems	
2.2.1.6	Timber floors	
2.2.1.7	Structural screed	
2.2.2	<u>Balconies</u>	
2.2.2.1	Balconies	
2.2.3	<u>Drainage to balconies</u>	

Package 1 Chequers
Contract Sum Analysis

Ref	Item	£
2.2.3.1	Drainage to balconies	
2.3	Roof	63,025.24
2.3.1	<u>Roof structure</u>	
2.3.1.1	Roof structure - pitched	
2.3.1.4	Roof structure - flat	
2.3.2	<u>Roof coverings</u>	
2.3.2.1	Roof coverings	
2.3.3	<u>Specialist roof systems</u>	
2.3.3.1	Specialist roof systems	
2.3.4	<u>Roof drainage</u>	
2.3.4.1	Roof drainage	
2.3.5	<u>Rooflights, skylights and openings</u>	
2.3.5.1	Rooflights, skylights and openings	
2.3.6	<u>Roof features</u>	
2.3.6.1	Roof features including fall arrest systems	
2.4	Stairs and ramps	5,409.69
2.4.1	<u>Stair/ramp structures</u>	
2.4.1.1	Stair/ramp structures	
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>	
2.4.2.1	Stair/ramp finishes, balustrades and handrails	
2.4.4	<u>Ladders/chutes/slides</u>	
2.4.4.1	Ladders/chutes/slides	
2.5	External walls	33,966.20
2.5.1	<u>External enclosing walls above ground level</u>	
2.5.1.1	External walls above ground level	
2.5.1.11	Finishes applied to external walls	
2.5.2	<u>External enclosing walls below ground level</u>	
2.5.2.1	External walls below ground level	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
2.5.2.6	Finishes applied to external walls	
2.5.3	<u>Solar/rainscreen cladding</u>	
2.5.3.1	Solar/rainscreen cladding	
2.5.4	<u>External soffits</u>	
2.5.4.1	External soffits	
2.5.4.5	Finishes applied to external soffits	
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>	
2.5.5.1	Subsidiary walls	
2.5.5.3	Combined balustrades and handrails	
2.5.5.6	Proprietary bolt-on balconies	
2.5.6	<u>Façade cleaning</u>	
2.5.6.1	Façade cleaning	
2.6	Windows and external doors	29,755.08
2.6.1	<u>External windows</u>	
2.6.1.1	Windows	
2.6.2	<u>External doors</u>	
2.6.2.1	External doors	
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors	
2.6.2.6	Canopies	
2.7	Internal walls and partitions	36,706.22
2.7.1	<u>Walls and partitions</u>	
2.7.1.1	Internal walls and partitions	
2.7.2	<u>Balustrades and handrails</u>	
2.7.2.1	Balustrades and handrails	
2.8	Internal doors	23,926.07
2.8.1	<u>Internal doors</u>	
2.8.1.1	Internal doors	
2.8.1.5	Roller shutters, sliding shutters, grilles and the like	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
3	INTERNAL FINISHES	
3.1	Wall finishes	15,830.55
3.1.1	<u>Wall finishes</u>	
3.1.1.1	Finishes to walls and columns	
3.2	Floor finishes	8,571.49
3.2.1	<u>Finishes to floors</u>	
3.2.1.1	Finishes to floors	
3.2.1.2	Specialist flooring	
3.3	Ceiling Finishes	6,359.59
3.3.1	<u>Finishes to ceilings</u>	
3.3.1.1	Finishes to ceilings	
3.3.2	<u>False ceilings</u>	
3.3.2.1	False ceilings	
3.3.3	<u>Demountable suspended ceilings</u>	
3.3.3.1	Demountable suspended ceilings	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	
4.1	Fittings, furnishings and equipment	13,643.08
4.1.1	<u>General fittings, furnishings and equipment</u>	
4.1.1.1	Fittings	
4.1.1.2	Furnishings	
4.1.1.3	Equipment	
4.1.2	<u>Domestic kitchens</u>	
4.1.2.1	Kitchen units	
4.1.2.2	Kitchen appliances	
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>	
4.1.3.1	Special purpose fittings, furnishings and equipment	
4.1.4	<u>Signs/notices</u>	
4.1.4.1	Signs/notices	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>	
4.1.6.1	Non-Mechanical and Non-Electrical Equipment	
5	SERVICES	
5.1	Sanitary installations	480.15
5.1.1	<u>Sanitary appliances</u>	
5.1.1.1	Sanitary appliances	
5.1.2	<u>Sanitary ancillaries</u>	
5.1.2.1	Fittings	
5.2	Services equipment	
5.2.1	<u>Services equipment</u>	
5.2.1.1	Services equipment	
5.3	Mechanical Installations	54,354.96
5.3.1	<u>Foul drainage above ground</u>	
5.3.1.1	Foul drainage above ground	
5.3.3	<u>Refuse disposal</u>	
5.3.3.1	Refuse disposal installation	
5.4	Water installations	
5.4.1	<u>Mains water supply</u>	
5.4.1.1	Mains water supply	
5.4.2	<u>Cold water distribution</u>	
5.4.2.1	Cold water distribution	
5.4.3	<u>Hot water distribution</u>	
5.4.3.1	Hot water distribution	
5.4.4	<u>Local hot water distribution</u>	
5.4.4.1	Water heaters	
5.4.5	<u>Steam and condensate distribution</u>	
5.4.5.1	Steam and condensate distribution	
5.5	Heat source	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
5.5.1	<u>Heat source</u>	
5.5.1.1	Heat source	
5.6	Space heating and air conditioning	
5.6.1	<u>Central heating</u>	
5.6.1.1	Central heating systems	
5.6.2	<u>Local heating</u>	
5.6.2.1	Local heating systems	
5.6.3	<u>Central cooling</u>	
5.6.3.1	Central cooling systems	
5.7	Ventilation	
5.7.1	<u>Central ventilation</u>	
5.7.1.1	Central ventilation systems	
5.7.2	<u>Local and special ventilation</u>	
5.7.2.1	Toilet, bathroom and kitchen ventilation units	
5.7.2.2	Specialist ventilation	
5.7.3	<u>Smoke extract / control</u>	
5.7.3.1	Smoke extract / control	
5.8	Electrical installations	32,571.96
5.8.1	<u>Electrical mains and sub-mains distribution</u>	
5.8.1.1	Electrical mains and sub-mains distribution	
5.8.2	<u>Power installations</u>	
5.8.2.1	Power installations	
5.8.3	<u>Lighting installations</u>	
5.8.3.1	Lighting installations	
5.8.4	<u>Specialist lighting installations</u>	
5.8.4.1	Specialist lighting installations	
5.8.5	<u>Local electricity generation systems</u>	
5.8.5.1	Local electricity generation systems	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
5.8.5.5	Photovoltaic devices, etc.	
5.8.6	<u>Earthing and bonding systems</u>	
5.8.6.1	Earthing and bonding systems	
5.9	Fuel installations	
5.9.1	<u>Fuel storage</u>	
5.9.1.1	Fuel storage	
5.9.2	<u>Fuel distribution</u>	
5.9.2.1	Fuel distribution	
5.10	Lift and conveyor installations	
5.10.1	<u>Lifts</u>	
5.10.1.1	Passenger lifts	
5.11	Fire and lightning protection	
5.11.1	<u>Fire fighting systems</u>	
5.11.1.1	Fire hose reels, dry risers and wet risers	
5.11.2	<u>Fire suppression systems</u>	
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems	
5.11.3	<u>Lightning protection</u>	
5.11.3.1	Lightning protection installations	
5.12	Communication, security and control systems	
5.12.1	<u>Communications systems</u>	
5.12.1.1	Communications systems	
5.12.2	<u>Security systems</u>	
5.12.2.1	Security systems	
5.12.3	<u>Central control/building management systems</u>	
5.12.3.1	Central control/building management systems	
5.14	Builder's work in connection with services	5,820.00
5.14.1	<u>Builder's work in connection with services</u>	
5.14.1.1	General builder's work	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
7	WORK TO EXISTING BUILDINGS	
7.1	Minor demolition works and alteration works	
7.1.1	<u>Minor demolition works and alteration works</u>	
7.1.1.1	Minor demolition works and alteration works	
7.2	Repairs to existing services	
7.2.1	<u>Repairs to existing services</u>	
7.2.1.1	Existing services	
8	EXTERNAL WORKS	
8.1	Site preparation works	18,433.50
8.1.1	<u>Site clearance</u>	
8.1.1.1	Clearing vegetation, trees, etc. minor demolition	
8.1.2	<u>Preparatory groundworks</u>	
8.1.2.1	Forming new site contours etc	
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions	
8.2	Roads, paths, pavings and surfacings	72,442.80
8.2.1	<u>Roads, paths and pavings</u>	
8.2.1.1	Roads	
8.2.1.2	Paths, pavings and hardstandings	
8.2.1.6	Steps and ramps	
8.2.1.13	Repairs to existing roads, paths and pavings	
8.3	Soft landscaping and irrigation systems	9,775.22
8.3.1	<u>Seeding and turfing</u>	
8.3.1.1	Grassed areas	
8.3.2	<u>External planting</u>	
8.3.2.1	External planting	
8.3.2.3	Hedges	
8.3.2.4	Trees	
8.3.2.7	Maintenance	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
8.3.3	<u>Irrigation systems</u>	
8.3.3.1	Irrigation systems	
8.4	Fencing, railings and walls	60,405.39
8.4.1	<u>Fencing and railings</u>	
8.4.1.1	Fencing, railings and gates	
8.4.2	<u>Walls and screens</u>	
8.4.2.1	Walls, screens and gates	
8.4.3	<u>Retaining walls</u>	
8.4.3.1	Retaining walls	
8.4.4	<u>Barriers and guardrails</u>	
8.4.4.1	Barriers and guardrails	
8.5	External fixtures	18,029.79
8.5.1	<u>Site/street furniture and equipment</u>	
8.5.1.1	Site/street furniture and equipment	
8.5.2	<u>Ornamental features</u>	
8.5.2.2	Other features	
8.6	External drainage(Provisional)	55,991.05
8.6.1	<u>Surface water and foul water drainage</u>	
8.6.1.1	Surface water and foul water drainage	
8.6.2	<u>Ancillary drainage systems</u>	
8.6.2.3	Storage / retention tanks etc	
8.6.2.6	Sustainable urban drainage systems	
8.6.4	<u>Land drainage</u>	
8.6.4.1	Land drainage	
8.7	External services(Provisional)	49,500.00
8.7.1	<u>Water mains supply</u>	
8.7.1.1	Water mains supply	
8.7.2	<u>Electricity mains supply</u>	

Package 1 Chequers **Contract Sum Analysis**

Ref	Item	£
8.7.2.1	Electricity mains supply	
8.7.2.3	Transformer sub-stations	
8.7.5	<u>Gas mains supply</u>	
8.7.5.1	Gas mains supply	
8.7.6	<u>Telecommunications and other communication system connections</u>	
8.7.6.1	Telecommunications and other communication system connections	
8.7.8	<u>External security systems</u>	
8.7.8.1	External security systems	
8.7.9	<u>External street lighting systems</u>	
8.7.9.1	Site/street lighting systems	
8.7.10	<u>Local/district heating installations</u>	
8.7.10.1	Local/district heating installations, including heat source	
8.7.11	<u>Builder's work in connection with external services</u>	
8.7.11.1	General builder's work	
8.8	Minor building works and ancillary buildings	
8.8.1	<u>Minor building works</u>	
8.8.1.1	Refurbishment of existing ancillary buildings	
8.8.2	<u>Ancillary buildings and structures</u>	
8.8.2.1	Minor ancillary buildings	
	TOTAL	<hr/> 680,169.48 <hr/> <hr/>

NEILCOTT CONSTRUCTION LIMITED

Contract Sum Analysis

Package 1 Bushfield

Package 1 Bushfield
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	0.00
1.1	Substructure	36,031.17
1	Substructure Sub-total	36,031.17
2.1	Frame	0.00
2.2	Upper floors	8,112.80
2.3	Roof	34,876.36
2.4	Stairs and ramps	3,906.13
2.5	External walls	49,362.00
2.6	Windows and external doors	22,243.92
2.7	Internal walls and partitions	17,111.70
2.8	Internal doors	11,019.60
2	Superstructure Sub-total	146,632.51
3.1	Wall Finishes	11,094.24
3.2	Floor Finishes	5,007.25
3.3	Ceiling Finishes	3,497.34
3	Internal finishes Sub-total	19,598.83
4.1	Fittings, furnishings and equipment	8,647.60
4	Fittings, furnishings and equipment Sub-total	8,647.60
5.1	Sanitary appliances	320.70
5.2	Services equipment	0.00
5.3	Mechanical Installations	34,811.81
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	23,196.53
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	5,557.00
5	Services Sub-total	63,886.04
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 1 Bushfield
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	16,233.53
8.2	Roads, paths and pavings	58,294.10
8.3	Soft landscaping, planting and irrigation systems	15,441.06
8.4	Fencing, railings and walls	47,552.40
8.5	External fixtures	12,411.71
8.6	External drainage(Provisional)	45,273.95
8.7	External services(Provisional)	31,500.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		226,706.75
Building works cost		501,502.90
9 Main contractor's preliminaries		166,760.00
Sub-total		668,262.90
10 Main contractor's overheads and profit		36,962.10
Works cost		705,225.00
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		35,058.00
Base cost		740,283.00
14.2 Construction Inflation		0.00
		740,283.00
Provisional Sums		
Tender Sum		740,283.00

Package 1 Bushfield
Contract Sum Analysis - Summary

£

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
	FACILITATING WORKS	
0.1	Toxic/hazardous/contaminated material treatment	
0.1.1	<u>Toxic or hazardous material or chemical removal</u>	
0.1.1	Toxic or hazardous material or chemical removal	
0.1.2	<u>Contaminated land</u>	
0.1.2	Contaminated ground material removal or treatment	
0.1.3	<u>Eradication of plant growth</u>	
0.1.3	Eradication by dig and dump strategy or chemical treatment	
0.2	Major demolition works	
0.2.1	<u>Demolition works</u>	
0.2.1.1	Demolitions and propping	
0.3	Temporary support to adjacent structures	
0.3.1	<u>Temporary support to adjacent structures</u>	
0.3.1	Temporary support to adjacent structures	
0.4	Specialist groundworks	
0.4.1	<u>Site dewatering and pumping</u>	
0.4.1	Site dewatering	
0.4.2	<u>Soil stabilisation measures</u>	
0.4.2	Soil stabilisation measures	
0.4.3	<u>Ground gas venting measures</u>	
0.4.3	Ground gas venting measures	
0.5	Temporary diversion works	
0.5.1	<u>Temporary diversion works</u>	
0.5.1	Temporary diversion works	
0.6	Extraordinary site investigation works	
0.6.1	<u>Archaeological investigation</u>	
0.6.1	Archaeological investigation	
0.6.2	<u>Reptile/wildlife mitigation measures</u>	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
0.6.2	Reptile/wildlife mitigation measures	
0.6.3	<u>Other extraordinary site investigation works</u>	
0.6.3	Site investigations, temporary screens and the like	
1	SUBSTRUCTURE	
1.1	Substructure	
1.1.1	<u>Standard foundations</u>	36,031.17
1.1.1.1	Strip foundations, pad foundations, etc.	
1.1.2	<u>Specialist foundations</u>	
1.1.2.4	Piles including disposal, cutting off tops, testing etc	
1.1.2.12	Pile caps	
1.1.2.13	Ground beams	
1.1.3	<u>Lowest floor construction</u>	
1.1.3.1	Lowest floor construction	
1.1.4.2	Disposal of excavated material	
1.1.4.3	Extra for disposal of contaminated excavated material	
2	SUPERSTRUCTURE	
2.1	Frame	N/A
2.1.4	<u>Concrete frames</u>	
2.1.4.1	Concrete frames	
2.2	Upper floors	8,112.80
2.2.1	<u>Floors</u>	
2.2.1.1	Concrete floors	
2.2.1.5	Precast/Composite decking systems	
2.2.1.6	Timber floors	
2.2.1.7	Structural screed	
2.2.2	<u>Balconies</u>	
2.2.2.1	Balconies	
2.2.3	<u>Drainage to balconies</u>	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
2.2.3.1	Drainage to balconies	
2.3	Roof	34,876.36
2.3.1	<u>Roof structure</u>	
2.3.1.1	Roof structure - pitched	
2.3.1.4	Roof structure - flat	
2.3.2	<u>Roof coverings</u>	
2.3.2.1	Roof coverings	
2.3.3	<u>Specialist roof systems</u>	
2.3.3.1	Specialist roof systems	
2.3.4	<u>Roof drainage</u>	
2.3.4.1	Roof drainage	
2.3.5	<u>Rooflights, skylights and openings</u>	
2.3.5.1	Rooflights, skylights and openings	
2.3.6	<u>Roof features</u>	
2.3.6.1	Roof features including fall arrest systems	
2.4	Stairs and ramps	3,906.13
2.4.1	<u>Stair/ramp structures</u>	
2.4.1.1	Stair/ramp structures	
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>	
2.4.2.1	Stair/ramp finishes, balustrades and handrails	
2.4.4	<u>Ladders/chutes/slides</u>	
2.4.4.1	Ladders/chutes/slides	
2.5	External walls	49,362.00
2.5.1	<u>External enclosing walls above ground level</u>	
2.5.1.1	External walls above ground level	
2.5.1.11	Finishes applied to external walls	
2.5.2	<u>External enclosing walls below ground level</u>	
2.5.2.1	External walls below ground level	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
2.5.2.6	Finishes applied to external walls	
2.5.3	<u>Solar/rainscreen cladding</u>	
2.5.3.1	Solar/rainscreen cladding	
2.5.4	<u>External soffits</u>	
2.5.4.1	External soffits	
2.5.4.5	Finishes applied to external soffits	
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>	
2.5.5.1	Subsidiary walls	
2.5.5.3	Combined balustrades and handrails	
2.5.5.6	Proprietary bolt-on balconies	
2.5.6	<u>Façade cleaning</u>	
2.5.6.1	Façade cleaning	
2.6	Windows and external doors	22,243.92
2.6.1	<u>External windows</u>	
2.6.1.1	Windows	
2.6.2	<u>External doors</u>	
2.6.2.1	External doors	
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors	
2.6.2.6	Canopies	
2.7	Internal walls and partitions	17,111.70
2.7.1	<u>Walls and partitions</u>	
2.7.1.1	Internal walls and partitions	
2.7.2	<u>Balustrades and handrails</u>	
2.7.2.1	Balustrades and handrails	
2.8	Internal doors	11,019.60
2.8.1	<u>Internal doors</u>	
2.8.1.1	Internal doors	
2.8.1.5	Roller shutters, sliding shutters, grilles and the like	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
3	INTERNAL FINISHES	
3.1	Wall finishes	11,094.24
3.1.1	<u>Wall finishes</u>	
3.1.1.1	Finishes to walls and columns	
3.2	Floor finishes	5,007.25
3.2.1	<u>Finishes to floors</u>	
3.2.1.1	Finishes to floors	
3.2.1.2	Specialist flooring	
3.3	Ceiling Finishes	3,497.34
3.3.1	<u>Finishes to ceilings</u>	
3.3.1.1	Finishes to ceilings	
3.3.2	<u>False ceilings</u>	
3.3.2.1	False ceilings	
3.3.3	<u>Demountable suspended ceilings</u>	
3.3.3.1	Demountable suspended ceilings	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	
4.1	Fittings, furnishings and equipment	8,647.60
4.1.1	<u>General fittings, furnishings and equipment</u>	
4.1.1.1	Fittings	
4.1.1.2	Furnishings	
4.1.1.3	Equipment	
4.1.2	<u>Domestic kitchens</u>	
4.1.2.1	Kitchen units	
4.1.2.2	Kitchen appliances	
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>	
4.1.3.1	Special purpose fittings, furnishings and equipment	
4.1.4	<u>Signs/notices</u>	
4.1.4.1	Signs/notices	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>	
4.1.6.1	Non-Mechanical and Non-Electrical Equipment	
5	SERVICES	
5.1	Sanitary installations	320.70
5.1.1	<u>Sanitary appliances</u>	
5.1.1.1	Sanitary appliances	
5.1.2	<u>Sanitary ancillaries</u>	
5.1.2.1	Fittings	
5.2	Services equipment	
5.2.1	<u>Services equipment</u>	
5.2.1.1	Services equipment	
5.3	Mechanical Installations	34,811.81
5.3.1	<u>Foul drainage above ground</u>	
5.3.1.1	Foul drainage above ground	
5.3.3	<u>Refuse disposal</u>	
5.3.3.1	Refuse disposal installation	
5.4	Water installations	
5.4.1	<u>Mains water supply</u>	
5.4.1.1	Mains water supply	
5.4.2	<u>Cold water distribution</u>	
5.4.2.1	Cold water distribution	
5.4.3	<u>Hot water distribution</u>	
5.4.3.1	Hot water distribution	
5.4.4	<u>Local hot water distribution</u>	
5.4.4.1	Water heaters	
5.4.5	<u>Steam and condensate distribution</u>	
5.4.5.1	Steam and condensate distribution	
5.5	Heat source	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
5.5.1	<u>Heat source</u>	
5.5.1.1	Heat source	
5.6	Space heating and air conditioning	
5.6.1	<u>Central heating</u>	
5.6.1.1	Central heating systems	
5.6.2	<u>Local heating</u>	
5.6.2.1	Local heating systems	
5.6.3	<u>Central cooling</u>	
5.6.3.1	Central cooling systems	
5.7	Ventilation	
5.7.1	<u>Central ventilation</u>	
5.7.1.1	Central ventilation systems	
5.7.2	<u>Local and special ventilation</u>	
5.7.2.1	Toilet, bathroom and kitchen ventilation units	
5.7.2.2	Specialist ventilation	
5.7.3	<u>Smoke extract / control</u>	
5.7.3.1	Smoke extract / control	
5.8	Electrical installations	23,196.53
5.8.1	<u>Electrical mains and sub-mains distribution</u>	
5.8.1.1	Electrical mains and sub-mains distribution	
5.8.2	<u>Power installations</u>	
5.8.2.1	Power installations	
5.8.3	<u>Lighting installations</u>	
5.8.3.1	Lighting installations	
5.8.4	<u>Specialist lighting installations</u>	
5.8.4.1	Specialist lighting installations	
5.8.5	<u>Local electricity generation systems</u>	
5.8.5.1	Local electricity generation systems	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
5.8.5.5	Photovoltaic devices, etc.	
5.8.6	<u>Earthing and bonding systems</u>	
5.8.6.1	Earthing and bonding systems	
5.9	Fuel installations	
5.9.1	<u>Fuel storage</u>	
5.9.1.1	Fuel storage	
5.9.2	<u>Fuel distribution</u>	
5.9.2.1	Fuel distribution	
5.10	Lift and conveyor installations	
5.10.1	<u>Lifts</u>	
5.10.1.1	Passenger lifts	
5.11	Fire and lightning protection	
5.11.1	<u>Fire fighting systems</u>	
5.11.1.1	Fire hose reels, dry risers and wet risers	
5.11.2	<u>Fire suppression systems</u>	
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems	
5.11.3	<u>Lightning protection</u>	
5.11.3.1	Lightning protection installations	
5.12	Communication, security and control systems	
5.12.1	<u>Communications systems</u>	
5.12.1.1	Communications systems	
5.12.2	<u>Security systems</u>	
5.12.2.1	Security systems	
5.12.3	<u>Central control/building management systems</u>	
5.12.3.1	Central control/building management systems	
5.14	Builder's work in connection with services	5,557.00
5.14.1	<u>Builder's work in connection with services</u>	
5.14.1.1	General builder's work	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
7	WORK TO EXISTING BUILDINGS	
7.1	Minor demolition works and alteration works	
7.1.1	<u>Minor demolition works and alteration works</u>	
7.1.1.1	Minor demolition works and alteration works	
7.2	Repairs to existing services	
7.2.1	<u>Repairs to existing services</u>	
7.2.1.1	Existing services	
8	EXTERNAL WORKS	
8.1	Site preparation works	16,233.53
8.1.1	<u>Site clearance</u>	
8.1.1.1	Clearing vegetation, trees, etc. minor demolition	
8.1.2	<u>Preparatory groundworks</u>	
8.1.2.1	Forming new site contours etc	
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions	
8.2	Roads, paths, pavings and surfacings	58,294.10
8.2.1	<u>Roads, paths and pavings</u>	
8.2.1.1	Roads	
8.2.1.2	Paths, pavings and hardstandings	
8.2.1.6	Steps and ramps	
8.2.1.13	Repairs to existing roads, paths and pavings	
8.3	Soft landscaping and irrigation systems	15,441.06
8.3.1	<u>Seeding and turfing</u>	
8.3.1.1	Grassed areas	
8.3.2	<u>External planting</u>	
8.3.2.1	External planting	
8.3.2.3	Hedges	
8.3.2.4	Trees	
8.3.2.7	Maintenance	

Package 1 Bushfield **Contract Sum Analysis**

Ref	Item	£
8.3.3	<u>Irrigation systems</u>	
8.3.3.1	Irrigation systems	
8.4	Fencing, railings and walls	47,552.40
8.4.1	<u>Fencing and railings</u>	
8.4.1.1	Fencing, railings and gates	
8.4.2	<u>Walls and screens</u>	
8.4.2.1	Walls, screens and gates	
8.4.3	<u>Retaining walls</u>	
8.4.3.1	Retaining walls	
8.4.4	<u>Barriers and guardrails</u>	
8.4.4.1	Barriers and guardrails	
8.5	External fixtures	12,411.71
8.5.1	<u>Site/street furniture and equipment</u>	
8.5.1.1	Site/street furniture and equipment	
8.5.2	<u>Ornamental features</u>	
8.5.2.2	Other features	
8.6	External drainage(Provisional)	45,273.95
8.6.1	<u>Surface water and foul water drainage</u>	
8.6.1.1	Surface water and foul water drainage	
8.6.2	<u>Ancillary drainage systems</u>	
8.6.2.3	Storage / retention tanks etc	
8.6.2.6	Sustainable urban drainage systems	
8.6.4	<u>Land drainage</u>	
8.6.4.1	Land drainage	
8.7	External services(Provisional)	31,500.00
8.7.1	<u>Water mains supply</u>	
8.7.1.1	Water mains supply	
8.7.2	<u>Electricity mains supply</u>	

Package 1 Bushfield
Contract Sum Analysis

Ref	Item	£
8.7.2.1	Electricity mains supply	
8.7.2.3	Transformer sub-stations	
8.7.5	<u>Gas mains supply</u>	
8.7.5.1	Gas mains supply	
8.7.6	<u>Telecommunications and other communication system connections</u>	
8.7.6.1	Telecommunications and other communication system connections	
8.7.8	<u>External security systems</u>	
8.7.8.1	External security systems	
8.7.9	<u>External street lighting systems</u>	
8.7.9.1	Site/street lighting systems	
8.7.10	<u>Local/district heating installations</u>	
8.7.10.1	Local/district heating installations, including heat source	
8.7.11	<u>Builder's work in connection with external services</u>	
8.7.11.1	General builder's work	
8.8	Minor building works and ancillary buildings	
8.8.1	<u>Minor building works</u>	
8.8.1.1	Refurbishment of existing ancillary buildings	
8.8.2	<u>Ancillary buildings and structures</u>	
8.8.2.1	Minor ancillary buildings	
	TOTAL	<hr/> 501,502.90 <hr/> <hr/>

NEILCOTT CONSTRUCTION LIMITED

<u>Package 1 Summary</u>		£
Bushfields	From CSA	£740,283.00
Chequers	From CSA	£965,603.00
	To form of tender	<u>£1,705,886.00</u>

Package 1

Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	17,569.20
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0 Facilitating works Sub-total		17,569.20
1.1	Substructure	49,119.70
1 Substructure Sub-total		49,119.70
2.1	Frame	20,858.32
2.2	Upper floors	15,621.82
2.3	Roof	110,158.84
2.4	Stairs and ramps	19,874.38
2.5	External walls	152,436.20
2.6	Windows and external doors	56,878.43
2.7	Internal walls and partitions	34,931.98
2.8	Internal doors	included
2 Superstructure Sub-total		410,759.97
3.1	Wall Finishes	26,328.91
3.2	Floor Finishes	20,086.47
3.3	Ceiling Finishes	8,648.95
3 Internal finishes Sub-total		55,064.33
4.1	Fittings, furnishings and equipment	81,850.73
4 Fittings, furnishings and equipment Sub-total		81,850.73
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	74,992.50
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	48,735.00
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	included
5.12	Communication, security and control systems	included
5.13	Specialist installations	included
5.14	Builder's work in connection with services	included
5 Services Sub-total		123,727.50
6.1	Prefabricated buildings and building units	0.00
6 Prefabricated buildings and building units Sub-total		0.00

Package 1
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	12,780.62
8.2	Roads, paths and pavings	0.00
8.3	Soft landscaping, planting and irrigation systems	0.00
8.4	Fencing, railings and walls	0.00
8.5	External fixtures	539,777.20
8.6	External drainage	0.00
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		552,557.82
Building works cost		1,290,649.25
9 Main contractor's preliminaries		310,079.87
Sub-total		1,600,729.12
10 Main contractor's overheads and profit		included in figures
Works cost		1,600,729.12
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	90,956.88
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		90,956.88
Base cost		1,691,686.00
14.2 Construction Inflation		0.00
		1,691,686.00
Provisional Sums		
Tender Sum		1,691,686.00

Appendix B

Tender Analysis

Epping Forest District Council - Packages 1 - 3

Tender Return Comparison Summary

Date 11/11/2019

AIREMILLER

Element	Airey Miller			Indecon Building Ltd			Neilcott Construction Ltd			T.S.G Building Services		
	Total	£/m ²	%	Total	£/m ²	%	Total	£/m ²	%	Total	£/m ²	%
Package 1	£ 1,488,021	£ 3,207	41%	£ 1,691,686	£ 3,646	40%	£ 1,705,886	£ 3,676	40%	£ 1,365,481	£ 2,943	39%
Package 2	£ 763,319	£ 2,902	21%	£ 944,459	£ 3,591	22%	£ 929,592	£ 3,535	22%	£ 747,395	£ 2,842	21%
Package 3	£ 1,377,689	£ 4,488	38%	£ 1,626,387	£ 5,298	38%	£ 1,648,099	£ 5,368	38%	£ 1,372,925	£ 4,472	39%
Total	£ 3,629,029	£ 3,509.70	100%	£ 4,262,532	£ 4,122.37	100%	£ 4,283,577	£ 4,142.72	100%	£ 3,485,801	£ 3,371.18	100%

Appendix C

Tender Clarifications

Package 1

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
1.00	No allowance for breaking up or disposal of any underground obstructions, basements, UXO's or the like nor any issues pertaining to Japanese knotweed.	We note that the stage 1 UXO assessment recommends a stage 2 assessment. We have included for this assessment but not for any works that could be required as a result.	Noting the recommendations of the preliminary UXO report, we assume the client has been progressing this issue. We make no allowance for UXO surveys or works required as a result of these.
2.00		We have not included for encountering soft spots, swallow holes, mining works, rocks and obstructions, ground water or existing services or similar. We have based the class of material to be removed from site to be clean inert and we have not allowed for the handling, movement or disposal of any contaminated material including asbestos. We have not allowed for the treatment or removal of Japanese knot weed.	We note that the site has been cleared of ACM's, and that no remediation is required. However, there does remain a residual risk of potential contamination due to the oil interceptor and ACM's in small concentrations that were present in samples. We make no allowance with dealing with contaminated soil at this time and allow only for disposing clean inert muck away.
3.00	No allowance for diversion, alteration or lowering of any unidentified underground services that may be found to be on the site but were not previously identified in the reports included in the tender package documents.		We make no allowance for diversion of existing services.
4.00	Assumption that EFDC will cover all legal costs relating to easements, wayleaves and the like that may be required.	We have taken that all of the indicated works are located within the boundary of the clients property and that any wayleaves or build over notices have been granted and we have not allowed for any delays or costs should any approvals be required.	
5.00	No allowance for performance bond.		We allow for a standard unamended ABI bond released at practical completion.
6.00		We have taken that any fees in relation to Community Infrastructure Levy or S106 Agreements or similar will be paid directly by the client.	We make no allowance for section 106, 278, CIL, or other similar costs.
7.00		We have not allowed for the provision of refuse bins or any specific requirements of the refuse collector.	We assume bins will be provided by the local authority.
8.00		We have not allowed for any statutory approvals or costs for works to the highway.	We have not allowed for any road closures, pavement closures or temporary suspension Licenses unless specifically described within our Tender.
9.00		A provisional sum is allowed for a LABC Warranty. Epping Forest District Council - Package 1 - Chequers Road & Bushfields Tender Submission	We allow for a building warranty by Premier.
10.00		We have taken that the existing building, foundations, services, trees and such like are located as indicated within the tender drawings.	We allow for trench fill foundations as shown on the substructure strategy. If piling is required, this would be an additional cost.
11.00		Our tender assumes that the tender documents are in line with the Employer's spatial requirements and that the design conforms to Planning permissions and the requirements of Building Control, the Fire Officer, any funders and all statutory requirements.	We make no allowance for 6.5.1 insurance.
12.00		Internal fixed furniture is included as the pricing document, however all loose fixtures, fittings and equipment, including fire extinguishers, fire blankets, evacuation chairs and the like is excluded.	We make no allowance for dealing with invasive species.
13.00		We have based our price upon the tender drainage strategy, we will consult with the local water authority but have not allowed for any additional requirements.	We assume the client will arrange for house numbering and street naming.
14.00		We have taken that any works to perimeter boundaries, fences and walls and such like are as indicated within the tender landscaping drawings.	Overheads and Profit. TSG have included within the tender generally for 10% Overheads and Profit. This will be the OHP margin required on all variations + any Fees, Prelims, BWIC etc
15.00		We have not allowed for the installation of any client equipment or such like unless scheduled within the pricing document. We have not allowed for carpets or white goods.	We have made no allowance for any archaeological works.

Package 1

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
16.00		We have based our tender on the ventilation strategy indicated within the tender documents and that this is acceptable and is compatible with acoustic and part L requirements as well as all planning conditions. We note that an Energy Assessment has not been produced, we have taken that the design as shown will achieve the required improvements over Part L.	We have allowed for current statutory regulation and trade tariffs only.
17.00		We note the requirement for SDB Gold, we have allowed for consulting with the SBD officer, we have taken that they will not have any requirements over AD Part Q or the current drawings.	We make no allowance for grubbing up drainage.
18.00		We have allowed for provisional sums for any costs or approvals from any statutory providers for any new supplies, adaptations or connections, including temporary supplies. A BWIC figure of £31,500 is included for Bushfields and £49,500 for Chequers.	We allow for the stats costs as provisional sums at this time, as these are noted as budgetary.
19.00		We have taken that the indicated drainage strategy is acceptable and achieves statutory compliance, we have based our price on stated provisional quantities. The suitability of the main connections are to be confirmed.	We allow the following provisional sums within our tender: a) £2,000 for removing the oil separator and associated drainage on Bushfields. B) £2,000 for removing the oil separator and associated drainage on Chequers. C) £58,463.42 for all stats costs
20.00		We note the requirement for Lifetime Homes, we have based our bid on the tender drawings and that the noncompliant points within the ECD review have been derogated by the client.	Prior to commencement of development certain items must be agreed by planning in writing. This could delay commencement of the scheme due to the time taken by planning to pass the proposals.
21.00		We have taken that the tender documents are compliant with the acoustic requirement to exceed current Building Regulations by 5db, in particular at Bushfields.	
22.00		We have allowed a PC Sum of £500/1000 for facing bricks and specials at £5 each	
23.00		A separate landlords supply will be required for the external column lighting as this is a private road, the supply and location are within the provisional sum.	
24.00		For the boundary fencing, we have allowed for concrete slotted posts 2100mm above ground with a 30mm concrete gravel board, 1500mm close board panel and purpose made trellis between slotted posts with 50mm slats to both sides – not within the concrete posts.	
25.00		We have not allowed for the works within the Landscape Management Plan ref 0211 as we assume this be directly by EFDC.	
26.00		No G2 gates have been allowed as they are not identified on drawing 0201	
27.00		We have not allowed for any works to be adopted	
28.00		We have allowed for the as built SAP EPC based upon the tender information.	
29.00		We have allowed for submitting information to the client appointed Code For Sustainable Homes Assessor, we have taken that the base design has incorporated we have taken that the base design has incorporated the requirements from the targeted credits and would welcome an early meeting with the assessor to review and agree potential credits.	
30.00		We have taken that the site is free of UXO, archaeological and ecological constraints and have made no allowances for any costs or delays should they be encountered.	
31.00		We have taken that the current drawings will be available as .DWG files to enable our design development.	

Package 1

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
32.00		Where goods, products or materials are uniquely specified within the documentation equivalent alternative goods, products or materials may be substituted in order to gain project procurement benefit through quality, time or commercial improvements.	
33.00		We note that a planning application has been approved ref EDF/0258/16 dated 27th April 2016 and EDF/2608/15/ FUL dated 3rd February 2016. We understand that conditions 5 and 6 have been submitted and that the development is deemed to have commenced as the demolition is underway. We make no allowance for any further full planning applications, assuming that any amendments to the design would be deemed as Non Material Amendments. We have included to provide information necessary to discharge any contractor related planning conditions to the project manager but not for any changes to the works that may be required by the planners. In the event that the discharge of any pre-commencement conditions cannot be secured prior to the proposed commencement date, commencement will be at the Employer's risk	
34.00		We have not allowed for obtaining any permissions or serving any notices on any adjoining owners; for example, under any Party Wall Agreements. We have allowed for producing a photographic schedule of conditions but not for any specialist reports or surveys. We have allowed to inform the neighbours and adjoining owners of the works in accordance with our Considerate Contractors registration and procedures. Access will be required to adjacent gardens for the demolition, fencing and retaining walls, we have allowed for temporary fencing but not for formal access agreements or for relocating sheds or similar. We have allowed for reinstating with turf or soil only.	
35.00		Provisional sums are deemed to include builders work and overheads and profit.	
36.00		The tender sum is exclusive of VAT	
37.00		In the event that our tender is under consideration we would wish to review assumptions necessarily made in order to complete our tender prior to entering into Contract.	

Appendix D

Client – Control Account Breakdown

Epping Forest District Council - Packages 1 - 3
Tender Return Comparison - Contingency Items
Date 11/11/2019



Package 1

Page 83

Ref	T.S.G Building Services	Risk	Client Side Contingency (£)
1.00	Noting the recommendations of the preliminary UXO report, we assume the client has been progressing this issue. We make no allowance for UXO surveys or works required as a result of these.	L	£ 1,000.00
2.00	We note that the site has been cleared of ACM's, and that no remediation is required. However, there does remain a residual risk of potential contamination due to the oil interceptor and ACM's in small concentrations that were present in samples. We make no allowance with dealing with contaminated soil at this time and allow only for disposing clean inert muck away.	M	£ 30,000.00
3.00	We make no allowance for diversion of existing services. Only for Bushfield	M	£ 1,000.00
6.00	We make no allowance for section 106, 278, CIL, or other similar costs.	L	£ 8,000.00
7.00	We assume bins will be provided by the local authority. (Contractor to include for getting them)	-	Nil
8.00	We have not allowed for any road closures, pavement closures or temporary suspension Licenses unless specifically described within our Tender. (AM to exclude extra overs and drain connections)	L	£ 8,000.00
10.00	We allow for trench fill foundations as shown on the substructure strategy. If piling is required, this would be an additional cost. (Potential for delay).	L/M	£ 20,000.00
13.00	We assume the client will arrange for house numbering and street naming.	L	£ 200.00
17.00	We make no allowance for grubbing up drainage. At Chequers	M	£ 1,500.00
19.00	We allow the following provisional sums within our tender: a) £2,000 for removing the oil separator and associated drainage on Bushfields. B) £2,000 for removing the oil separator and associated drainage on Chequers. C) £58,463.42 for all stat costs - allowance for ducting and trenching of services. (to be included - allow for stat companies increasing costs).	L	£ 20,000.00
	General contingency for unforeseen items (5%)		£ 4,485.00
	Total		£ 94,185.00

Notes:

- The reference number corresponds with the Clarifications List

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Report on a Competitive Tender

Package 2 – Construction of one site:

Chester Road, Loughton

Prepared By:

Airey Miller Ltd

St Johns House,
Suffolk Way,
Sevenoaks,
TN13 1YL

On Behalf of:

Epping Forest District Council

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

Date: 11 November 2019
Ref: 2018/102/CN/KW

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Appendices

- Appendix A - Tender Submissions
- 1. Indecon Building Ltd
 - 2. Neilcott Construction Ltd
 - 3. TSG Building Services PLC
- Appendix B - Tender Analysis
- Appendix C - Tender Clarifications
- Appendix D - Client – Control Account Breakdown

1. Executive Summary

As part of Epping Forest District Council Phase 4 Council House Build Programme, Airey Miller undertook a competitive tender process with Epping Forest Framework contractors for Packages 1, 2 & 3.

Tenders were invited from Indecon Building Ltd, Neilcott Construction Ltd, Roof Ltd and TSG Building Services PLC from Epping’s approved framework list. Unfortunately Roof Ltd declined the tender process due to their resource constraints.

Tenders were received on the 27 September 2019 as instructed within the invitation to tender and were officially opened and reviewed on the 10 October 2019. The returns are as follows and listed within Appendix A:

- TSG Building Services PLC - £747,395
- Indecon Building Ltd - £944,459
- Neilcott Construction Ltd – £929,592

All tenderers submitted a list of clarifications within their tender returns. As TSG Building Services PLC are the most competitive tenderer, based on cost, their clarifications were reviewed in detail. These clarifications have been deemed as low to medium risk items and are identified within Appendix C. From our review we are of the opinion that the Council will not obtain value for money if such clarifications are costed by the contractor and fixed within their tender.

Whilst the tender of TSG Building Services PLC is a fixed price, we recommend that the Council accommodate the low risk clarifications within the Contingency Control Account.

We therefore recommend acceptance of the tender submitted by TSG Building Services PLC in the sum of £747,395 together with the proposed construction period of 34 weeks.



Signed

for AIREY MILLER LIMITED

Date **11 November 2019**

Report on a Competitive Tender – Package 2

2. Tender Process

2.1 Address of Sites within Package 1 (Please refer to separate report)

Chequers Road (site A), Loughton, Alderton, IG10 3QF.

Bushfields, Loughton, Alderton, IG10 3JR.

2.2 Address of Site within Package 2

Chester Road, Loughton, Broadway, IG10 2LR.

2.3 Address of Site within Package 3 (Please refer to separate report)

Queensway, Ongar, CM5 0BP

Millfield, High Ongar, CM5 9RJ

2.4 Approved Scheme

Chester Road

Demolition of garages and erection of 3 X 2 bed 4-person two storey affordable homes with 7 parking spaces and associated landscaping. (Planning REF: EPF/2590/15).

- 3No. x 2-bedroom 4 person houses
- The total gross internal floor area 263m²

2.5 Tenders Invited

All Four of the Framework contractors were invited to tender for this package (Package 2) along with Packages 1 and 3. Packages 1 and 3 include an additional four sites, proposing the construction of eleven dwellings.

A competitive compliant tender process in accordance with Alternative 2 as described in JCT Tendering Practice Note has been undertaken.

Tender documents were issued to the Framework contractors on the 9 August 2019 with a tender return date of 20 September 2019. During this tender period the tenderers requested an extension to the tender period. Following consultation with EFDC, a revised tender return of 27 September 2019 was issued to the tenderers.

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

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

1. ITT Response Pro Forma Compliance.
2. The Form of Tender
3. The Contract Sum Analysis
4. Insurance Information
5. Formal Declaration of Offer
6. Certificate of Bona Fides

Report on a Competitive Tender – Package 2

7. Appendices, including drawings, specifications, and surveys.
8. The Employer's Requirements Volumes 1, 2, 3, 4 and 5

2.6 Tenders Received

The following tenders were returned on 27 September 2019

Contractor	Tender Sum £	Package 2 Construction Period
Indecon Building Ltd	£944,459	TBC
Neilcott Construction Ltd	£929,592	27 Weeks
T.S.G. Building Services PLC	£747,395	34 Weeks

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

2.7 Tender Acceptance Period

The tender acceptance period for the project is 16 weeks from the tender return date which expires on 17 January 2020.

3. Tender Examination

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

All tenders that were received had clarifications/qualifications. Airey Miller subsequently reviewed the items and compared them against the other returns. Subsequently Airey Miller requested TSG Building Services PLC to explore the removal of all qualifications. The remaining clarifications comparison is located in Appendix C.

3.1 Risk and Value for Money

Many qualifications/clarifications are related to the pricing of risk placed upon the contractor. Airey Miller have undertaken a risk review of these elements all of which are low to medium. In our opinion we consider the lowest will obtain better value if it held an allowance for such risks rather than allow the contractor to be paid for doing so. We have therefore priced such risks and recommend such sums accommodated with a council's central contingency fund. This sum is displayed in Appendix D and has been suggested to be used as the client contingency sum. We recommend that this amount should remain separate to the contract sum within the Contingency Control Amount.

3.2 Preliminaries

Indecon Building Ltd, Neilcott Construction Ltd and TSG Building Services PLC have allowed for a relatively high preliminary budget within their tender. This is due to the nature of the small sites and the complexities that may arise. There is a 12% difference from Indecon Building Ltd to Neilcott Construction Ltd which is displayed below:

- Indecon Building Ltd – 26%
- Neilcott Construction Ltd – 38%
- TSG Building Services PLC – 28%

Report on a Competitive Tender – Package 2

3.3 Overheads and Profit

Both TSG Building Services PLC and Neilcott Construction Ltd displayed their OH&P allowance. Unfortunately, Indecon Building Ltd have included their allowance within their costs and have not listed it separately. There is a 6.78% difference between Neilcott Construction Ltd and TSG Building Services PLC. This is displayed below:

Neilcott Construction Ltd – 5.57%
TSG Building Services PLC – 12.35%

3.4 Insurances

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

Insurance Type	Indecon Building Ltd	Neilcott Construction Ltd	TSG Building Services PLC
Professional Indemnity Insurance	Tokio Marine HCC Ltd	CNA (Europe) Ltd and Dual Insurance	Garner Insurance
Public Liability Insurance	Aviva Insurance	Zurich and CNA	Goldcrest Insurance
Employer's Liability Insurance	Aviva Insurance	Zurich	Goldcrest Insurance

3.5 Performance Bond

TSG Building Services PLC were the only tenderer to offer a performance bond within their submission. This is a standard unamended ABI bond that is proposed to be released at Practical Completion.

3.6 Financial Analysis

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

3.7 Experian Credit Check

Experian have provided a credit check on TSG. They have confirmed that TSG has an overall credit summary score of 80%. This indicates that the contractor is a below average risk company, giving little reason to doubt credit transactions to the limit assigned. (The combined values of packages 1,2 and 3).

3.8 Liquidated and Ascertained Damages

Liquidated and Ascertained Damages have been set at the rate of £67 per home.

Report on a Competitive Tender – Package 2

3.9 Statutory Approvals

3.9.1 Planning/S106 status

Chester Road - Planning Approval Ref: EPF/2590/15

The site was subject to Non-Material Amendment Changes – which were agreed by EFDC planners 11 March 2019.

The site has 11 Pre-commencement conditions and a further 3 pre-occupation conditions. Of the pre-commencement conditions, Condition 3 – Phase 1 Land Contamination Report has been discharged 3rd January 2018. Condition 4-5 – Phase 2 Land Contamination and Remediation Method statement were discharged 5th November 2019. The remaining conditions will be the responsibility of the contractor for submission and discharge.

3.9.2 Building Regulations

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

3.10 Design and Quality Standards:

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

3.11 Contractor Insurances

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

Insurance Type	Indecon Building Ltd	Neilcott Construction Ltd	TSG Building Services PLC
Professional Indemnity Insurance	£5,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£15,000,000	£10,000,000
Employer's Liability Insurance	£10,000,000	£10,000,000	£10,000,000

3.12 CDM Regulations

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

4. Recommendations

Following our review of the tender returns Airey Miller consider TSG Building Services PLC's submission to be the most competitive. This is based on their tender return of £747,395 plus £41,685 risk allocated as the contingency Control Amount. The tender acceptance period for the project is 16 weeks from the tender return date which expires on 17 January 2020. This tender was 2% below our pre tender estimate and Airey Miller can confirm this tender to be a competitive price and offers Epping value for money based upon our experience of similar projects.



Signed

for AIREY MILLER LIMITED

Date **11 November 2019**

TL Check

Appendix A
Tender Submissions

T.S.G BUILDING SERVICES PLC

Contract Sum Analysis

Package 2

Package 2
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	32,000.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	32,000.00
1.1	Substructure	44,578.54
1	Substructure Sub-total	44,578.54
2.1	Frame	0.00
2.2	Upper floors	10,611.00
2.3	Roof	46,536.46
2.4	Stairs and ramps	3,136.00
2.5	External walls	26,480.63
2.6	Windows and external doors	17,909.02
2.7	Internal walls and partitions	29,578.00
2.8	Internal doors	15,569.00
2	Superstructure Sub-total	149,820.11
3.1	Wall Finishes	10,396.00
3.2	Floor Finishes	10,681.00
3.3	Ceiling Finishes	12,375.50
3	Internal finishes Sub-total	33,452.50
4.1	Fittings, furnishings and equipment	10,176.24
4	Fittings, furnishings and equipment Sub-total	10,176.24
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	0.00
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	64,000.00
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 2
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	89,878.99
8.2	Roads, paths and pavings	0.00
8.3	Soft landscaping, planting and irrigation systems	0.00
8.4	Fencing, railings and walls	0.00
8.5	External fixtures	0.00
8.6	External drainage	46,800.00
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	136,678.99
	Building works cost	470,706.38
9	Main contractor's preliminaries	28.23%
		132,875.00
	Sub-total	603,581.38
10	Main contractor's overheads and profit	12.35%
		74,542.30
	Works cost	678,123.68
11.1	Consultants' fees	
	Architect & Civil Eng	3.7% 25,090.58
	Structural & Civil Engineer	incl.
	M & E Consultant	3,000.00
	Landscape Architect	incl.
	Other	incl.
11.2	Main contractor's pre-construction fees	incl.
11.3	Main contractor's design fees	incl.
11	Project/design team fees Sub-total	28,090.58
	Design Contingency	2.50%
		11,767.66
	Base cost	717,981.92
14.2	Construction Inflation	0.00
		717,981.92
	Bond	1,490.54
	Provisional Sums	27,922.56
		747,395.02
	Tender Sum	747,395.02

Package 2
Contract Sum Analysis - Summary

£

Package 2
Contract Sum Analysis

Ref	Item	£
	FACILITATING WORKS	
0.1	Toxic/hazardous/contaminated material treatment	
0.1.1	<u>Toxic or hazardous material or chemical removal</u>	
0.1.1	Toxic or hazardous material or chemical removal	
0.1.2	<u>Contaminated land</u>	
0.1.2	Contaminated ground material removal or treatment	
0.1.3	<u>Eradication of plant growth</u>	
0.1.3	Eradication by dig and dump strategy or chemical treatment	
0.2	Major demolition works	
0.2.1	<u>Demolition works</u>	
0.2.1.1	Demolitions and propping	32,000.00
0.3	Temporary support to adjacent structures	
0.3.1	<u>Temporary support to adjacent structures</u>	
0.3.1	Temporary support to adjacent structures	
0.4	Specialist groundworks	
0.4.1	<u>Site dewatering and pumping</u>	
0.4.1	Site dewatering	
0.4.2	<u>Soil stabilisation measures</u>	
0.4.2	Soil stabilisation measures	
0.4.3	<u>Ground gas venting measures</u>	
0.4.3	Ground gas venting measures	
0.5	Temporary diversion works	
0.5.1	<u>Temporary diversion works</u>	
0.5.1	Temporary diversion works	
0.6	Extraordinary site investigation works	
0.6.1	<u>Archaeological investigation</u>	
0.6.1	Archaeological investigation	
0.6.2	<u>Reptile/wildlife mitigation measures</u>	

Package 2
Contract Sum Analysis

Ref	Item	£
0.6.2	Reptile/wildlife mitigation measures	
0.6.3	<u>Other extraordinary site investigation works</u>	
0.6.3	Site investigations, temporary screens and the like	
1	SUBSTRUCTURE	
1.1	Substructure	44,578.54
1.1.1	<u>Standard foundations</u>	
1.1.1.1	Strip foundations, pad foundations, etc.	
1.1.2	<u>Specialist foundations</u>	
1.1.2.4	Piles including disposal, cutting off tops, testing etc	
1.1.2.12	Pile caps	
1.1.2.13	Ground beams	
1.1.3	<u>Lowest floor construction</u>	
1.1.3.1	Lowest floor construction	
1.1.4.2	Disposal of excavated material	
1.1.4.3	Extra for disposal of contaminated excavated material	
2	SUPERSTRUCTURE	
2.1	Frame	
2.1.4	<u>Concrete frames</u>	
2.1.4.1	Concrete frames	
2.2	Upper floors	
2.2.1	<u>Floors</u>	10,611.00
2.2.1.1	Concrete floors	
2.2.1.5	Precast/Composite decking systems	
2.2.1.6	Timber floors	
2.2.1.7	Structural screed	
2.2.2	<u>Balconies</u>	
2.2.2.1	Balconies	
2.2.3	<u>Drainage to balconies</u>	

Package 2
Contract Sum Analysis

Ref	Item	£
2.2.3.1	Drainage to balconies	
2.3	Roof	
2.3.1	<u>Roof structure</u>	21,363.70
2.3.1.1	Roof structure - pitched	25,172.76
2.3.1.4	Roof structure - flat	
2.3.2	<u>Roof coverings</u>	
2.3.2.1	Roof coverings	
2.3.3	<u>Specialist roof systems</u>	
2.3.3.1	Specialist roof systems	
2.3.4	<u>Roof drainage</u>	
2.3.4.1	Roof drainage	
2.3.5	<u>Rooflights, skylights and openings</u>	
2.3.5.1	Rooflights, skylights and openings	
2.3.6	<u>Roof features</u>	
2.3.6.1	Roof features including fall arrest systems	
2.4	Stairs and ramps	
2.4.1	<u>Stair/ramp structures</u>	
2.4.1.1	Stair/ramp structures	
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>	3,136.00
2.4.2.1	Stair/ramp finishes, balustrades and handrails	
2.4.4	<u>Ladders/chutes/slides</u>	
2.4.4.1	Ladders/chutes/slides	
2.5	External walls	
2.5.1	<u>External enclosing walls above ground level</u>	
2.5.1.1	External walls above ground level	26,480.63
2.5.1.11	Finishes applied to external walls	
2.5.2	<u>External enclosing walls below ground level</u>	
2.5.2.1	External walls below ground level	

Package 2
Contract Sum Analysis

Ref	Item	£
2.5.2.6	Finishes applied to external walls	
2.5.3	<u>Solar/rainscreen cladding</u>	
2.5.3.1	Solar/rainscreen cladding	
2.5.4	<u>External soffits</u>	
2.5.4.1	External soffits	
2.5.4.5	Finishes applied to external soffits	
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>	
2.5.5.1	Subsidiary walls	
2.5.5.3	Combined balustrades and handrails	
2.5.5.6	Proprietary bolt-on balconies	
2.5.6	<u>Façade cleaning</u>	
2.5.6.1	Façade cleaning	
2.6	Windows and external doors	
2.6.1	<u>External windows</u>	17,909.02
2.6.1.1	Windows	
2.6.2	<u>External doors</u>	
2.6.2.1	External doors	
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors	
2.6.2.6	Canopies	
2.7	Internal walls and partitions	
2.7.1	<u>Walls and partitions</u>	29,578.00
2.7.1.1	Internal walls and partitions	
2.7.2	<u>Balustrades and handrails</u>	
2.7.2.1	Balustrades and handrails	
2.8	Internal doors	
2.8.1	<u>Internal doors</u>	15,569.00
2.8.1.1	Internal doors	
2.8.1.5	Roller shutters, sliding shutters, grilles and the like	

Package 2

Contract Sum Analysis

Ref	Item	£
3	INTERNAL FINISHES	
3.1	Wall finishes	
3.1.1	<u>Wall finishes</u>	10,396.00
3.1.1.1	Finishes to walls and columns	
3.2	Floor finishes	
3.2.1	<u>Finishes to floors</u>	10,681.00
3.2.1.1	Finishes to floors	
3.2.1.2	Specialist flooring	
3.3	Ceiling Finishes	
3.3.1	<u>Finishes to ceilings</u>	12,375.50
3.3.1.1	Finishes to ceilings	
3.3.2	<u>False ceilings</u>	
3.3.2.1	False ceilings	
3.3.3	<u>Demountable suspended ceilings</u>	
3.3.3.1	Demountable suspended ceilings	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	
4.1	Fittings, furnishings and equipment	10,176.24
4.1.1	<u>General fittings, furnishings and equipment</u>	
4.1.1.1	Fittings	
4.1.1.2	Furnishings	
4.1.1.3	Equipment	
4.1.2	<u>Domestic kitchens</u>	
4.1.2.1	Kitchen units	
4.1.2.2	Kitchen appliances	
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>	
4.1.3.1	Special purpose fittings, furnishings and equipment	
4.1.4	<u>Signs/notices</u>	
4.1.4.1	Signs/notices	

Package 2
Contract Sum Analysis

Ref	Item	£
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>	
4.1.6.1	Non-Mechanical and Non-Electrical Equipment	
5	SERVICES	64,000.00
5.1	Sanitary installations	
5.1.1	<u>Sanitary appliances</u>	
5.1.1.1	Sanitary appliances	
5.1.2	<u>Sanitary ancillaries</u>	
5.1.2.1	Fittings	
5.2	Services equipment	
5.2.1	<u>Services equipment</u>	
5.2.1.1	Services equipment	
5.3	Disposal installations	
5.3.1	<u>Foul drainage above ground</u>	
5.3.1.1	Foul drainage above ground	
5.3.3	<u>Refuse disposal</u>	
5.3.3.1	Refuse disposal installation	
5.4	Water installations	
5.4.1	<u>Mains water supply</u>	
5.4.1.1	Mains water supply	
5.4.2	<u>Cold water distribution</u>	
5.4.2.1	Cold water distribution	
5.4.3	<u>Hot water distribution</u>	
5.4.3.1	Hot water distribution	
5.4.4	<u>Local hot water distribution</u>	
5.4.4.1	Water heaters	
5.4.5	<u>Steam and condensate distribution</u>	
5.4.5.1	Steam and condensate distribution	
5.5	Heat source	

Package 2
Contract Sum Analysis

Ref	Item	£
5.5.1	<u>Heat source</u>	
5.5.1.1	Heat source	
5.6	Space heating and air conditioning	
5.6.1	<u>Central heating</u>	
5.6.1.1	Central heating systems	
5.6.2	<u>Local heating</u>	
5.6.2.1	Local heating systems	
5.6.3	<u>Central cooling</u>	
5.6.3.1	Central cooling systems	
5.7	Ventilation	
5.7.1	<u>Central ventilation</u>	
5.7.1.1	Central ventilation systems	
5.7.2	<u>Local and special ventilation</u>	
5.7.2.1	Toilet, bathroom and kitchen ventilation units	
5.7.2.2	Specialist ventilation	
5.7.3	<u>Smoke extract / control</u>	
5.7.3.1	Smoke extract / control	
5.8	Electrical installations	
5.8.1	<u>Electrical mains and sub-mains distribution</u>	
5.8.1.1	Electrical mains and sub-mains distribution	
5.8.2	<u>Power installations</u>	
5.8.2.1	Power installations	
5.8.3	<u>Lighting installations</u>	
5.8.3.1	Lighting installations	
5.8.4	<u>Specialist lighting installations</u>	
5.8.4.1	Specialist lighting installations	
5.8.5	<u>Local electricity generation systems</u>	
5.8.5.1	Local electricity generation systems	

Package 2

Contract Sum Analysis

Ref	Item	£
5.8.5.5	Photovoltaic devices, etc.	
5.8.6	<u>Earthing and bonding systems</u>	
5.8.6.1	Earthing and bonding systems	
5.9	Fuel installations	
5.9.1	<u>Fuel storage</u>	
5.9.1.1	Fuel storage	
5.9.2	<u>Fuel distribution</u>	
5.9.2.1	Fuel distribution	
5.10	Lift and conveyor installations	
5.10.1	<u>Lifts</u>	
5.10.1.1	Passenger lifts	
5.11	Fire and lightning protection	
5.11.1	<u>Fire fighting systems</u>	
5.11.1.1	Fire hose reels, dry risers and wet risers	
5.11.2	<u>Fire suppression systems</u>	
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems	
5.11.3	<u>Lightning protection</u>	
5.11.3.1	Lightning protection installations	
5.12	Communication, security and control systems	
5.12.1	<u>Communications systems</u>	
5.12.1.1	Communications systems	
5.12.2	<u>Security systems</u>	
5.12.2.1	Security systems	
5.12.3	<u>Central control/building management systems</u>	
5.12.3.1	Central control/building management systems	
5.14	Builder's work in connection with services	
5.14.1	<u>Builder's work in connection with services</u>	
5.14.1.1	General builder's work	

Package 2
Contract Sum Analysis

Ref	Item	£
7	WORK TO EXISTING BUILDINGS	
7.1	Minor demolition works and alteration works	
7.1.1	<u>Minor demolition works and alteration works</u>	
7.1.1.1	Minor demolition works and alteration works	
7.2	Repairs to existing services	
7.2.1	<u>Repairs to existing services</u>	
7.2.1.1	Existing services	
8	EXTERNAL WORKS	
8.1	Site preparation works	89,878.99
8.1.1	<u>Site clearance</u>	
8.1.1.1	Clearing vegetation, trees, etc. minor demolition	
8.1.2	<u>Preparatory groundworks</u>	
8.1.2.1	Forming new site contours etc	
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions	
8.2	Roads, paths, pavings and surfacings	
8.2.1	<u>Roads, paths and pavings</u>	
8.2.1.1	Roads	
8.2.1.2	Paths, pavings and hardstandings	
8.2.1.6	Steps and ramps	
8.2.1.13	Repairs to existing roads, paths and pavings	
8.3	Soft landscaping and irrigation systems	
8.3.1	<u>Seeding and turfing</u>	
8.3.1.1	Grassed areas	
8.3.2	<u>External planting</u>	
8.3.2.1	External planting	
8.3.2.3	Hedges	
8.3.2.4	Trees	
8.3.2.7	Maintenance	

Package 2

Contract Sum Analysis

Ref	Item	£
8.3.3	<u>Irrigation systems</u>	
8.3.3.1	Irrigation systems	
8.4	Fencing, railings and walls	
8.4.1	<u>Fencing and railings</u>	
8.4.1.1	Fencing, railings and gates	
8.4.2	<u>Walls and screens</u>	
8.4.2.1	Walls, screens and gates	
8.4.3	<u>Retaining walls</u>	
8.4.3.1	Retaining walls	
8.4.4	<u>Barriers and guardrails</u>	
8.4.4.1	Barriers and guardrails	
8.5	External fixtures	
8.5.1	<u>Site/street furniture and equipment</u>	
8.5.1.1	Site/street furniture and equipment	
8.5.2	<u>Ornamental features</u>	
8.5.2.2	Other features	
8.6	External drainage	
8.6.1	<u>Surface water and foul water drainage</u>	46,800.00
8.6.1.1	Surface water and foul water drainage	
8.6.2	<u>Ancillary drainage systems</u>	
8.6.2.3	Storage / retention tanks etc	
8.6.2.6	Sustainable urban drainage systems	
8.6.4	<u>Land drainage</u>	
8.6.4.1	Land drainage	
8.7	External services	
8.7.1	<u>Water mains supply</u>	
8.7.1.1	Water mains supply	
8.7.2	<u>Electricity mains supply</u>	

Package 2
Contract Sum Analysis

Ref	Item	£
8.7.2.1	Electricity mains supply	
8.7.2.3	Transformer sub-stations	
8.7.5	<u>Gas mains supply</u>	
8.7.5.1	Gas mains supply	
8.7.6	<u>Telecommunications and other communication system connections</u>	
8.7.6.1	Telecommunications and other communication system connections	
8.7.8	<u>External security systems</u>	
8.7.8.1	External security systems	
8.7.9	<u>External street lighting systems</u>	
8.7.9.1	Site/street lighting systems	
8.7.10	<u>Local/district heating installations</u>	
8.7.10.1	Local/district heating installations, including heat source	
8.7.11	<u>Builder's work in connection with external services</u>	
8.7.11.1	General builder's work	
8.8	Minor building works and ancillary buildings	
8.8.1	<u>Minor building works</u>	
8.8.1.1	Refurbishment of existing ancillary buildings	
8.8.2	<u>Ancillary buildings and structures</u>	
8.8.2.1	Minor ancillary buildings	
	TOTAL	<hr/> 470,706.38 <hr/> <hr/>

NEILCOTT CONSTRUCTION LIMITED

Contract Sum Analysis

Package 2 Chester

Package 2 Chester
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	0.00
1.1	Substructure	46,453.95
1	Substructure Sub-total	46,453.95
2.1	Frame	0.00
2.2	Upper floors	13,807.74
2.3	Roof	48,347.48
2.4	Stairs and ramps	5,440.11
2.5	External walls	37,755.06
2.6	Windows and external doors	25,951.15
2.7	Internal walls and partitions	33,909.22
2.8	Internal doors	17,951.78
2	Superstructure Sub-total	183,162.54
3.1	Wall Finishes	13,429.13
3.2	Floor Finishes	7,378.24
3.3	Ceiling Finishes	5,484.26
3	Internal finishes Sub-total	26,291.63
4.1	Fittings, furnishings and equipment	13,094.69
4	Fittings, furnishings and equipment Sub-total	13,094.69
5.1	Sanitary appliances	482.85
5.2	Services equipment	0.00
5.3	Mechanical Installations	50,299.05
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	32,238.80
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	6,239.77
5	Services Sub-total	89,260.47
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 2 Chester
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	19,900.16
8.2	Roads, paths and pavings	64,652.05
8.3	Soft landscaping, planting and irrigation systems	13,068.10
8.4	Fencing, railings and walls	34,846.79
8.5	External fixtures	20,392.50
8.6	External drainage(Provisional)	52,598.94
8.7	External services(Provisional)	37,000.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		242,458.54
Building works cost		600,721.82
9 Main contractor's preliminaries		227,226.00
Sub-total		827,947.82
10 Main contractor's overheads and profit		46,156.18
Works cost		874,104.00
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		55,488.00
Base cost		929,592.00
14.2 Construction Inflation		0.00
		929,592.00
Provisional Sums		
Tender Sum		929,592.00

Package 2 Chester
Contract Sum Analysis - Summary

£

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
	FACILITATING WORKS	
0.1	Toxic/hazardous/contaminated material treatment	
0.1.1	<u>Toxic or hazardous material or chemical removal</u>	
0.1.1	Toxic or hazardous material or chemical removal	
0.1.2	<u>Contaminated land</u>	
0.1.2	Contaminated ground material removal or treatment	
0.1.3	<u>Eradication of plant growth</u>	
0.1.3	Eradication by dig and dump strategy or chemical treatment	
0.2	Major demolition works	
0.2.1	<u>Demolition works</u>	
0.2.1.1	Demolitions and propping	
0.3	Temporary support to adjacent structures	
0.3.1	<u>Temporary support to adjacent structures</u>	
0.3.1	Temporary support to adjacent structures	
0.4	Specialist groundworks	
0.4.1	<u>Site dewatering and pumping</u>	
0.4.1	Site dewatering	
0.4.2	<u>Soil stabilisation measures</u>	
0.4.2	Soil stabilisation measures	
0.4.3	<u>Ground gas venting measures</u>	
0.4.3	Ground gas venting measures	
0.5	Temporary diversion works	
0.5.1	<u>Temporary diversion works</u>	
0.5.1	Temporary diversion works	
0.6	Extraordinary site investigation works	
0.6.1	<u>Archaeological investigation</u>	
0.6.1	Archaeological investigation	
0.6.2	<u>Reptile/wildlife mitigation measures</u>	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
0.6.2	Reptile/wildlife mitigation measures	
0.6.3	<u>Other extraordinary site investigation works</u>	
0.6.3	Site investigations, temporary screens and the like	
1	SUBSTRUCTURE	
1.1	Substructure	46,453.95
1.1.1	<u>Standard foundations</u>	
1.1.1.1	Strip foundations, pad foundations, etc.	
1.1.2	<u>Specialist foundations</u>	
1.1.2.4	Piles including disposal, cutting off tops, testing etc	
1.1.2.12	Pile caps	
1.1.2.13	Ground beams	
1.1.3	<u>Lowest floor construction</u>	
1.1.3.1	Lowest floor construction	
1.1.4.2	Disposal of excavated material	
1.1.4.3	Extra for disposal of contaminated excavated material	
2	SUPERSTRUCTURE	
2.1	Frame	
2.1.4	<u>Concrete frames</u>	
2.1.4.1	Concrete frames	
2.2	Upper floors	13,807.74
2.2.1	<u>Floors</u>	
2.2.1.1	Concrete floors	
2.2.1.5	Precast/Composite decking systems	
2.2.1.6	Timber floors	
2.2.1.7	Structural screed	
2.2.2	<u>Balconies</u>	
2.2.2.1	Balconies	
2.2.3	<u>Drainage to balconies</u>	

Package 2 Chester
Contract Sum Analysis

Ref	Item	£
2.2.3.1	Drainage to balconies	
2.3	Roof	48,347.48
2.3.1	<u>Roof structure</u>	
2.3.1.1	Roof structure - pitched	
2.3.1.4	Roof structure - flat	
2.3.2	<u>Roof coverings</u>	
2.3.2.1	Roof coverings	
2.3.3	<u>Specialist roof systems</u>	
2.3.3.1	Specialist roof systems	
2.3.4	<u>Roof drainage</u>	
2.3.4.1	Roof drainage	
2.3.5	<u>Rooflights, skylights and openings</u>	
2.3.5.1	Rooflights, skylights and openings	
2.3.6	<u>Roof features</u>	
2.3.6.1	Roof features including fall arrest systems	
2.4	Stairs and ramps	5,440.11
2.4.1	<u>Stair/ramp structures</u>	
2.4.1.1	Stair/ramp structures	
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>	
2.4.2.1	Stair/ramp finishes, balustrades and handrails	
2.4.4	<u>Ladders/chutes/slides</u>	
2.4.4.1	Ladders/chutes/slides	
2.5	External walls	37,755.06
2.5.1	<u>External enclosing walls above ground level</u>	
2.5.1.1	External walls above ground level	
2.5.1.11	Finishes applied to external walls	
2.5.2	<u>External enclosing walls below ground level</u>	
2.5.2.1	External walls below ground level	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
2.5.2.6	Finishes applied to external walls	
2.5.3	<u>Solar/rainscreen cladding</u>	
2.5.3.1	Solar/rainscreen cladding	
2.5.4	<u>External soffits</u>	
2.5.4.1	External soffits	
2.5.4.5	Finishes applied to external soffits	
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>	
2.5.5.1	Subsidiary walls	
2.5.5.3	Combined balustrades and handrails	
2.5.5.6	Proprietary bolt-on balconies	
2.5.6	<u>Façade cleaning</u>	
2.5.6.1	Façade cleaning	
2.6	Windows and external doors	25,951.15
2.6.1	<u>External windows</u>	
2.6.1.1	Windows	
2.6.2	<u>External doors</u>	
2.6.2.1	External doors	
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors	
2.6.2.6	Canopies	
2.7	Internal walls and partitions	33,909.22
2.7.1	<u>Walls and partitions</u>	
2.7.1.1	Internal walls and partitions	
2.7.2	<u>Balustrades and handrails</u>	
2.7.2.1	Balustrades and handrails	
2.8	Internal doors	17,951.78
2.8.1	<u>Internal doors</u>	
2.8.1.1	Internal doors	
2.8.1.5	Roller shutters, sliding shutters, grilles and the like	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
3	INTERNAL FINISHES	
3.1	Wall finishes	13,429.13
3.1.1	<u>Wall finishes</u>	
3.1.1.1	Finishes to walls and columns	
3.2	Floor finishes	7,378.24
3.2.1	<u>Finishes to floors</u>	
3.2.1.1	Finishes to floors	
3.2.1.2	Specialist flooring	
3.3	Ceiling Finishes	5,484.26
3.3.1	<u>Finishes to ceilings</u>	
3.3.1.1	Finishes to ceilings	
3.3.2	<u>False ceilings</u>	
3.3.2.1	False ceilings	
3.3.3	<u>Demountable suspended ceilings</u>	
3.3.3.1	Demountable suspended ceilings	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	
4.1	Fittings, furnishings and equipment	13,094.69
4.1.1	<u>General fittings, furnishings and equipment</u>	
4.1.1.1	Fittings	
4.1.1.2	Furnishings	
4.1.1.3	Equipment	
4.1.2	<u>Domestic kitchens</u>	
4.1.2.1	Kitchen units	
4.1.2.2	Kitchen appliances	
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>	
4.1.3.1	Special purpose fittings, furnishings and equipment	
4.1.4	<u>Signs/notices</u>	
4.1.4.1	Signs/notices	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>	
4.1.6.1	Non-Mechanical and Non-Electrical Equipment	
5	SERVICES	
5.1	Sanitary installations	482.85
5.1.1	<u>Sanitary appliances</u>	
5.1.1.1	Sanitary appliances	
5.1.2	<u>Sanitary ancillaries</u>	
5.1.2.1	Fittings	
5.2	Services equipment	
5.2.1	<u>Services equipment</u>	
5.2.1.1	Services equipment	
5.3	Mechanical Installations	50,299.05
5.3.1	<u>Foul drainage above ground</u>	
5.3.1.1	Foul drainage above ground	
5.3.3	<u>Refuse disposal</u>	
5.3.3.1	Refuse disposal installation	
5.4	Water installations	
5.4.1	<u>Mains water supply</u>	
5.4.1.1	Mains water supply	
5.4.2	<u>Cold water distribution</u>	
5.4.2.1	Cold water distribution	
5.4.3	<u>Hot water distribution</u>	
5.4.3.1	Hot water distribution	
5.4.4	<u>Local hot water distribution</u>	
5.4.4.1	Water heaters	
5.4.5	<u>Steam and condensate distribution</u>	
5.4.5.1	Steam and condensate distribution	
5.5	Heat source	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
5.5.1	<u>Heat source</u>	
5.5.1.1	Heat source	
5.6	Space heating and air conditioning	
5.6.1	<u>Central heating</u>	
5.6.1.1	Central heating systems	
5.6.2	<u>Local heating</u>	
5.6.2.1	Local heating systems	
5.6.3	<u>Central cooling</u>	
5.6.3.1	Central cooling systems	
5.7	Ventilation	
5.7.1	<u>Central ventilation</u>	
5.7.1.1	Central ventilation systems	
5.7.2	<u>Local and special ventilation</u>	
5.7.2.1	Toilet, bathroom and kitchen ventilation units	
5.7.2.2	Specialist ventilation	
5.7.3	<u>Smoke extract / control</u>	
5.7.3.1	Smoke extract / control	
5.8	Electrical installations	32,238.80
5.8.1	<u>Electrical mains and sub-mains distribution</u>	
5.8.1.1	Electrical mains and sub-mains distribution	
5.8.2	<u>Power installations</u>	
5.8.2.1	Power installations	
5.8.3	<u>Lighting installations</u>	
5.8.3.1	Lighting installations	
5.8.4	<u>Specialist lighting installations</u>	
5.8.4.1	Specialist lighting installations	
5.8.5	<u>Local electricity generation systems</u>	
5.8.5.1	Local electricity generation systems	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
5.8.5.5	Photovoltaic devices, etc.	
5.8.6	<u>Earthing and bonding systems</u>	
5.8.6.1	Earthing and bonding systems	
5.9	Fuel installations	
5.9.1	<u>Fuel storage</u>	
5.9.1.1	Fuel storage	
5.9.2	<u>Fuel distribution</u>	
5.9.2.1	Fuel distribution	
5.10	Lift and conveyor installations	
5.10.1	<u>Lifts</u>	
5.10.1.1	Passenger lifts	
5.11	Fire and lightning protection	
5.11.1	<u>Fire fighting systems</u>	
5.11.1.1	Fire hose reels, dry risers and wet risers	
5.11.2	<u>Fire suppression systems</u>	
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems	
5.11.3	<u>Lightning protection</u>	
5.11.3.1	Lightning protection installations	
5.12	Communication, security and control systems	
5.12.1	<u>Communications systems</u>	
5.12.1.1	Communications systems	
5.12.2	<u>Security systems</u>	
5.12.2.1	Security systems	
5.12.3	<u>Central control/building management systems</u>	
5.12.3.1	Central control/building management systems	
5.14	Builder's work in connection with services	6,239.77
5.14.1	<u>Builder's work in connection with services</u>	
5.14.1.1	General builder's work	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
7	WORK TO EXISTING BUILDINGS	
7.1	Minor demolition works and alteration works	
7.1.1	<u>Minor demolition works and alteration works</u>	
7.1.1.1	Minor demolition works and alteration works	
7.2	Repairs to existing services	
7.2.1	<u>Repairs to existing services</u>	
7.2.1.1	Existing services	
8	EXTERNAL WORKS	
8.1	Site preparation works	19,900.16
8.1.1	<u>Site clearance</u>	
8.1.1.1	Clearing vegetation, trees, etc. minor demolition	
8.1.2	<u>Preparatory groundworks</u>	
8.1.2.1	Forming new site contours etc	
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions	
8.2	Roads, paths, pavings and surfacings	64,652.05
8.2.1	<u>Roads, paths and pavings</u>	
8.2.1.1	Roads	
8.2.1.2	Paths, pavings and hardstandings	
8.2.1.6	Steps and ramps	
8.2.1.13	Repairs to existing roads, paths and pavings	
8.3	Soft landscaping and irrigation systems	13,068.10
8.3.1	<u>Seeding and turfing</u>	
8.3.1.1	Grassed areas	
8.3.2	<u>External planting</u>	
8.3.2.1	External planting	
8.3.2.3	Hedges	
8.3.2.4	Trees	
8.3.2.7	Maintenance	

Package 2 Chester **Contract Sum Analysis**

Ref	Item	£
8.3.3	<u>Irrigation systems</u>	
8.3.3.1	Irrigation systems	
8.4	Fencing, railings and walls	34,846.79
8.4.1	<u>Fencing and railings</u>	
8.4.1.1	Fencing, railings and gates	
8.4.2	<u>Walls and screens</u>	
8.4.2.1	Walls, screens and gates	
8.4.3	<u>Retaining walls</u>	
8.4.3.1	Retaining walls	
8.4.4	<u>Barriers and guardrails</u>	
8.4.4.1	Barriers and guardrails	
8.5	External fixtures	20,392.50
8.5.1	<u>Site/street furniture and equipment</u>	
8.5.1.1	Site/street furniture and equipment	
8.5.2	<u>Ornamental features</u>	
8.5.2.2	Other features	
8.6	External drainage(Provisional)	52,598.94
8.6.1	<u>Surface water and foul water drainage</u>	
8.6.1.1	Surface water and foul water drainage	
8.6.2	<u>Ancillary drainage systems</u>	
8.6.2.3	Storage / retention tanks etc	
8.6.2.6	Sustainable urban drainage systems	
8.6.4	<u>Land drainage</u>	
8.6.4.1	Land drainage	
8.7	External services(Provisional)	37,000.00
8.7.1	<u>Water mains supply</u>	
8.7.1.1	Water mains supply	
8.7.2	<u>Electricity mains supply</u>	

Package 2 Chester
Contract Sum Analysis

Ref	Item	£
8.7.2.1	Electricity mains supply	
8.7.2.3	Transformer sub-stations	
8.7.5	<u>Gas mains supply</u>	
8.7.5.1	Gas mains supply	
8.7.6	<u>Telecommunications and other communication system connections</u>	
8.7.6.1	Telecommunications and other communication system connections	
8.7.8	<u>External security systems</u>	
8.7.8.1	External security systems	
8.7.9	<u>External street lighting systems</u>	
8.7.9.1	Site/street lighting systems	
8.7.10	<u>Local/district heating installations</u>	
8.7.10.1	Local/district heating installations, including heat source	
8.7.11	<u>Builder's work in connection with external services</u>	
8.7.11.1	General builder's work	
8.8	Minor building works and ancillary buildings	
8.8.1	<u>Minor building works</u>	
8.8.1.1	Refurbishment of existing ancillary buildings	
8.8.2	<u>Ancillary buildings and structures</u>	
8.8.2.1	Minor ancillary buildings	
	TOTAL	<hr/> 600,721.82 <hr/> <hr/>

Package 2

Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	20,080.47
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0 Facilitating works Sub-total		20,080.47
1.1	Substructure	66,751.31
1 Substructure Sub-total		66,751.31
2.1	Frame	5,774.62
2.2	Upper floors	9,647.28
2.3	Roof	60,648.75
2.4	Stairs and ramps	11,795.15
2.5	External walls	65,493.54
2.6	Windows and external doors	27,569.27
2.7	Internal walls and partitions	16,238.13
2.8	Internal doors	included
2 Superstructure Sub-total		197,166.74
3.1	Wall Finishes	34,256.97
3.2	Floor Finishes	11,836.81
3.3	Ceiling Finishes	4,935.01
3 Internal finishes Sub-total		51,028.79
4.1	Fittings, furnishings and equipment	43,283.59
4 Fittings, furnishings and equipment Sub-total		43,283.59
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	43,447.50
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	30,177.00
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	included
5.12	Communication, security and control systems	included
5.13	Specialist installations	included
5.14	Builder's work in connection with services	included
5 Services Sub-total		73,624.50
6.1	Prefabricated buildings and building units	0.00
6 Prefabricated buildings and building units Sub-total		0.00

Package 2
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	0.00
8.3	Soft landscaping, planting and irrigation systems	0.00
8.4	Fencing, railings and walls	0.00
8.5	External fixtures	255,987.29
8.6	External drainage	0.00
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		255,987.29
Building works cost		707,922.69
9 Main contractor's preliminaries		186,665.06
Sub-total		894,587.75
10 Main contractor's overheads and profit		included in figures
Works cost		894,587.75
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	49,871.25
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		49,871.25
Base cost		944,459.00
14.2 Construction Inflation		0.00
		944,459.00
Provisional Sums		
Tender Sum		944,459.00

Appendix B

Tender Analysis

Epping Forest District Council - Packages 1 - 3

Tender Return Comparison Summary

Date 11/11/2019

AIREMILLER

Element	Airey Miller			Indecon Building Ltd			Neilcott Construction Ltd			T.S.G Building Services		
	Total	£/m ²	%	Total	£/m ²	%	Total	£/m ²	%	Total	£/m ²	%
Package 1	£ 1,488,021	£ 3,207	41%	£ 1,691,686	£ 3,646	40%	£ 1,705,886	£ 3,676	40%	£ 1,365,481	£ 2,943	39%
Package 2	£ 763,319	£ 2,902	21%	£ 944,459	£ 3,591	22%	£ 929,592	£ 3,535	22%	£ 747,395	£ 2,842	21%
Package 3	£ 1,377,689	£ 4,488	38%	£ 1,626,387	£ 5,298	38%	£ 1,648,099	£ 5,368	38%	£ 1,372,925	£ 4,472	39%
Total	£ 3,629,029	£ 3,509.70	100%	£ 4,262,532	£ 4,122.37	100%	£ 4,283,577	£ 4,142.72	100%	£ 3,485,801	£ 3,371.18	100%

Appendix C

Tender Clarifications

Package 2

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
1.00	No allowance for breaking up or disposal of any underground obstructions, basements, UXO's or the like nor any issues pertaining to Japanese knotweed.	We note that the stage 1 UXO assessment recommends a stage 2 assessment. We have included for this assessment but not for any works that could be required as a result.	Noting the recommendations of the preliminary UXO report, we assume the client has been progressing this issue. We make no allowance for UXO surveys or works required as a result of these.
2.00		We have not included for encountering soft spots, swallow holes, mining works, rocks and obstructions, ground water or existing services or similar. We have based the class of material to be removed from site to be clean inert and we have not allowed for the handling, movement or disposal of any contaminated material including asbestos. We have not allowed for the treatment or removal of Japanese knot weed.	We make no allowance with dealing with contaminated soil at this time and allow only for disposing clean inert muck away.
3.00			We don't have a contamination remediation strategy, and would wish to review the recommendations of this prior to confirming our tender.
4.00	No allowance for diversion, alteration or lowering of any unidentified underground services that may be found to be on the site but were not previously identified in the reports included in the tender package documents.		We make no allowance for diversion of existing services.
5.00	Assumption that EFDC will cover all legal costs relating to easements, wayleaves and the like that may be required.	We have taken that all of the indicated works are located within the boundary of the clients property and that any wayleaves or build over notices have been granted and we have not allowed for any delays or costs should any approvals be required.	
6.00	No allowance for performance bond.		We allow for a standard unamended ABI bond released at practical completion.
7.00		We have taken that any fees in relation to Community Infrastructure Levy or S106 Agreements or similar will be paid directly by the client.	We make no allowance for section 106, 278, CIL, or other similar costs.
8.00		We have not allowed for the provision of refuse bins or any specific requirements of the refuse collector.	We assume bins will be provided by the local authority.
9.00		We have not allowed for any statutory approvals or costs for works to the highway.	We have not allowed for any road closures, pavement closures or temporary suspension Licenses unless specifically described within our Tender.
10.00		A provisional sum is allowed for a LABC Warranty. Epping Forest District Council - Package 1 - Chequers Road & Bushfields Tender Submission	We allow for a building warranty by Premier.
11.00		We have taken that the existing building, foundations, services, trees and such like are located as indicated within the tender drawings.	We allow for trench fill foundations as shown on the substructure strategy. If piling is required, this would be an additional cost.
12.00		Our tender assumes that the tender documents are in line with the Employer's spatial requirements and that the design conforms to Planning permissions and the requirements of Building Control, the Fire Officer, any funders and all statutory requirements.	We make no allowance for 6.5.1 insurance.
13.00		Internal fixed furniture is included as the pricing document, however all loose fixtures, fittings and equipment, including fire extinguishers, fire blankets, evacuation chairs and the like is excluded. We have not allowed for carpets or white goods or a shower curtain. A floor gulley is allowed on the ground floor only.	We make no allowance for dealing with invasive species.
14.00		We have based our price upon the tender drainage strategy, we will consult with the local water authority but have not allowed for any additional requirements.	We assume the client will arrange for house numbering and street naming.

Package 2

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
15.00		We have taken that any works to perimeter boundaries, fences and walls and such like are as indicated within the tender landscaping drawings.	Overheads and Profit. TSG have included within the tender generally for 10% Overheads and Profit. This will be the OHP margin required on all variations + any Fees, Prelims, BWIC etc
16.00		We have not allowed for the installation of any client equipment or such like unless scheduled within the pricing document.	We have allowed for current statutory regulation and trade tariffs only.
17.00		We have allowed for provisional sums for any costs or approvals from any statutory providers for any new supplies, adaptations or connections, including temporary supplies. A BWIC figure of £37,000 is included	We have made no allowance for any archaeological works.
18.00		We have based our tender on the ventilation strategy indicated within the tender documents and that this is acceptable and is compatible with acoustic and part L requirements as well as all planning conditions. We note that an Energy Assessment has not been produced, we have taken that the design as shown will achieve the required improvements over Part L.	We make no allowance for grubbing up drainage.
19.00		We note the requirement for SDB Gold, we have allowed for consulting with the SDB officer, we have taken that they will not have any requirements over AD Part Q or the current drawings.	We allow for the stats costs as provisional sums at this time, as these are noted as budgetary.
20.00		We have taken that the indicated drainage strategy is acceptable and achieves statutory compliance, we have based our price on stated provisional quantities. The suitability of the main connections are to be confirmed. We have allowed for cleaning out existing surface water drainage and man holes that are reused.	We allow the following provisional sums within our tender: a) £25,922.56 for all stats costs. B) £2,000 for removing the oil interceptor and associated drainage
21.00		We note the requirement for Lifetime Homes, we have based our bid on the tender drawings and that the noncompliant points within the ECD review have been derogated by the client.	Prior to commencement of development certain items must be agreed by planning in writing. This could delay commencement of the scheme due to the time taken by planning to pass the proposals.
22.00		We have allowed a PC Sum of £500/1000 for facing bricks and specials at £5 each	
23.00		A separate landlords supply will be required for the external column lighting as this is a private road, the supply and location are within the provisional sum.	
24.00		For the boundary fencing, we have allowed for concrete slotted posts 2100mm above ground with a 30mm concrete gravel board, 1500mm close board panel and purpose made trellis between slotted posts with 50mm slats to both sides – not within the concrete posts.	
25.00		We have not allowed for the works within the Landscape Management Plan ref 0211 as we assume this be directly by EFDC.	
26.00		We have not allowed for any works to be adopted	
27.00		We have allowed for the as built SAP EPC based upon the tender information.	
28.00		We have allowed for submitting information to the client appointed Code For Sustainable Homes Assessor, we have taken that the base design has incorporated we have taken that the base design has incorporated the requirements from the targeted credits and would welcome an early meeting with the assessor to review and agree potential credits.	
29.00		We have taken that the site is free of UXO, archaeological and ecological constraints and have made no allowances for any costs or delays should they be encountered.	
30.00		We have taken that the current drawings will be available as .DWG files to enable our design development.	

Package 2

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
31.00		Where goods, products or materials are uniquely specified within the documentation equivalent alternative goods, products or materials may be substituted in order to gain project procurement benefit through quality, time or commercial improvements.	
32.00		We note that a planning application has been approved ref EDF/2590/15 dated 2nd March 2016. We understand that conditions 4 and 5 have been submitted and that the development is deemed to have commenced as the demolition is underway. We make no allowance for any further full planning applications, assuming that any amendments to the design would be deemed as Non Material Amendments. We have included to provide information necessary to discharge any contractor related planning conditions to the project manager but not for any changes to the works that may be required by the planners. In the event that the discharge of any pre-commencement conditions cannot be secured prior to the proposed commencement date, commencement will be at the Employer's risk	
33.00		We have not allowed for obtaining any permissions or serving any notices on any adjoining owners; for example, under any Party Wall Agreements. We have allowed for producing a photographic schedule of conditions but not for any specialist reports or surveys. We have allowed to inform the neighbours and adjoining owners of the works in accordance with our Considerate Contractors registration and procedures. Access will be required to adjacent gardens for the demolition, fencing and retaining walls, we have allowed for temporary fencing but not for formal access agreements or for relocating sheds or similar. We have allowed for reinstating with turf or soil only.	
34.00		Provisional sums are deemed to include builders work and overheads and profit.	
35.00		The tender sum is exclusive of VAT	
36.00		In the event that our tender is under consideration we would wish to review assumptions necessarily made in order to complete our tender prior to entering into Contract.	

Appendix D

Client – Control Account Breakdown

Epping Forest District Council - Packages 1 - 3
Tender Return Comparison - Contingency Items
Date 11/11/2019



Package 2

Page 133

Ref	T.S.G Building Services	Risk	AM Contingency (£)
1.00	Noting the recommendations of the preliminary UXO report, we assume the client has been progressing this issue. We make no allowance for UXO surveys or works required as a result of these.	L	£ 1,000.00
2.00	We make no allowance with dealing with contaminated soil at this time and allow only for disposing clean inert muck away.	M	£ 8,000.00
4.00	We make no allowance for diversion of existing services.	L	£ 1,000.00
7.00	We make no allowance for section 106, 278, CIL, or other similar costs.	L	£ 4,000.00
8.00	We assume bins will be provided by the local authority.	-	Nil
9.00	We have not allowed for any road closures, pavement closures or temporary suspension Licenses unless specifically described within our Tender. (As Package 1)	L	£ 4,000.00
11.00	We allow for trench fill foundations as shown on the substructure strategy. If piling is required, this would be an additional cost. (Potential for delay).	L	£ 10,000.00
14.00	We assume the client will arrange for house numbering and street naming.	L	£ 200.00
18.00	We make no allowance for grubbing up drainage.	L	£ 1,500.00
20.00	We allow the following provisional sums within our tender: a) £25,922.56 for all stats costs. B) £2,000 for removing the oil interceptor and associated drainage. Allowance for ducting and trenching of services. (Inflation as Package 1).	L	£ 10,000.00
	Genral contingency for unforeseen items (5%)		£ 1,985.00
	Total		£ 41,685.00

Notes:

- The reference number corresponds with the Clarifications List

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Report on a Competitive Tender

Package 3 – Construction of two sites:

Queensway, Ongar
Millfield, High Ongar

Prepared By:

Airey Miller Ltd

St Johns House,
Suffolk Way,
Sevenoaks,
TN13 1YL

On Behalf of:

Epping Forest District Council

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

Date: 11 November 2019
Ref: 2018/102/CN/KW

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1. Executive Summary 2
2. Tender Process..... 3
3. Tender Examination 4
4. Recommendations 7

Appendices

- Appendix A - Tender Submissions
- 1. Indecon Building Ltd
 - 2. Neilcott Construction Ltd
 - 3. TSG Building Services PLC
- Appendix B - Tender Analysis
- Appendix C - Tender Clarifications
- Appendix D - Client – Control Account Breakdown

1. Executive Summary

As part of Epping Forest District Council Phase 4 Council House Build Programme, Airey Miller undertook a competitive tender process with Epping Forest Framework contractors for Packages 1, 2 & 3.

Tenders were invited from Indecon Building Ltd, Neilcott Construction Ltd, Roof Ltd and TSG Building Services PLC from Epping’s approved framework list. Unfortunately Roof Ltd declined the tender process due to their resource constraints.

Tenders were received on the 4 October 2019 as instructed within the invitation to tender and were officially opened and reviewed on the 10 October 2019. The returns are as followed and listed within Appendix A:

- TSG Building Services PLC - £1,372,925
- Indecon Building Ltd - £ 1,626,387
- Neilcott Construction Ltd – £1,648,099

All tenderers submitted a list of clarifications within their tender returns. As TSG Building Services PLC are the most competitive tenderer, based on cost, their clarifications were reviewed in detail. These clarifications have been deemed as low to medium risk items and are identified within Appendix C. From our review we are of the opinion that the Council will not obtain value for money if such clarifications are costed by the contractor and fixed within their tender.

Whilst the tender of TSG Building Services PLC is a fixed price, we recommend that the Council accommodate the low risk clarifications within the contingency Control Account.

We therefore recommend acceptance of the tender submitted by TSG Building Services PLC in the sum of £1,372,925 together with the proposed construction period of 44 weeks.



Signed

for AIREY MILLER LIMITED

Date **11 November 2019**

Report on a Competitive Tender – Package 3

2. Tender Process

2.1 Address of Sites within Package 1 (Please refer to separate report).

Chequers Road (site A), Loughton, Alderton, IG10 3QF.

Bushfields, Loughton, Alderton, IG10 3JR.

2.2 Address of Site within Package 2

Chester Road, Loughton, Broadway, IG10 2LR.

2.3 Address of Site within Package 3 (Please refer to separate report).

Queensway, Ongar, CM5 0BP

Millfield, High Ongar, CM5 9RJ

2.4 Approved Scheme

Queensway

Demolition of garages and replacement with 4 affordable homes with 8 parking spaces and associated landscaping. Planning REF (EFP/0212/16).

- 4 No. x 1 bedroom two person houses
- The total gross internal floor area is 205m²

Millfield

Demolition of existing garages and erection of 2 affordable homes with 5 parking spaces and associated landscaping. Planning REF (EFP/0214/16).

- 2 No. x 1 bedroom two person houses
- The total gross internal floor area is 102m²

2.5 Tenders Invited

All four of the Framework Contractors were invited to tender for this package (Package 3) along with Packages 1 and 2. Packages 1 to 2 include an additional three sites, proposing the construction of eight dwellings.

A competitive compliant tender process in accordance with Alternative 2 as described in JCT Tendering Practice Note has been undertaken.

Tender documents were issued to the Framework contractors on the 9 August 2019 with a tender return date of 20 September 2019. During this tender period the tenderers requested an extension to the tender period. Following consultation with EFDC, a revised tender return of 4 October 2019 was issued to the tenderers.

The tenderers were required to submit their tenders via the agreed common data environment, called Viewpoint for Projects.

The Framework Contractors were given instructions and support in using Viewpoint for Projects prior to tender submission.

Report on a Competitive Tender – Package 3

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

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

2.6 Tenders Received

The following tenders were returned on 4 October 2019

Contractor	Tender Sum £	Package 3 Construction Period
Indecon Building Ltd	£ 1,626,387	TBC
Neilcott Construction Ltd	£1,648,099	24 Weeks
T.S.G. Building Services PLC	£1,372,925	44 Weeks

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

2.7 Tender Acceptance Period

The tender acceptance period for the project is 16 weeks from the tender return date which expires on 24 January 2020.

3. Tender Examination

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

All tenders that were received had clarifications/qualifications. Airey Miller subsequently reviewed the items and compared them against the other returns. Subsequently Airey Miller requested TSG Building Services PLC to explore the removal of all qualifications. The remaining clarifications comparison is located in Appendix C.

3.1 Risk and Value for Money

Many qualifications/clarifications are related to the pricing of risk placed upon the contractor. Airey Miller have undertaken a risk review of these elements all of which are low to medium. In our opinion we consider the lowest will obtain better value if it held an allowance for such risks rather than allow the contractor to be paid for doing so. We have therefore priced such risks and recommend such sums accommodated with a council's central contingency fund. This sum is displayed in Appendix D and has been suggested to be used as the client contingency sum. We recommend that this amount should remain separate to the contract sum within the Contingency Control Amount.

Report on a Competitive Tender – Package 3

3.2 Preliminaries

Indecon Building Ltd, Neilcott Construction Ltd and TSG Building Services PLC have allowed for a relatively high preliminary budget within their tender. This is due to the nature of the small sites and the complexities that may arise. There is a 4% difference from Indecon Building Ltd to both TSG Building Services PLC and Neilcott Construction Ltd. This is displayed below:

- Indecon Building Ltd – 25%
- Neilcott Construction Ltd – 29%
- TSG Building Services PLC – 29%

3.3 Overheads and Profit

Both TSG Building Services PLC and Neilcott Construction Ltd displayed their OH&P allowance. Unfortunately, Indecon Building Ltd have included their allowance within their costs and have not listed it separately. There is a 6.8% difference between Neilcott Construction Ltd and TSG Building Services PLC. This is displayed below:

Neilcott Construction Ltd – 5.55%
TSG Building Services PLC – 12.35%

3.4 Insurances

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

Insurance Type	Indecon Building Ltd	Neilcott Construction Ltd	TSG Building Services PLC
Professional Indemnity Insurance	Tokio Marine HCC Ltd	CNA (Europe) Ltd and Dual Insurance	Garner Insurance
Public Liability Insurance	Aviva Insurance	Zurich and CNA	Goldcrest Insurance
Employer's Liability Insurance	Aviva Insurance	Zurich	Goldcrest Insurance

3.5 Performance Bond

TSG Building Services PLC were the only tenderer to offer a performance bond within their submission. This is a standard unamended ABI bond that is proposed to be released at Practical Completion.

3.6 Financial Analysis

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

Report on a Competitive Tender – Package 3

3.7 Experian Credit Check

Experian have provided a credit check on TSG. They have confirmed that TSG has an overall credit summary score of 80%. This indicates that the contractor is a below average risk company, giving little reason to doubt credit transactions to the limit assigned. (The combined values of packages 1,2 and 3).

3.8 Liquidated and Ascertained Damages

Liquidated and Ascertained Damages have been set at the rate of £67 per home.

3.9 Statutory Approvals

3.9.1 Planning/S106 status

Queensway - Planning Approval Ref: EFP/0214/16

The site was subject to Non-Material Amendment Changes – which were agreed by EFDC planners 11 March 2019.

The site has 8 Pre-commencement conditions and a further 3 pre-occupation conditions. Of the pre-commencement conditions, Condition 3 – Phase 1 Land Contamination Report has been discharged 3 January 2018. Condition 4-5 – Phase 2 Land Contamination and Remediation Method statement were discharged 05 November 2019. The remaining conditions will be the responsibility of the contractor for submission and discharge.

Millfield - Planning Approval Ref: EPF/0258/16

The site was subject to Non-Material Amendment Changes – which were agreed by EFDC planners 11 March 2019.

The site has 8 Pre-commencement conditions and a further 3 pre-occupation conditions. Of the pre-commencement conditions, Condition 3 – Phase 1 Land Contamination Report has been discharged 8 November 2018. Condition 4-5 – Phase 2 Land Contamination and Remediation Method statement were 4 discharged 8 November 2019. The remaining conditions will be the responsibility of the contractor for submission and discharge.

3.9.2 Building Regulations

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

3.10 Design and Quality Standards:

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

3.11 Contractor Insurances

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

Insurance Type	Indecon Building Ltd	Neilcott Construction Ltd	TSG Building Services PLC
Professional Indemnity Insurance	£5,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£15,000,000	£10,000,000
Employer’s Liability Insurance	£10,000,000	£10,000,000	£10,000,000

3.12 CDM Regulations

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

4. Recommendations

Following our review of the tender returns Airey Miller consider TSG Building Services PLC’s submission to be the most competitive. This is based on their tender return of £1,372,925 plus £47,460 risk allocated as the Contingency Control Amount. The tender acceptance period for the project is 16 weeks from the tender return date which expires on 24 January 2020. This tender was 0.35% below our pre tender estimate and Airey Miller can confirm this tender to be a competitive price and offers Epping value for money based upon our experience of similar projects.



Signed

for AIREY MILLER LIMITED

Date **11 November 2019**

TL Check

Appendix A

Tender Submissions

Contract Sum Analysis

Package 3

Package 3
Contract Sum Analysis - Summary

TSG		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	9,800.00
0.3	Temporary support to adjacent structures	0.00
0.4	Scaffolding	10,800.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	20,600.00
1.1	Substructure	108,008.28
1	Substructure Sub-total	108,008.28
2.1	Frame	0.00
2.2	Upper floors	0.00
2.3	Roof	112,451.16
2.4	Stairs and ramps	0.00
2.5	External walls	45,420.23
2.6	Windows and external doors	38,746.00
2.7	Internal walls and partitions	30,714.50
2.8	Internal doors	15,806.00
2	Superstructure Sub-total	243,137.89
3.1	Wall Finishes	7,937.50
3.2	Floor Finishes	18,419.54
3.3	Ceiling Finishes	14,147.00
3	Internal finishes Sub-total	40,504.04
4.1	Fittings, furnishings and equipment	19,318.08
4	Fittings, furnishings and equipment Sub-total	19,318.08
5.1	Sanitary appliances	72,000.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	58,000.00
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	0.00
5	Services Sub-total	130,000.00
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 3
Contract Sum Analysis - Summary

TSG		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7	Works to existing buildings Sub-total	0.00
8.1	Site preparation works	0.00
8.2	Roads, paths and pavings	0.00
8.3	Soft landscaping, planting and irrigation systems	0.00
8.4	Fencing, railings and walls	0.00
8.5	External fixtures	0.00
8.6	External drainage	59,385.00
8.7	External services	221,157.68
8.8	Minor building works and ancillary buildings	0.00
8	External works Sub-total	280,542.68
	Building works cost	842,110.97
9	Main contractor's preliminaries 28.90%	243,380.00
	Sub-total	1,085,490.97
10	Main contractor's overheads and profit 12.35%	134,058.13
	Works cost	1,219,549.10
11.1	Consultants' fees	
	Architect & Civil Eng 3.35%	44,376.00
	Structural & Civil Engineer	incl.
	M & E Consultant	5,000.00
	Landscape Architect	incl.
	Other	incl.
11.2	Main contractor's pre-construction fees	incl.
11.3	Main contractor's design fees	incl.
11	Project/design team fees Sub-total	49,376.00
	Design Contingency 2.50%	21,052.77
	Bond	2,655.89
	Base cost	1,292,633.77
14.2	Construction Inflation	0.00
		1,292,633.77
	Provisional Sums	80,291.59
		1,372,925.36
	Tender Sum	1,372,925.36

Package 3
Contract Sum Analysis

Ref	Item	£	Element
	FACILITATING WORKS		0
0.1	Toxic/hazardous/contaminated material treatment		0.1
0.1.1	<u>Toxic or hazardous material or chemical removal</u>		0.1
0.1.1	Toxic or hazardous material or chemical removal		0.1
0.1.2	<u>Contaminated land</u>		0.1
0.1.2	Contaminated ground material removal or treatment		0.1
0.1.3	<u>Eradication of plant growth</u>		0.1
0.1.3	Eradication by dig and dump strategy or chemical treatment		0.1
0.2	Major demolition works		0.2
0.2.1	<u>Demolition works</u>	9,800.00	0.2
0.2.1.1	Demolitions and propping		0.2
0.3	Temporary support to adjacent structures		0.3
0.3.1	<u>Temporary support to adjacent structures</u>		0.3
0.3.1	Temporary support to adjacent structures		0.3
0.4	Scaffolding	10,800.00	0.4
0.4.1	<u>Site dewatering and pumping</u>		0.4
0.4.1	Site dewatering		0.4
0.4.2	<u>Soil stabilisation measures</u>		0.4
0.4.2	Soil stabilisation measures		0.4
0.4.3	<u>Ground gas venting measures</u>		0.4
0.4.3	Ground gas venting measures		0.4
0.5	Temporary diversion works		0.5
0.5.1	<u>Temporary diversion works</u>		0.5
0.5.1	Temporary diversion works		0.5
0.6	Extraordinary site investigation works		0.6
0.6.1	<u>Archaeological investigation</u>		0.6
0.6.1	Archaeological investigation		0.6
0.6.2	<u>Reptile/wildlife mitigation measures</u>		0.6
0.6.2	Reptile/wildlife mitigation measures		0.6
0.6.3	<u>Other extraordinary site investigation works</u>		0.6
0.6.3	Site investigations, temporary screens and the like		0.6
1	SUBSTRUCTURE	108,008.28	1
1.1	Substructure		1.1
1.1.1	<u>Standard foundations</u>		1.1
1.1.1.1	Strip foundations, pad foundations, etc.		1.1
1.1.2	<u>Specialist foundations</u>		1.1

Package 3
Contract Sum Analysis

Ref	Item	£	Element
1.1.2.4	Piles including disposal, cutting off tops, testing etc		1.1
1.1.2.12	Pile caps		1.1
1.1.2.13	Ground beams		1.1
1.1.3	<u>Lowest floor construction</u>		1.1
1.1.3.1	Lowest floor construction		1.1
1.1.4.2	Disposal of excavated material		1.1
1.1.4.3	Extra for disposal of contaminated excavated material		1.1
2	SUPERSTRUCTURE		2
2.1	Frame		2.1
2.1.4	<u>Concrete frames</u>		2.1
2.1.4.1	Concrete frames		2.1
2.2	Upper floors		2.2
2.2.1	<u>Floors</u>		2.2
2.2.1.1	Concrete floors		2.2
2.2.1.5	Precast/Composite decking systems		2.2
2.2.1.6	Timber floors		2.2
2.2.1.7	Structural screed		2.2
2.2.2	<u>Balconies</u>		2.2
2.2.2.1	Balconies		2.2
2.2.3	<u>Drainage to balconies</u>		2.2
2.2.3.1	Drainage to balconies		2.2
2.3	Roof		2.3
2.3.1	<u>Roof structure</u>		2.3
2.3.1.1	Roof structure - pitched	46,624.50	2.3
2.3.1.4	Roof structure - flat		2.3
2.3.2	<u>Roof coverings</u>		2.3
2.3.2.1	Roof coverings	65,826.66	2.3
2.3.3	<u>Specialist roof systems</u>		2.3
2.3.3.1	Specialist roof systems		2.3
2.3.4	<u>Roof drainage</u>		2.3
2.3.4.1	Roof drainage		2.3
2.3.5	<u>Rooflights, skylights and openings</u>		2.3
2.3.5.1	Rooflights, skylights and openings		2.3
2.3.6	<u>Roof features</u>		2.3
2.3.6.1	Roof features including fall arrest systems		2.3
2.4	Stairs and ramps		2.4

Package 3
Contract Sum Analysis

Ref	Item	£	Element
2.4.1	<u>Stair/ramp structures</u>		2.4
2.4.1.1	Stair/ramp structures		2.4
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>		2.4
2.4.2.1	Stair/ramp finishes, balustrades and handrails		2.4
2.4.4	<u>Ladders/chutes/slides</u>		2.4
2.4.4.1	Ladders/chutes/slides		2.4
2.5	External walls	45,420.23	2.5
2.5.1	<u>External enclosing walls above ground level</u>		2.5
2.5.1.1	External walls above ground level	0.00	2.5
2.5.1.11	Finishes applied to external walls		2.5
2.5.2	<u>External enclosing walls below ground level</u>		2.5
2.5.2.1	External walls below ground level		2.5
2.5.2.6	Finishes applied to external walls		2.5
2.5.3	<u>Solar/rainscreen cladding</u>		2.5
2.5.3.1	Solar/rainscreen cladding		2.5
2.5.4	<u>External soffits</u>		2.5
2.5.4.1	External soffits		2.5
2.5.4.5	Finishes applied to external soffits		2.5
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>		2.5
2.5.5.1	Subsidiary walls		2.5
2.5.5.3	Combined balustrades and handrails		2.5
2.5.5.6	Proprietary bolt-on balconies		2.5
2.5.6	<u>Façade cleaning</u>		2.5
2.5.6.1	Façade cleaning		2.5
2.6	Windows and external doors	38,746.00	2.6
2.6.1	<u>External windows</u>		2.6
2.6.1.1	Windows	0.00	2.6
2.6.2	<u>External doors</u>		2.6
2.6.2.1	External doors - inc.		2.6
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors		2.6
2.6.2.6	Canopies		2.6
2.7	Internal walls and partitions	30,714.50	2.7
2.7.1	<u>Walls and partitions</u>		2.7
2.7.1.1	Internal walls and partitions	0.00	2.7
2.7.2	<u>Balustrades and handrails</u>		2.7
2.7.2.1	Balustrades and handrails		2.7

Package 3
Contract Sum Analysis

Ref	Item	£	Element
2.8	Internal doors	15,806.00	2.8
2.8.1	<u>Internal doors</u>		2.8
2.8.1.1	Internal doors	0.00	2.8
2.8.1.5	Roller shutters, sliding shutters, grilles and the like		2.8
3	INTERNAL FINISHES		3
3.1	Wall finishes	7,937.50	3.1
3.1.1	<u>Wall finishes</u>	0.00	3.1
3.1.1.1	Finishes to walls and columns		3.1
3.2	Floor finishes		3.2
3.2.1	<u>Finishes to floors</u>	18,419.54	3.2
3.2.1.1	Finishes to floors		3.2
3.2.1.2	Specialist flooring		3.2
3.3	Ceiling Finishes	14,147.00	3.3
3.3.1	<u>Finishes to ceilings</u>		3.3
3.3.1.1	Finishes to ceilings		3.3
3.3.2	<u>False ceilings</u>		3.3
3.3.2.1	False ceilings		3.3
3.3.3	<u>Demountable suspended ceilings</u>		3.3
3.3.3.1	Demountable suspended ceilings		3.3
4	FITTINGS, FURNISHINGS AND EQUIPMENT		4
4.1	Fittings, furnishings and equipment		4.1
4.1.1	<u>General fittings, furnishings and equipment</u>	19,318.08	4.1
4.1.1.1	Fittings		4.1
4.1.1.2	Furnishings		4.1
4.1.1.3	Equipment		4.1
4.1.2	<u>Domestic kitchens</u>		4.1
4.1.2.1	Kitchen units		4.1
4.1.2.2	Kitchen appliances		4.1
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>		4.1
4.1.3.1	Special purpose fittings, furnishings and equipment		4.1
4.1.4	<u>Signs/notices</u>		4.1
4.1.4.1	Signs/notices		4.1
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>		4.1
4.1.6.1	Non-Mechanical and Non-Electrical Equipment		4.1
5	SERVICES	0.00	5
5.1	Sanitary installations		5.1

Package 3
Contract Sum Analysis

Ref	Item	£	Element
5.1.1	<u>Sanitary appliances</u>		5.1
5.1.1.1	Sanitary appliances	72,000.00	5.1
5.1.2	<u>Sanitary ancillaries</u>		5.1
5.1.2.1	Fittings		5.1
5.2	Services equipment		5.2
5.2.1	<u>Services equipment</u>		5.2
5.2.1.1	Services equipment		5.2
5.3	Disposal installations		5.3
5.3.1	<u>Foul drainage above ground</u>		5.3
5.3.1.1	Foul drainage above ground		5.3
5.3.3	<u>Refuse disposal</u>		5.3
5.3.3.1	Refuse disposal installation		5.3
5.4	Water installations		5.4
5.4.1	<u>Mains water supply</u>		5.4
5.4.1.1	Mains water supply		5.4
5.4.2	<u>Cold water distribution</u>		5.4
5.4.2.1	Cold water distribution		5.4
5.4.3	<u>Hot water distribution</u>		5.4
5.4.3.1	Hot water distribution		5.4
5.4.4	<u>Local hot water distribution</u>		5.4
5.4.4.1	Water heaters		5.4
5.4.5	<u>Steam and condensate distribution</u>		5.4
5.4.5.1	Steam and condensate distribution		5.4
5.5	Heat source		5.5
5.5.1	<u>Heat source</u>		5.5
5.5.1.1	Heat source		5.5
5.6	Space heating and air conditioning		5.6
5.6.1	<u>Central heating</u>		5.6
5.6.1.1	Central heating systems		5.6
5.6.2	<u>Local heating</u>		5.6
5.6.2.1	Local heating systems		5.6
5.6.3	<u>Central cooling</u>		5.6
5.6.3.1	Central cooling systems		5.6
5.7	Ventilation		5.7
5.7.1	<u>Central ventilation</u>		5.7
5.7.1.1	Central ventilation systems		5.7

Package 3
Contract Sum Analysis

Ref	Item	£	Element
5.7.2	<u>Local and special ventilation</u>		5.7
5.7.2.1	Toilet, bathroom and kitchen ventilation units		5.7
5.7.2.2	Specialist ventilation		5.7
5.7.3	<u>Smoke extract / control</u>		5.7
5.7.3.1	Smoke extract / control		5.7
5.8	Electrical installations		5.8
5.8.1	<u>Electrical mains and sub-mains distribution</u>		5.8
5.8.1.1	Electrical mains and sub-mains distribution	58,000.00	5.8
5.8.2	<u>Power installations</u>		5.8
5.8.2.1	Power installations		5.8
5.8.3	<u>Lighting installations</u>		5.8
5.8.3.1	Lighting installations		5.8
5.8.4	<u>Specialist lighting installations</u>		5.8
5.8.4.1	Specialist lighting installations		5.8
5.8.5	<u>Local electricity generation systems</u>		5.8
5.8.5.1	Local electricity generation systems		5.8
5.8.5.5	Photovoltaic devices, etc.		5.8
5.8.6	<u>Earthing and bonding systems</u>		5.8
5.8.6.1	Earthing and bonding systems		5.8
5.9	Fuel installations		5.9
5.9.1	<u>Fuel storage</u>		5.9
5.9.1.1	Fuel storage		5.9
5.9.2	<u>Fuel distribution</u>		5.9
5.9.2.1	Fuel distribution		5.9
5.10	Lift and conveyor installations		5.10_
5.10.1	<u>Lifts</u>		5.10_
5.10.1.1	Passenger lifts		5.10_
5.11	Fire and lightning protection		5.11
5.11.1	<u>Fire fighting systems</u>		5.11
5.11.1.1	Fire hose reels, dry risers and wet risers		5.11
5.11.2	<u>Fire suppression systems</u>		5.11
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems		5.11
5.11.3	<u>Lightning protection</u>		5.11
5.11.3.1	Lightning protection installations		5.11
5.12	Communication, security and control systems		5.12
5.12.1	<u>Communications systems</u>		5.12

Package 3
Contract Sum Analysis

Ref	Item	£	Element
5.12.1.1	Communications systems		5.12
5.12.2	<u>Security systems</u>		5.12
5.12.2.1	Security systems		5.12
5.12.3	<u>Central control/building management systems</u>		5.12
5.12.3.1	Central control/building management systems		5.12
5.14	Builder's work in connection with services		5.14
5.14.1	<u>Builder's work in connection with services</u>		5.14
5.14.1.1	General builder's work		5.14
7	WORK TO EXISTING BUILDINGS		7
7.1	Minor demolition works and alteration works		7.1
7.1.1	<u>Minor demolition works and alteration works</u>		7.1
7.1.1.1	Minor demolition works and alteration works		7.1
7.2	Repairs to existing services		7.2
7.2.1	<u>Repairs to existing services</u>		7.2
7.2.1.1	Existing services		7.2
8	EXTERNAL WORKS	221,157.68	8
8.1	Site preparation works		8.1
8.1.1	<u>Site clearance</u>		8.1
8.1.1.1	Clearing vegetation, trees, etc. minor demolition		8.1
8.1.2	<u>Preparatory groundworks</u>		8.1
8.1.2.1	Forming new site contours etc		8.1
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions		8.1
8.2	Roads, paths, pavings and surfacings		8.2
8.2.1	<u>Roads, paths and pavings</u>		8.2
8.2.1.1	Roads		8.2
8.2.1.2	Paths, pavings and hardstandings		8.2
8.2.1.6	Steps and ramps		8.2
8.2.1.13	Repairs to existing roads, paths and pavings		8.2
8.3	Soft landscaping and irrigation systems		8.3
8.3.1	<u>Seeding and turfing</u>		8.3
8.3.1.1	Grassed areas		8.3
8.3.2	<u>External planting</u>		8.3
8.3.2.1	External planting		8.3
8.3.2.3	Hedges		8.3
8.3.2.4	Trees		8.3
8.3.2.7	Maintenance		8.3

Package 3
Contract Sum Analysis

Ref	Item	£	Element
8.3.3	<u>Irrigation systems</u>		8.3
8.3.3.1	Irrigation systems		8.3
8.4	Fencing, railings and walls		8.4
8.4.1	<u>Fencing and railings</u>		8.4
8.4.1.1	Fencing, railings and gates		8.4
8.4.2	<u>Walls and screens</u>		8.4
8.4.2.1	Walls, screens and gates		8.4
8.4.3	<u>Retaining walls</u>		8.4
8.4.3.1	Retaining walls		8.4
8.4.4	<u>Barriers and guardrails</u>		8.4
8.4.4.1	Barriers and guardrails		8.4
8.5	External fixtures		8.5

Package 3
Contract Sum Analysis

Ref	Item	£	Element
8.5.1	<u>Site/street furniture and equipment</u>		8.5
8.5.1.1	Site/street furniture and equipment		8.5
8.5.2	<u>Ornamental features</u>		8.5
8.5.2.2	Other features		8.5
8.6	External drainage	59,385.00	8.6
8.6.1	<u>Surface water and foul water drainage</u>		8.6
8.6.1.1	Surface water and foul water drainage		8.6
8.6.2	<u>Ancillary drainage systems</u>		8.6
8.6.2.3	Storage / retention tanks etc		8.6
8.6.2.6	Sustainable urban drainage systems		8.6
8.6.4	<u>Land drainage</u>		8.6
8.6.4.1	Land drainage		8.6
8.7	External services		8.7
8.7.1	<u>Water mains supply</u>		8.7
8.7.1.1	Water mains supply		8.7
8.7.2	<u>Electricity mains supply</u>		8.7
8.7.2.1	Electricity mains supply		8.7
8.7.2.3	Transformer sub-stations		8.7
8.7.5	<u>Gas mains supply</u>		8.7
8.7.5.1	Gas mains supply		8.7
8.7.6	<u>Telecommunications and other communication system connections</u>		8.7
8.7.6.1	Telecommunications and other communication system connections		8.7
8.7.8	<u>External security systems</u>		8.7
8.7.8.1	External security systems		8.7
8.7.9	<u>External street lighting systems</u>		8.7
8.7.9.1	Site/street lighting systems		8.7
8.7.10	<u>Local/district heating installations</u>		8.7
8.7.10.1	Local/district heating installations, including heat source		8.7
8.7.11	<u>Builder's work in connection with external services</u>		8.7
8.7.11.1	General builder's work		8.7
8.8	Minor building works and ancillary buildings		8.8
8.8.1	<u>Minor building works</u>		8.8
8.8.1.1	Refurbishment of existing ancillary buildings		8.8
8.8.2	<u>Ancillary buildings and structures</u>		8.8
8.8.2.1	Minor ancillary buildings		8.8

TOTAL

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842,110.97

NEILCOTT CONSTRUCTION LTD

Contract Sum Analysis

Package 3 Millfield

Package 3 Millfield
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	0.00
1.1	Substructure	37,762.89
1	Substructure Sub-total	37,762.89
2.1	Frame	0.00
2.2	Upper floors	0.00
2.3	Roof	34,023.94
2.4	Stairs and ramps	0.00
2.5	External walls	17,051.10
2.6	Windows and external doors	15,424.45
2.7	Internal walls and partitions	10,278.78
2.8	Internal doors	6,149.02
2	Superstructure Sub-total	82,927.29
3.1	Wall Finishes	6,184.39
3.2	Floor Finishes	3,374.27
3.3	Ceiling Finishes	1,836.43
3	Internal finishes Sub-total	11,395.09
4.1	Fittings, furnishings and equipment	8,041.11
4	Fittings, furnishings and equipment Sub-total	8,041.11
5.1	Sanitary appliances	321.42
5.2	Services equipment	0.00
5.3	Disposal installations	31,228.34
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	20,355.34
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	4,955.23
5	Services Sub-total	56,860.33
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 3 Millfield
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	11,799.33
8.2	Roads, paths and pavings	59,247.52
8.3	Soft landscaping, planting and irrigation systems	12,265.45
8.4	Fencing, railings and walls	38,918.66
8.5	External fixtures	12,281.79
8.6	External drainage(Provisional)	44,823.82
8.7	External services(Provisional)	39,000.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		218,336.57
Building works cost		415,323.28
9 Main contractor's preliminaries		139,463.00
Sub-total		554,786.28
10 Main contractor's overheads and profit		30,624.72
Works cost		585,411.00
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		27,328.00
Base cost		612,739.00
14.2 Construction Inflation		0.00
		612,739.00
Provisional Sums		
Tender Sum		612,739.00

Package 3 Millfield
Contract Sum Analysis - Summary

£

Package 3 Millfield **Contract Sum Analysis**

Ref	Item	£
	FACILITATING WORKS	
0.1	Toxic/hazardous/contaminated material treatment	
0.1.1	<u>Toxic or hazardous material or chemical removal</u>	
0.1.1	Toxic or hazardous material or chemical removal	
0.1.2	<u>Contaminated land</u>	
0.1.2	Contaminated ground material removal or treatment	
0.1.3	<u>Eradication of plant growth</u>	
0.1.3	Eradication by dig and dump strategy or chemical treatment	
0.2	Major demolition works	
0.2.1	<u>Demolition works</u>	
0.2.1.1	Demolitions and propping	
0.3	Temporary support to adjacent structures	
0.3.1	<u>Temporary support to adjacent structures</u>	
0.3.1	Temporary support to adjacent structures	
0.4	Specialist groundworks	
0.4.1	<u>Site dewatering and pumping</u>	
0.4.1	Site dewatering	
0.4.2	<u>Soil stabilisation measures</u>	
0.4.2	Soil stabilisation measures	
0.4.3	<u>Ground gas venting measures</u>	
0.4.3	Ground gas venting measures	
0.5	Temporary diversion works	
0.5.1	<u>Temporary diversion works</u>	
0.5.1	Temporary diversion works	
0.6	Extraordinary site investigation works	
0.6.1	<u>Archaeological investigation</u>	
0.6.1	Archaeological investigation	
0.6.2	<u>Reptile/wildlife mitigation measures</u>	
0.6.2	Reptile/wildlife mitigation measures	

Package 3 Millfield **Contract Sum Analysis**

Ref	Item	£
0.6.3	<u>Other extraordinary site investigation works</u>	
0.6.3	Site investigations, temporary screens and the like	
1	SUBSTRUCTURE	
1.1	Substructure	37,762.89
1.1.1	<u>Standard foundations</u>	
1.1.1.1	Strip foundations, pad foundations, etc.	
1.1.2	<u>Specialist foundations</u>	
1.1.2.4	Piles including disposal, cutting off tops, testing etc	
1.1.2.12	Pile caps	
1.1.2.13	Ground beams	
1.1.3	<u>Lowest floor construction</u>	
1.1.3.1	Lowest floor construction	
1.1.4.2	Disposal of excavated material	
1.1.4.3	Extra for disposal of contaminated excavated material	
2	SUPERSTRUCTURE	
2.1	Frame	
2.1.4	<u>Concrete frames</u>	
2.1.4.1	Concrete frames	
2.2	Upper floors	
2.2.1	<u>Floors</u>	
2.2.1.1	Concrete floors	
2.2.1.5	Precast/Composite decking systems	
2.2.1.6	Timber floors	
2.2.1.7	Structural screed	
2.2.2	<u>Balconies</u>	
2.2.2.1	Balconies	
2.2.3	<u>Drainage to balconies</u>	
2.2.3.1	Drainage to balconies	
2.3	Roof	

Package 3 Millfield **Contract Sum Analysis**

Ref	Item	£
2.3.1	<u>Roof structure</u>	
2.3.1.1	Roof structure - pitched	
2.3.1.4	Roof structure - flat	
2.3.2	<u>Roof coverings</u>	
2.3.2.1	Roof coverings	
2.3.3	<u>Specialist roof systems</u>	
2.3.3.1	Specialist roof systems	
2.3.4	<u>Roof drainage</u>	
2.3.4.1	Roof drainage	
2.3.5	<u>Rooflights, skylights and openings</u>	
2.3.5.1	Rooflights, skylights and openings	
2.3.6	<u>Roof features</u>	
2.3.6.1	Roof features including fall arrest systems	
2.4	Stairs and ramps	
2.4.1	<u>Stair/ramp structures</u>	
2.4.1.1	Stair/ramp structures	
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>	
2.4.2.1	Stair/ramp finishes, balustrades and handrails	
2.4.4	<u>Ladders/chutes/slides</u>	
2.4.4.1	Ladders/chutes/slides	
2.5	External walls	17,051.10
2.5.1	<u>External enclosing walls above ground level</u>	
2.5.1.1	External walls above ground level	
2.5.1.11	Finishes applied to external walls	
2.5.2	<u>External enclosing walls below ground level</u>	
2.5.2.1	External walls below ground level	
2.5.2.6	Finishes applied to external walls	
2.5.3	<u>Solar/rainscreen cladding</u>	
2.5.3.1	Solar/rainscreen cladding	

Package 3 Millfield
Contract Sum Analysis

Ref	Item	£
2.5.4	<u>External soffits</u>	
2.5.4.1	External soffits	
2.5.4.5	Finishes applied to external soffits	
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>	
2.5.5.1	Subsidiary walls	
2.5.5.3	Combined balustrades and handrails	
2.5.5.6	Proprietary bolt-on balconies	
2.5.6	<u>Façade cleaning</u>	
2.5.6.1	Façade cleaning	
2.6	Windows and external doors	15,424.45
2.6.1	<u>External windows</u>	
2.6.1.1	Windows	
2.6.2	<u>External doors</u>	
2.6.2.1	External doors	
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors	
2.6.2.6	Canopies	
2.7	Internal walls and partitions	10,278.78
2.7.1	<u>Walls and partitions</u>	
2.7.1.1	Internal walls and partitions	
2.7.2	<u>Balustrades and handrails</u>	
2.7.2.1	Balustrades and handrails	
2.8	Internal doors	6,149.02
2.8.1	<u>Internal doors</u>	
2.8.1.1	Internal doors	
2.8.1.5	Roller shutters, sliding shutters, grilles and the like	
3	INTERNAL FINISHES	
3.1	Wall finishes	6,184.39
3.1.1	<u>Wall finishes</u>	
3.1.1.1	Finishes to walls and columns	

Package 3 Millfield **Contract Sum Analysis**

Ref	Item	£
3.2	Floor finishes	3,374.27
3.2.1	<u>Finishes to floors</u>	
3.2.1.1	Finishes to floors	
3.2.1.2	Specialist flooring	
3.3	Ceiling Finishes	1,836.43
3.3.1	<u>Finishes to ceilings</u>	
3.3.1.1	Finishes to ceilings	
3.3.2	<u>False ceilings</u>	
3.3.2.1	False ceilings	
3.3.3	<u>Demountable suspended ceilings</u>	
3.3.3.1	Demountable suspended ceilings	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	
4.1	Fittings, furnishings and equipment	8,041.11
4.1.1	<u>General fittings, furnishings and equipment</u>	
4.1.1.1	Fittings	
4.1.1.2	Furnishings	
4.1.1.3	Equipment	
4.1.2	<u>Domestic kitchens</u>	
4.1.2.1	Kitchen units	
4.1.2.2	Kitchen appliances	
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>	
4.1.3.1	Special purpose fittings, furnishings and equipment	
4.1.4	<u>Signs/notices</u>	
4.1.4.1	Signs/notices	
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>	
4.1.6.1	Non-Mechanical and Non-Electrical Equipment	
5	SERVICES	
5.1	Sanitary installations	321.42
5.1.1	<u>Sanitary appliances</u>	

Package 3 Millfield **Contract Sum Analysis**

Ref	Item	£
5.1.1.1	Sanitary appliances	
5.1.2	<u>Sanitary ancillaries</u>	
5.1.2.1	Fittings	
5.2	Services equipment	
5.2.1	<u>Services equipment</u>	
5.2.1.1	Services equipment	
5.3	Mechanical Services	31,228.34
5.3.1	<u>Foul drainage above ground</u>	
5.3.1.1	Foul drainage above ground	
5.3.3	<u>Refuse disposal</u>	
5.3.3.1	Refuse disposal installation	
5.4	Water installations	
5.4.1	<u>Mains water supply</u>	
5.4.1.1	Mains water supply	
5.4.2	<u>Cold water distribution</u>	
5.4.2.1	Cold water distribution	
5.4.3	<u>Hot water distribution</u>	
5.4.3.1	Hot water distribution	
5.4.4	<u>Local hot water distribution</u>	
5.4.4.1	Water heaters	
5.4.5	<u>Steam and condensate distribution</u>	
5.4.5.1	Steam and condensate distribution	
5.5	Heat source	
5.5.1	<u>Heat source</u>	
5.5.1.1	Heat source	
5.6	Space heating and air conditioning	
5.6.1	<u>Central heating</u>	
5.6.1.1	Central heating systems	
5.6.2	<u>Local heating</u>	

Package 3 Millfield **Contract Sum Analysis**

Ref	Item	£
5.6.2.1	Local heating systems	
5.6.3	<u>Central cooling</u>	
5.6.3.1	Central cooling systems	
5.7	Ventilation	
5.7.1	<u>Central ventilation</u>	
5.7.1.1	Central ventilation systems	
5.7.2	<u>Local and special ventilation</u>	
5.7.2.1	Toilet, bathroom and kitchen ventilation units	
5.7.2.2	Specialist ventilation	
5.7.3	<u>Smoke extract / control</u>	
5.7.3.1	Smoke extract / control	
5.8	Electrical installations	20,355.34
5.8.1	<u>Electrical mains and sub-mains distribution</u>	
5.8.1.1	Electrical mains and sub-mains distribution	
5.8.2	<u>Power installations</u>	
5.8.2.1	Power installations	
5.8.3	<u>Lighting installations</u>	
5.8.3.1	Lighting installations	
5.8.4	<u>Specialist lighting installations</u>	
5.8.4.1	Specialist lighting installations	
5.8.5	<u>Local electricity generation systems</u>	
5.8.5.1	Local electricity generation systems	
5.8.5.5	Photovoltaic devices, etc.	
5.8.6	<u>Earthing and bonding systems</u>	
5.8.6.1	Earthing and bonding systems	
5.9	Fuel installations	
5.9.1	<u>Fuel storage</u>	
5.9.1.1	Fuel storage	
5.9.2	<u>Fuel distribution</u>	

Package 3 Millfield
Contract Sum Analysis

Ref	Item	£
5.9.2.1	Fuel distribution	
5.10	Lift and conveyor installations	
5.10.1	<u>Lifts</u>	
5.10.1.1	Passenger lifts	
5.11	Fire and lightning protection	
5.11.1	<u>Fire fighting systems</u>	
5.11.1.1	Fire hose reels, dry risers and wet risers	
5.11.2	<u>Fire suppression systems</u>	
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems	
5.11.3	<u>Lightning protection</u>	
5.11.3.1	Lightning protection installations	
5.12	Communication, security and control systems	
5.12.1	<u>Communications systems</u>	
5.12.1.1	Communications systems	
5.12.2	<u>Security systems</u>	
5.12.2.1	Security systems	
5.12.3	<u>Central control/building management systems</u>	
5.12.3.1	Central control/building management systems	
5.14	Builder's work in connection with services	4,955.23
5.14.1	<u>Builder's work in connection with services</u>	
5.14.1.1	General builder's work	
7	WORK TO EXISTING BUILDINGS	
7.1	Minor demolition works and alteration works	
7.1.1	<u>Minor demolition works and alteration works</u>	
7.1.1.1	Minor demolition works and alteration works	
7.2	Repairs to existing services	
7.2.1	<u>Repairs to existing services</u>	
7.2.1.1	Existing services	

Package 3 Millfield **Contract Sum Analysis**

Ref	Item	£
8.1	Site preparation works	11,799.33
8.1.1	<u>Site clearance</u>	
8.1.1.1	Clearing vegetation, trees, etc. minor demolition	
8.1.2	<u>Preparatory groundworks</u>	
8.1.2.1	Forming new site contours etc	
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions	
8.2	Roads, paths, pavings and surfacings	59,247.52
8.2.1	<u>Roads, paths and pavings</u>	
8.2.1.1	Roads	
8.2.1.2	Paths, pavings and hardstandings	
8.2.1.6	Steps and ramps	
8.2.1.13	Repairs to existing roads, paths and pavings	
8.3	Soft landscaping and irrigation systems	12,265.45
8.3.1	<u>Seeding and turfing</u>	
8.3.1.1	Grassed areas	
8.3.2	<u>External planting</u>	
8.3.2.1	External planting	
8.3.2.3	Hedges	
8.3.2.4	Trees	
8.3.2.7	Maintenance	
8.3.3	<u>Irrigation systems</u>	
8.3.3.1	Irrigation systems	
8.4	Fencing, railings and walls	38,918.66
8.4.1	<u>Fencing and railings</u>	
8.4.1.1	Fencing, railings and gates	
8.4.2	<u>Walls and screens</u>	
8.4.2.1	Walls, screens and gates	
8.4.3	<u>Retaining walls</u>	
8.4.3.1	Retaining walls	

Package 3 Millfield
Contract Sum Analysis

Ref	Item	£
8.4.4	<u>Barriers and guardrails</u>	
8.4.4.1	Barriers and guardrails	
8.5	External fixtures	12,281.79
8.5.1	<u>Site/street furniture and equipment</u>	
8.5.1.1	Site/street furniture and equipment	
8.5.2	<u>Ornamental features</u>	
8.5.2.2	Other features	
8.6	External drainage(Provisional)	44,823.82
8.6.1	<u>Surface water and foul water drainage</u>	
8.6.1.1	Surface water and foul water drainage	
8.6.2	<u>Ancillary drainage systems</u>	
8.6.2.3	Storage / retention tanks etc	
8.6.2.6	Sustainable urban drainage systems	
8.6.4	<u>Land drainage</u>	
8.6.4.1	Land drainage	
8.7	External services(Provisional)	39,000.00
8.7.1	<u>Water mains supply</u>	
8.7.1.1	Water mains supply	
8.7.2	<u>Electricity mains supply</u>	
8.7.2.1	Electricity mains supply	
8.7.2.3	Transformer sub-stations	
8.7.5	<u>Gas mains supply</u>	
8.7.5.1	Gas mains supply	
8.7.6	<u>Telecommunications and other communication system connections</u>	
8.7.6.1	Telecommunications and other communication system connections	
8.7.8	<u>External security systems</u>	
8.7.8.1	External security systems	
8.7.9	<u>External street lighting systems</u>	
8.7.9.1	Site/street lighting systems	

Package 3 Millfield
Contract Sum Analysis

Ref	Item	£
8.7.10	<u>Local/district heating installations</u>	
8.7.10.1	Local/district heating installations, including heat source	
8.7.11	<u>Builder's work in connection with external services</u>	
8.7.11.1	General builder's work	
8.8	Minor building works and ancillary buildings	
8.8.1	<u>Minor building works</u>	
8.8.1.1	Refurbishment of existing ancillary buildings	
8.8.2	<u>Ancillary buildings and structures</u>	
8.8.2.1	Minor ancillary buildings	
	TOTAL	<hr/> 415,323.28 <hr/> <hr/>

Contract Sum Analysis

Package 3 Queensway

Package 3 Queensway
Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	0.00
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0	Facilitating works Sub-total	0.00
1.1	Substructure	74,133.88
1	Substructure Sub-total	74,133.88
2.1	Frame	0.00
2.2	Upper floors	0.00
2.3	Roof	67,871.62
2.4	Stairs and ramps	0.00
2.5	External walls	31,505.19
2.6	Windows and external doors	31,564.58
2.7	Internal walls and partitions	19,879.23
2.8	Internal doors	12,253.35
2	Superstructure Sub-total	163,073.97
3.1	Wall Finishes	12,025.89
3.2	Floor Finishes	6,548.71
3.3	Ceiling Finishes	3,715.40
3	Internal finishes Sub-total	22,290.00
4.1	Fittings, furnishings and equipment	17,011.18
4	Fittings, furnishings and equipment Sub-total	17,011.18
5.1	Sanitary appliances	640.20
5.2	Services equipment	0.00
5.3	Disposal installations	55,991.15
5.4	Water installations	0.00
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	39,560.27
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	7,895.80
5	Services Sub-total	104,087.42
6.1	Prefabricated buildings and building units	0.00
6	Prefabricated buildings and building units Sub-total	0.00

Package 3 Queensway
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	34,837.55
8.2	Roads, paths and pavings	110,738.48
8.3	Soft landscaping, planting and irrigation systems	25,554.77
8.4	Fencing, railings and walls	43,075.65
8.5	External fixtures	25,601.48
8.6	External drainage(Provisional)	53,881.55
8.7	External services(Provisional)	56,500.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		350,189.48
Building works cost		730,785.93
9 Main contractor's preliminaries		198,134.00
Sub-total		928,919.93
10 Main contractor's overheads and profit		51,783.07
Works cost		980,703.00
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		54,657.00
Base cost		1,035,360.00
14.2 Construction Inflation		0.00
		1,035,360.00
Provisional Sums		
Tender Sum		1,035,360.00

Package 3 Queensway
Contract Sum Analysis - Summary

£

Package 3 Queensway
Contract Sum Analysis

Ref	Item	£
	FACILITATING WORKS	
0.1	Toxic/hazardous/contaminated material treatment	
0.1.1	<u>Toxic or hazardous material or chemical removal</u>	
0.1.1	Toxic or hazardous material or chemical removal	
0.1.2	<u>Contaminated land</u>	
0.1.2	Contaminated ground material removal or treatment	
0.1.3	<u>Eradication of plant growth</u>	
0.1.3	Eradication by dig and dump strategy or chemical treatment	
0.2	Major demolition works	
0.2.1	<u>Demolition works</u>	
0.2.1.1	Demolitions and propping	
0.3	Temporary support to adjacent structures	
0.3.1	<u>Temporary support to adjacent structures</u>	
0.3.1	Temporary support to adjacent structures	
0.4	Specialist groundworks	
0.4.1	<u>Site dewatering and pumping</u>	
0.4.1	Site dewatering	
0.4.2	<u>Soil stabilisation measures</u>	
0.4.2	Soil stabilisation measures	
0.4.3	<u>Ground gas venting measures</u>	
0.4.3	Ground gas venting measures	
0.5	Temporary diversion works	
0.5.1	<u>Temporary diversion works</u>	
0.5.1	Temporary diversion works	
0.6	Extraordinary site investigation works	
0.6.1	<u>Archaeological investigation</u>	
0.6.1	Archaeological investigation	
0.6.2	<u>Reptile/wildlife mitigation measures</u>	
0.6.2	Reptile/wildlife mitigation measures	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
0.6.3	<u>Other extraordinary site investigation works</u>	
0.6.3	Site investigations, temporary screens and the like	
1	SUBSTRUCTURE	
1.1	Substructure	74,133.88
1.1.1	<u>Standard foundations</u>	
1.1.1.1	Strip foundations, pad foundations, etc.	
1.1.2	<u>Specialist foundations</u>	
1.1.2.4	Piles including disposal, cutting off tops, testing etc	
1.1.2.12	Pile caps	
1.1.2.13	Ground beams	
1.1.3	<u>Lowest floor construction</u>	
1.1.3.1	Lowest floor construction	
1.1.4.2	Disposal of excavated material	
1.1.4.3	Extra for disposal of contaminated excavated material	
2	SUPERSTRUCTURE	
2.1	Frame	
2.1.4	<u>Concrete frames</u>	
2.1.4.1	Concrete frames	
2.2	Upper floors	
2.2.1	<u>Floors</u>	
2.2.1.1	Concrete floors	
2.2.1.5	Precast/Composite decking systems	
2.2.1.6	Timber floors	
2.2.1.7	Structural screed	
2.2.2	<u>Balconies</u>	
2.2.2.1	Balconies	
2.2.3	<u>Drainage to balconies</u>	
2.2.3.1	Drainage to balconies	
2.3	Roof	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
2.3.1	<u>Roof structure</u>	
2.3.1.1	Roof structure - pitched	
2.3.1.4	Roof structure - flat	
2.3.2	<u>Roof coverings</u>	
2.3.2.1	Roof coverings	
2.3.3	<u>Specialist roof systems</u>	
2.3.3.1	Specialist roof systems	
2.3.4	<u>Roof drainage</u>	
2.3.4.1	Roof drainage	
2.3.5	<u>Rooflights, skylights and openings</u>	
2.3.5.1	Rooflights, skylights and openings	
2.3.6	<u>Roof features</u>	
2.3.6.1	Roof features including fall arrest systems	
2.4	Stairs and ramps	
2.4.1	<u>Stair/ramp structures</u>	
2.4.1.1	Stair/ramp structures	
2.4.2	<u>Stair/ramp finishes, balustrades and handrails</u>	
2.4.2.1	Stair/ramp finishes, balustrades and handrails	
2.4.4	<u>Ladders/chutes/slides</u>	
2.4.4.1	Ladders/chutes/slides	
2.5	External walls	31,505.19
2.5.1	<u>External enclosing walls above ground level</u>	
2.5.1.1	External walls above ground level	
2.5.1.11	Finishes applied to external walls	
2.5.2	<u>External enclosing walls below ground level</u>	
2.5.2.1	External walls below ground level	
2.5.2.6	Finishes applied to external walls	
2.5.3	<u>Solar/rainscreen cladding</u>	
2.5.3.1	Solar/rainscreen cladding	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
2.5.4	<u>External soffits</u>	
2.5.4.1	External soffits	
2.5.4.5	Finishes applied to external soffits	
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>	
2.5.5.1	Subsidiary walls	
2.5.5.3	Combined balustrades and handrails	
2.5.5.6	Proprietary bolt-on balconies	
2.5.6	<u>Façade cleaning</u>	
2.5.6.1	Façade cleaning	
2.6	Windows and external doors	31,564.58
2.6.1	<u>External windows</u>	
2.6.1.1	Windows	
2.6.2	<u>External doors</u>	
2.6.2.1	External doors	
2.6.2.4	Roller shutters, sliding shutters, grilles and the like to external doors	
2.6.2.6	Canopies	
2.7	Internal walls and partitions	19,879.23
2.7.1	<u>Walls and partitions</u>	
2.7.1.1	Internal walls and partitions	
2.7.2	<u>Balustrades and handrails</u>	
2.7.2.1	Balustrades and handrails	
2.8	Internal doors	12,253.35
2.8.1	<u>Internal doors</u>	
2.8.1.1	Internal doors	
2.8.1.5	Roller shutters, sliding shutters, grilles and the like	
3	INTERNAL FINISHES	
3.1	Wall finishes	12,025.89
3.1.1	<u>Wall finishes</u>	
3.1.1.1	Finishes to walls and columns	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
3.2	Floor finishes	6,548.71
3.2.1	<u>Finishes to floors</u>	
3.2.1.1	Finishes to floors	
3.2.1.2	Specialist flooring	
3.3	Ceiling Finishes	3,715.40
3.3.1	<u>Finishes to ceilings</u>	
3.3.1.1	Finishes to ceilings	
3.3.2	<u>False ceilings</u>	
3.3.2.1	False ceilings	
3.3.3	<u>Demountable suspended ceilings</u>	
3.3.3.1	Demountable suspended ceilings	
4	FITTINGS, FURNISHINGS AND EQUIPMENT	
4.1	Fittings, furnishings and equipment	17,011.18
4.1.1	<u>General fittings, furnishings and equipment</u>	
4.1.1.1	Fittings	
4.1.1.2	Furnishings	
4.1.1.3	Equipment	
4.1.2	<u>Domestic kitchens</u>	
4.1.2.1	Kitchen units	
4.1.2.2	Kitchen appliances	
4.1.3	<u>Special purpose fittings, furnishings and equipment</u>	
4.1.3.1	Special purpose fittings, furnishings and equipment	
4.1.4	<u>Signs/notices</u>	
4.1.4.1	Signs/notices	
4.1.6	<u>Non-Mechanical and Non-Electrical Equipment</u>	
4.1.6.1	Non-Mechanical and Non-Electrical Equipment	
5	SERVICES	
5.1	Sanitary installations	640.20
5.1.1	<u>Sanitary appliances</u>	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
5.1.1.1	Sanitary appliances	
5.1.2	<u>Sanitary ancillaries</u>	
5.1.2.1	Fittings	
5.2	Services equipment	
5.2.1	<u>Services equipment</u>	
5.2.1.1	Services equipment	
5.3	Mechanical Installations	55,991.15
5.3.1	<u>Foul drainage above ground</u>	
5.3.1.1	Foul drainage above ground	
5.3.3	<u>Refuse disposal</u>	
5.3.3.1	Refuse disposal installation	
5.4	Water installations	
5.4.1	<u>Mains water supply</u>	
5.4.1.1	Mains water supply	
5.4.2	<u>Cold water distribution</u>	
5.4.2.1	Cold water distribution	
5.4.3	<u>Hot water distribution</u>	
5.4.3.1	Hot water distribution	
5.4.4	<u>Local hot water distribution</u>	
5.4.4.1	Water heaters	
5.4.5	<u>Steam and condensate distribution</u>	
5.4.5.1	Steam and condensate distribution	
5.5	Heat source	
5.5.1	<u>Heat source</u>	
5.5.1.1	Heat source	
5.6	Space heating and air conditioning	
5.6.1	<u>Central heating</u>	
5.6.1.1	Central heating systems	
5.6.2	<u>Local heating</u>	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
5.6.2.1	Local heating systems	
5.6.3	<u>Central cooling</u>	
5.6.3.1	Central cooling systems	
5.7	Ventilation	
5.7.1	<u>Central ventilation</u>	
5.7.1.1	Central ventilation systems	
5.7.2	<u>Local and special ventilation</u>	
5.7.2.1	Toilet, bathroom and kitchen ventilation units	
5.7.2.2	Specialist ventilation	
5.7.3	<u>Smoke extract / control</u>	
5.7.3.1	Smoke extract / control	
5.8	Electrical installations	39,560.27
5.8.1	<u>Electrical mains and sub-mains distribution</u>	
5.8.1.1	Electrical mains and sub-mains distribution	
5.8.2	<u>Power installations</u>	
5.8.2.1	Power installations	
5.8.3	<u>Lighting installations</u>	
5.8.3.1	Lighting installations	
5.8.4	<u>Specialist lighting installations</u>	
5.8.4.1	Specialist lighting installations	
5.8.5	<u>Local electricity generation systems</u>	
5.8.5.1	Local electricity generation systems	
5.8.5.5	Photovoltaic devices, etc.	
5.8.6	<u>Earthing and bonding systems</u>	
5.8.6.1	Earthing and bonding systems	
5.9	Fuel installations	
5.9.1	<u>Fuel storage</u>	
5.9.1.1	Fuel storage	
5.9.2	<u>Fuel distribution</u>	

Package 3 Queensway
Contract Sum Analysis

Ref	Item	£
5.9.2.1	Fuel distribution	
5.10	Lift and conveyor installations	
5.10.1	<u>Lifts</u>	
5.10.1.1	Passenger lifts	
5.11	Fire and lightning protection	
5.11.1	<u>Fire fighting systems</u>	
5.11.1.1	Fire hose reels, dry risers and wet risers	
5.11.2	<u>Fire suppression systems</u>	
5.11.2.1	Sprinklers, deluge systems, gas and foam fire fighting systems	
5.11.3	<u>Lightning protection</u>	
5.11.3.1	Lightning protection installations	
5.12	Communication, security and control systems	
5.12.1	<u>Communications systems</u>	
5.12.1.1	Communications systems	
5.12.2	<u>Security systems</u>	
5.12.2.1	Security systems	
5.12.3	<u>Central control/building management systems</u>	
5.12.3.1	Central control/building management systems	
5.14	Builder's work in connection with services	7,895.80
5.14.1	<u>Builder's work in connection with services</u>	
5.14.1.1	General builder's work	
7	WORK TO EXISTING BUILDINGS	
7.1	Minor demolition works and alteration works	
7.1.1	<u>Minor demolition works and alteration works</u>	
7.1.1.1	Minor demolition works and alteration works	
7.2	Repairs to existing services	
7.2.1	<u>Repairs to existing services</u>	
7.2.1.1	Existing services	
8	EXTERNAL WORKS	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
8.1	Site preparation works	34,837.55
8.1.1	<u>Site clearance</u>	
8.1.1.1	Clearing vegetation, trees, etc. minor demolition	
8.1.2	<u>Preparatory groundworks</u>	
8.1.2.1	Forming new site contours etc	
8.1.2.2	Breaking out existing substructures, hard pavings and obstructions	
8.2	Roads, paths, pavings and surfacings	110,738.48
8.2.1	<u>Roads, paths and pavings</u>	
8.2.1.1	Roads	
8.2.1.2	Paths, pavings and hardstandings	
8.2.1.6	Steps and ramps	
8.2.1.13	Repairs to existing roads, paths and pavings	
8.3	Soft landscaping and irrigation systems	25,554.77
8.3.1	<u>Seeding and turfing</u>	
8.3.1.1	Grassed areas	
8.3.2	<u>External planting</u>	
8.3.2.1	External planting	
8.3.2.3	Hedges	
8.3.2.4	Trees	
8.3.2.7	Maintenance	
8.3.3	<u>Irrigation systems</u>	
8.3.3.1	Irrigation systems	
8.4	Fencing, railings and walls	43,075.65
8.4.1	<u>Fencing and railings</u>	
8.4.1.1	Fencing, railings and gates	
8.4.2	<u>Walls and screens</u>	
8.4.2.1	Walls, screens and gates	
8.4.3	<u>Retaining walls</u>	
8.4.3.1	Retaining walls	

Package 3 Queensway **Contract Sum Analysis**

Ref	Item	£
8.4.4	<u>Barriers and guardrails</u>	
8.4.4.1	Barriers and guardrails	
8.5	External fixtures	25,601.48
8.5.1	<u>Site/street furniture and equipment</u>	
8.5.1.1	Site/street furniture and equipment	
8.5.2	<u>Ornamental features</u>	
8.5.2.2	Other features	
8.6	External drainage(Provisional)	53,881.55
8.6.1	<u>Surface water and foul water drainage</u>	
8.6.1.1	Surface water and foul water drainage	
8.6.2	<u>Ancillary drainage systems</u>	
8.6.2.3	Storage / retention tanks etc	
8.6.2.6	Sustainable urban drainage systems	
8.6.4	<u>Land drainage</u>	
8.6.4.1	Land drainage	
8.7	External services(Provisional)	56,500.00
8.7.1	<u>Water mains supply</u>	
8.7.1.1	Water mains supply	
8.7.2	<u>Electricity mains supply</u>	
8.7.2.1	Electricity mains supply	
8.7.2.3	Transformer sub-stations	
8.7.5	<u>Gas mains supply</u>	
8.7.5.1	Gas mains supply	
8.7.6	<u>Telecommunications and other communication system connections</u>	
8.7.6.1	Telecommunications and other communication system connections	
8.7.8	<u>External security systems</u>	
8.7.8.1	External security systems	
8.7.9	<u>External street lighting systems</u>	
8.7.9.1	Site/street lighting systems	

Package 3 Queensway
Contract Sum Analysis

Ref	Item	£
8.7.10	<u>Local/district heating installations</u>	
8.7.10.1	Local/district heating installations, including heat source	
8.7.11	<u>Builder's work in connection with external services</u>	
8.7.11.1	General builder's work	
8.8	Minor building works and ancillary buildings	
8.8.1	<u>Minor building works</u>	
8.8.1.1	Refurbishment of existing ancillary buildings	
8.8.2	<u>Ancillary buildings and structures</u>	
8.8.2.1	Minor ancillary buildings	
	TOTAL	<hr/> 730,785.93 <hr/> <hr/>

Package 3 Summary

£

Millfield	From CSA	£612,739.00
Queensway	From CSA	£1,035,360.00
	To form of tender	<u>£1,648,099.00</u>

INDECON BUILDING LIMITED

Package 03 Queensway, Ongar and Millfields, High Ongar

Contract Sum Analysis - Summary

		£
0.1	Toxic Hazardous material removal	0.00
0.2	Major demolition works	0.00
0.3	Temporary support to adjacent structures	0.00
0.4	Specialist groundworks	28,775.96
0.5	Temporary diversion works	0.00
0.6	Extraordinary site investigation works	0.00
0 Facilitating works Sub-total		28,775.96
1.1	Substructure	86,858.97
1 Substructure Sub-total		86,858.97
2.1	Frame	6,959.25
2.2	Upper floors	0.00
2.3	Roof	108,288.27
2.4	Stairs and ramps	0.00
2.5	External walls	72,072.66
2.6	Windows and external doors	38,009.32
2.7	Internal walls and partitions	21,235.26
2.8	Internal doors	INC
2 Superstructure Sub-total		246,564.77
3.1	Wall Finishes	17,523.24
3.2	Floor Finishes	20,789.65
3.3	Ceiling Finishes	6,136.87
3 Internal finishes Sub-total		44,449.76
4.1	Fittings, furnishings and equipment	57,949.52
4 Fittings, furnishings and equipment Sub-total		57,949.52
5.1	Sanitary appliances	0.00
5.2	Services equipment	0.00
5.3	Disposal installations	0.00
5.4	Water installations	72,586.25
5.5	Heat source	0.00
5.6	Space heating and air conditioning	0.00
5.7	Ventilation systems	0.00
5.8	Electrical installations	60,394.40
5.9	Fuel installations	0.00
5.10	Lift and conveyor installations	0.00
5.11	Fire and lightning protection	0.00
5.12	Communication, security and control systems	0.00
5.13	Specialist installations	0.00
5.14	Builder's work in connection with services	0.00
5 Services Sub-total		132,980.65
6.1	Prefabricated buildings and building units	0.00
6 Prefabricated buildings and building units Sub-total		0.00

Package 03 Queensway, Ongar and Millfields, High Ongar
Contract Sum Analysis - Summary

		£
7.1	Minor demolition works and alteration works	0.00
7.2	Repairs to existing services	0.00
7.3	Damp-proof courses/fungus and beetle eradication	0.00
7.4	Façade retention	0.00
7.5	Cleaning existing surfaces	0.00
7.6	Renovation works	0.00
7 Works to existing buildings Sub-total		0.00
8.1	Site preparation works	45,701.11
8.2	Roads, paths and pavings	0.00
8.3	Soft landscaping, planting and irrigation systems	0.00
8.4	Fencing, railings and walls	0.00
8.5	External fixtures	583,514.88
8.6	External drainage	0.00
8.7	External services	0.00
8.8	Minor building works and ancillary buildings	0.00
8 External works Sub-total		629,215.99
Building works cost		1,226,795.61
9 Main contractor's preliminaries		306,261.39
Sub-total		1,533,057.00
10 Main contractor's overheads and profit		0.00
Works cost		1,533,057.00
11.1	Consultants' fees	
	Architect	
	Structural & Civil Engineer	
	M & E Consultant	93,330.00
	Landscape Architect	
	Other	
11.2	Main contractor's pre-construction fees	
11.3	Main contractor's design fees	
11 Project/design team fees Sub-total		93,330.00
Base cost		1,626,387.00
14.2 Construction Inflation		0.00
		1,626,387.00
Provisional Sums		
Tender Sum		1,626,387.00

Appendix B

Tender Analysis

Epping Forest District Council - Packages 1 - 3

Tender Return Comparison Summary

Date 11/11/2019

AIREMILLER

Element	Airey Miller			Indecon Building Ltd			Neilcott Construction Ltd			T.S.G Building Services		
	Total	£/m ²	%	Total	£/m ²	%	Total	£/m ²	%	Total	£/m ²	%
Package 1	£ 1,488,021	£ 3,207	41%	£ 1,691,686	£ 3,646	40%	£ 1,705,886	£ 3,676	40%	£ 1,365,481	£ 2,943	39%
Package 2	£ 763,319	£ 2,902	21%	£ 944,459	£ 3,591	22%	£ 929,592	£ 3,535	22%	£ 747,395	£ 2,842	21%
Package 3	£ 1,377,689	£ 4,488	38%	£ 1,626,387	£ 5,298	38%	£ 1,648,099	£ 5,368	38%	£ 1,372,925	£ 4,472	39%
Total	£ 3,629,029	£ 3,509.70	100%	£ 4,262,532	£ 4,122.37	100%	£ 4,283,577	£ 4,142.72	100%	£ 3,485,801	£ 3,371.18	100%

Appendix C

Tender Clarifications

Package 3

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
1.00	No allowance for breaking up or disposal of any underground obstructions, basements, UXO's or the like nor any issues pertaining to Japanese knotweed.	We note that the stage 1 UXO assessment recommends no further works, we have not allowed for any further assessments.	
2.00		We have not included for encountering soft spots, swallow holes, mining works, rocks and obstructions, ground water or existing services or similar. We have based the class of material to be removed from site to be clean inert and we have not allowed for the handling, movement or disposal of any contaminated material including asbestos. We have not allowed for the treatment or removal of Japanese knot weed.	We allow the following provisional sums within our tender: A) £10,000 for dealing with contaminated soil. B) £5,000 for dealing with below ground obstructions. C) £10,000 for Affinity Water costs (as above)
3.00	No allowance for diversion, alteration or lowering of any unidentified underground services that may be found to be on the site but were not previously identified in the reports included in the tender package documents.		We make no allowance for diversion of existing services.
4.00	Assumption that EFDC will cover all legal costs relating to easements, wayleaves and the like that may be required.	We have taken that all of the indicated works are located within the boundary of the clients property and that any wayleaves or build over notices have been granted and we have not allowed for any delays or costs should any approvals be required.	
5.00	No allowance for performance bond.		We allow for a standard unamended ABI bond released at practical completion.
6.00		We have taken that any fees in relation to Community Infrastructure Levy or S106 Agreements or similar will be paid directly by the client.	We make no allowance for section 106 costs or CIL costs.
7.00		We have not allowed for the provision of refuse bins or any specific requirements of the refuse collector.	We assume bins will be provided by the local authority.
8.00		We have not allowed for any statutory approvals or costs for works to the highway.	We have not allowed for any road closures, pavement closures or temporary suspension Licenses unless specifically described within our Tender.
9.00		A provisional sum is allowed for a LABC Warranty. Epping Forest District Council - Package 1 - Chequers Road & Bushfields Tender Submission	We allow for a Premiere Building Warranty. Premier will not be any less comprehensive than other Warranties.
10.00		We have taken that the existing building, foundations, services, trees and such like are located as indicated within the tender drawings.	We make no allowance for 6.5.1 insurance.
11.00		Our tender assumes that the tender documents are in line with the Employer's spatial requirements and that the design conforms to Planning permissions and the requirements of Building Control, the Fire Officer, any funders and all statutory requirements.	We make no allowance for dealing with invasive species.
12.00		Internal fixed furniture is included as the pricing document, however all loose fixtures, fittings and equipment, including fire extinguishers, fire blankets, evacuation chairs and the like is excluded. We have not allowed for carpets or white goods or a shower curtain. A floor gulley is allowed on the ground floor only.	We assume the client will arrange for house numbering and street naming.
13.00		We have based our price upon the tender drainage strategy, we will consult with the local water authority but have not allowed for any additional requirements.	Overheads and Profit. TSG have included within the tender generally for 12.35% Overheads and Profit. This will be the OHP margin required on all variations + any Fees, Prelims, BWIC etc
14.00		We have taken that any works to perimeter boundaries, fences and walls and such like are as indicated within the tender landscaping drawings.	We have made no allowance for any archaeological works.
15.00		We have not allowed for the installation of any client equipment or such like unless scheduled within the pricing document.	We have allowed for current statutory regulation and trade tariffs only.

Package 3

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
16.00		We have allowed for provisional sums for any costs or approvals from any statutory providers for any new supplies, adaptations or connections, including temporary supplies. A BWIC figure of £39,000 for Millfield and £56,500 for Queensway is included.	We make no allowance for grubbing up drainage.
17.00		We have based our tender on the ventilation strategy indicated within the tender documents and that this is acceptable and is compatible with acoustic and part L requirements as well as all planning conditions. We note that an Energy Assessment has not been produced, we have taken that the design as shown will achieve the required improvements over Part L.	We allow for the stats costs as provisional sums at this time, as these are noted as budgetary. The exception to this is the water connections, as we only have guideline costs. We therefore include a provisional sum of £5,000 for Affinity Water costs to Queensway and a further £5,000 for Affinity Water costs to Millfield.
18.00		We note the requirement for SDB Gold, we have allowed for consulting with the SDB officer, we have taken that they will not have any requirements over AD Part Q or the current drawings.	We were only provided with a tree survey for Millfield, and would wish to review the same document for Queensway prior to confirming it's acceptance within our tender.
19.00		We have taken that the indicated drainage strategy is acceptable and achieves statutory compliance, we have based our price on stated provisional quantities. The suitability of the main connections are to be confirmed. We have allowed for cleaning out existing surface water drainage and man holes that are reused.	We have made assumptions for the drainage on Queensway, as we were only issued with sheet 2 of 2 for tendering.
20.00		We note the requirement for Lifetime Homes, we have based our bid on the tender drawings and that the noncompliant points within the ECD review have been derogated by the client.	We assume the client will obtain permissions for all works outside the boundary.
21.00		We have allowed a PC Sum of £500/1000 for facing bricks and specials at £5 each	Prior to commencement of development certain items must be agreed by planning in writing. This could delay commencement of the scheme due to the time taken by planning to pass the proposals.
22.00		A separate landlords supply will be required for the external column lighting as this is a private road, the supply and location are within the provisional sum.	
23.00		For the boundary fencing, we have allowed for concrete slotted posts 2100mm above ground with a 30mm concrete gravel board, 1500mm close board panel and purpose made trellis between slotted posts with 50mm slats to both sides – not within the concrete posts.	
24.00		We have not allowed for the works within the Landscape Management Plan ref 0211 as we assume this be directly by EFDC.	
25.00		We have not allowed for any works to be adopted	
26.00		We have allowed for the as built SAP EPC based upon the tender information.	
27.00		We have allowed for submitting information to the client appointed Code For Sustainable Homes Assessor, we have taken that the base design has incorporated we have taken that the base design has incorporated the requirements from the targeted credits and would welcome an early meeting with the assessor to review and agree potential credits.	
28.00		We have taken that the site is free of UXO, archaeological and ecological constraints and have made no allowances for any costs or delays should they be encountered.	
29.00		We have taken that the current drawings will be available as .DWG files to enable our design development.	

Package 3

Ref	Indecon Building Ltd	Neilcott Construction Ltd	T.S.G Building Services
30.00		Where goods, products or materials are uniquely specified within the documentation equivalent alternative goods, products or materials may be substituted in order to gain project procurement benefit through quality, time or commercial improvements.	
31.00		We note that a planning application has been approved ref EDF/0212/16 dated 15th June 2016 and EDF/0214/16 dated 15 June 2016. We understand that conditions 3 and 4 have been submitted and that the development is deemed to have commenced as the demolition is underway. We make no allowance for any further full planning applications, assuming that any amendments to the design would be deemed as Non-Material Amendments. We have included to provide information necessary to discharge any contractor related planning conditions to the project manager but not for any changes to the works that may be required by the planners. In the event that the discharge of any pre-commencement conditions cannot be secured prior to the proposed commencement date, commencement will be at the Employer's risk.	
32.00		We have not allowed for obtaining any permissions or serving any notices on any adjoining owners; for example, under any Party Wall Agreements. We have allowed for producing a photographic schedule of conditions but not for any specialist reports or surveys. We have allowed to inform the neighbours and adjoining owners of the works in accordance with our Considerate Contractors registration and procedures. Access will be required to adjacent gardens for the demolition, fencing and retaining walls, we have allowed for temporary fencing but not for formal access agreements or for relocating sheds or similar. We have allowed for reinstating with turf or soil only.	
33.00		Provisional sums are deemed to include builders work and overheads and profit.	
34.00		The tender sum is exclusive of VAT	
35.00		In the event that our tender is under consideration we would wish to review assumptions necessarily made in order to complete our tender prior to entering into Contract.	

Appendix D

Client – Control Account Breakdown

Epping Forest District Council - Packages 1 - 3
Tender Return Comparison - Contingency Items
Date 11/11/2019

AIREMILLER

Package 3

Ref	T.S.G Building Services	Risk	AM Contingency (£)
3.00	We make no allowance for diversion of existing services.	M	£ 16,000.00
6.00	We make no allowance for section 106 costs or CIL costs.	L	£ 8,000.00
7.00	We assume bins will be provided by the local authority.	-	Nil
8.00	We have not allowed for any road closures, pavement closures or temporary suspension Licenses unless specifically described within our Tender. (As Package 1)	L	£ 8,000.00
12.00	We assume the client will arrange for house numbering and street naming.	L	£ 200.00
16.00	We make no allowance for grubbing up drainage.	M	£ 3,000.00
17.00	We allow for the stats costs as provisional sums at this time, as these are noted as budgetary. The exception to this is the water connections, as we only have guideline costs. We therefore include a provisional sum of £5,000 for Affinity Water costs to Queensway and a further £5,000 for Affinity Water costs to Millfield. Allowance for ducting and trenching of services.* (cost required as low)	M	£ 10,000.00
	General contingency for unforeseen items (5%)		£ 2,260.00
	Total		£ 47,460.00

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Notes:

- The reference number corresponds with the Clarifications List
- *Rates to be confirmed by contractor

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Equality Impact Assessment

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

Section 1: Identifying details

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

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

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

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

Date of completing the assessment: **2/12/19**

Section 2: Policy to be analysed

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

Section 3: Evidence/data about the user population and consultation¹

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

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

Section 4: Impact of policy or decision

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

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

Section 5: Conclusion

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

Section 6: Action plan to address and monitor adverse impacts

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

Section 7: Sign off

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

Signature of Head of Service: Deborah Fenton

Date: 2/12/19

Signature of person completing the EqIA: Deborah Fenton

Date: 2/12/19

Advice

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

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Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-006-2019/20
Date of meeting: 19 December 2019

Portfolio: Housing and Property Services – Councillor H Whitbread

Subject: Progress Report

Responsible Officer: Deborah Fenton (01992 564221)

Democratic Services: J Leither (01992 564756)

Recommendations/Decisions Required:

That the contents of this Progress Report on Phases 4 to 6 of the Council House Building Programme be noted and presented to the Cabinet in line with the Terms of Reference of the Council Housebuilding Cabinet Committee.

Executive Summary:

The reports sets out progress that has been made across phase 4 of the Housebuilding programme that has either completed, are on-site and are currently being procured. Since the programme began a total of 91 new homes for affordable rent have been completed. Sixteen units are still in progress from phases 1-3. A further 72 units are expected to be delivered under phase 4. An update on our approach to phases 5 and 6 will be provided within this report.

Furthermore, the report updates Committee on any outstanding actions from the previous report (CHB-01-2019/20) specifically lessons from the internal audit and recommended actions taken.

Reasons for Proposed Decision:

To be noted and presented to the Cabinet in line with the Terms of Reference of the Council Housebuilding Cabinet Committee.

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:

Delays on two sites within phases 2 and 3 have been encountered. An update on these has been provided as follows:

Phase 2

Burton Road, Loughton

15 x 3 Bed Houses, 2 x 2 Bed Houses, 23 x 2 Bed Flats & 11 x 1 x Bed Flats = 51 Properties.

Scheme	Contractor	Site Start	Contract Period	Original Comp. Date
Burton Road, Loughton	Mulley	23:02:16	104 Wks.	26:02:18
Latest Comp.	Variation	Contract Sum	Ant. Final Acc.	Variation
30:11:19	94 Wks.	£9,847,179	£11,136,704	£1,289,525 (13.1%)

Six units are still awaiting handover. This is due to the Contractor receiving two differing proposed gas supply pipe-laying plans. The Contractor is currently in negotiations with the Utility company to enable to remaining units to be connected. We have estimated handovers by the end of December.

Phase 3

Queens Road, North Weald

10 x 3 Bed Houses & 2 x 2 Bed Houses

Scheme	Contractor	Site Start	Contract Period	Original Comp. Date
Queens Road	Storm Bld.	07:01:19	83 Wks.	07:08:20
Actual Comp.	Variation	Contract Sum	Ant. Final Acc.	Variation
07:08:20	Nil Wks.	£2,470,493	£2,778,115	£306,697 (12.4%)

This development is behind programme and has encountered delays due to the discovery of asbestos, and a new road & sub-station. We have estimated completion by August 2020.

Methodology Reengineering

1. Following the Audit (Feb 19), a decision was made that it would be prudent to re-evaluate our approach to the programme. Several changes were made to improve the delivery of the programme. Changes have now been implemented and embedded. This will drive efficiencies and improve delivery times.
 - a. Internal resources – A development manager has been employed to take the lead and hold responsibility for delivery.
 - b. Procurement and Contracting - A new Employers Agent has been appointed together with a Principal Architect to procure the Contracted Works with the aim of reducing cost and delivery variation.
 - c. Programme packages – Sites are now costed individually; this will drive an improved delivery time. The previous way of packaging sites (multiple sites in each phase) led to the whole Phase being delayed if an issue was found on one specific site.
 - d. Internal processes – We have reviewed the financial reporting and have implemented an updated reporting system to support the budget process further. This would enable site-specific reports as appose to phase reporting in addition to a rolling 13-month cash flow.
 - e. Executive and management reporting – Our Employers Agent has been instructed to supply an Executive Summary and Management Report. This will provide an overview for the Strategic Leadership Team and Members. In addition, the Management Report focuses upon the site by site issues to assist the development team's management of the programme.

Phase 4

1. Having implemented the changes to our methodology, the first group of sites has now been tendered. A report on the Competitive Tender will be submitted as a separate report to the Council Housebuilding Committee. This forms the first group of 5 sites, to deliver 14 properties, within the 4th phase which will be capable of a start on site early in the New Year following completion of the contract, and subject to approval by Committee.

Site	Units
Chequers Road (Loughton)	3
Bushfields (Loughton)	3
Chester Road (Loughton)	3
Queensway (Ongar)	4
Millfield	2

2. The second group of sites comprising Packages 4, 5 and 6 of Phase 4 comprising of 3 properties at Hornbeam Close Site B, 2 properties at Hornbeam House, and 2 properties at Bourne House, Buckhurst Hill, Package 5 – consisting of 3 properties at Etheridge Road, Debden, Package 6 - consisting of 3 properties at Denny Avenue, Waltham Abbey, and 5 properties at Beechfield Walk, Waltham Abbey, totalling 18 Properties, are anticipated to be out for Tender in December 2019, and a Tender Report to be available in May 2020 with an anticipated site start in July 2020.
3. Demolition is currently being carried out on Etheridge Road, Debden - from 4/11/19 to 25/11/19, Hornbeam Close Site B from 25/11/19 to 16/12/19, Hornbeam House from 16/12/19 to 20/01/20 and Bourne House, Buckhurst Hill from 20/01/20 to 10/02/20.
4. The site at Whitehills Road, Loughton is to be sold at Auction. Further details can be found in the Portfolio Holders Report (**C-010-2019/20**). The Legal pack and technical information is currently being compiled.
5. Lower Alderton Hall Lane, Loughton is currently awaiting planning consent subject a Section 106 relating to Natural England's Air Quality. Several other sites in phase 4 are being reassessed (following our methodology reengineering) to ensure value for money and best use of council land. These included Wollard Street, Pentlow Way, Buckhurst Hill, Chequers Road (B). An update on these sites will be presented at the next CHBCC.

Phases 5 & 6

6. Following our change in the methodology, we are commencing a review of other potential EFDC controlled sites. This exercise aims to either build-out or sell to raise capital to purchase larger sites. Approximately 40 sites have already been identified following a review several years ago. Once these potential sites have been assessed progress will be reported to CHBCC.
7. In addition to the above, we have been introduced to several potential development opportunities in third party control. These are currently being investigated with a view to the Council possibly acquiring these. The sites are larger and have the potential to provide an

additional 22 units. Once these potential sites have been assessed progress will be reported to CHBCC.

Resource Implications:

With these objectives in mind, I am pleased to advise that a 'Housing Development Officer' has been appointed to assist in the technical coordination of the Development Housing Programme and an 'Interim Legal officer' has been appointed to focus upon and resolve all outstanding Rights of Way/Access issues. Also, an 'Interim Development Surveyor' has been appointed to assist in the potential new site review to help speed up the development housing delivery process.

Within the proposed Housing Development Structure, there are two further 'Housing Development Officer' roles currently vacant, and this will be reviewed going forward.

Legal and Governance Implications:

There are no current anticipated Legal and Governance implications of merit at the time of writing this report.

Safer, Cleaner and Greener Implications:

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

Consultation Undertaken:

Interdepartmental involvement has and will continue to be engaged.

Background Papers:

The Management Report will be available for inspection at the CHBCC meeting.

Risk Management:

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

Equality Analysis:

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

Equality Impact Assessment

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

Section 1: Identifying details

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

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

Title of policy or decision: **Acceptance of Tenders – Council House building**

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

Date of completing the assessment: **2/12/19**

Section 2: Policy to be analysed

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

Section 3: Evidence/data about the user population and consultation¹

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

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

Section 4: Impact of policy or decision

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

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

Section 5: Conclusion

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

Section 6: Action plan to address and monitor adverse impacts

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

Section 7: Sign off

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

Signature of Head of Service: Deborah Fenton

Date: 2/12/19

Signature of person completing the EqlA: Deborah Fenton

Date: 2/12/19

Advice

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

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