



# C A B I N E T P R O C U R E M E N T A N D I N S O U R C I N G C O M M I T T E E

Monday, 5 December 2022 at 5.00 pm

Hackney Town Hall  
Mare Street, E8 1EA

Live stream link - <https://youtu.be/Hp4ArOiaeSQ>

Backup link - [https://youtu.be/F\\_yFfAmECwI](https://youtu.be/F_yFfAmECwI)

## **Members of the Committee:**

Councillor Robert Chapman, Cabinet Member for Finance (**Chair**)

Councillor Anntoinette Bramble, Deputy Mayor and Cabinet Member for  
Education, Young People and Children's Social Care

Councillor Christopher Kennedy, Cabinet Member for Health, Adult Social  
Care, Voluntary Sector and Culture

Councillor Caroline Woodley, Cabinet Member for Families, Parks and  
Leisure

**Mark Carroll**  
**Chief Executive**  
**25 November 2022**  
[www.hackney.gov.uk](http://www.hackney.gov.uk)

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# **Cabinet Procurement and Insourcing Committee**

## **Monday, 5 December 2022**

### **Agenda**

#### **1 APOLOGIES FOR ABSENCE**

#### **2 URGENT BUSINESS**

The Chair will consider the admission of any late items of Urgent Business. Late items of Urgent Business will be considered under the agenda item where they appear. New items of unrestricted urgent business will be dealt with under Item XX below. New items of exempt urgent business will be dealt with at Item XX below.

#### **3 DECLARATIONS OF INTEREST**

Members are invited to consider the guidance which accompanies this agenda and make declarations as appropriate.

#### **4 NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATION RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS**

On occasions part of the Cabinet Procurement and Insourcing Committee meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to On occasions part of the Cabinet Procurement and Insourcing Committee meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at Items 9, 10, 11, 12 and 13

No representations with regard to these have been received.

This is the formal 5 clear day notice under the Regulations to confirm that this Cabinet Procurement and Insourcing Committee meeting will be partly held in private for the reasons set out in this Agenda. Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

**5 DEPUTATIONS/PETITIONS/QUESTIONS**

None received at the time of the agenda publication.

**6 UNRESTRICTED MINUTES OF THE PREVIOUS MEETING OF CABINET PROCUREMENT COMMITTEE HELD ON (Pages 11 - 16)**

To confirm the unrestricted minutes of the meeting of Cabinet Procurement Committee held on 7 November 2022

**7 AHI S149 - STOP SMOKING SERVICE 1 YEAR EXTENSION: CONTRACT APPROVAL.** Report for Decision (Pages 17 - 30)

**8 AHI S148 - YOUNG PEOPLE'S CLINICAL HEALTH AND WELLBEING SERVICE (CHYPS PLUS) 1 YEAR EXTENSION: CONTRACT APPROVAL.** Report for Decision (Pages 31 - 44)

**9 CHE S144 - COMMUNAL HEATING SYSTEMS: CONTRACT AWARD CONTRACT APPROVAL.** Report for Decision (Pages 45 - 80)

**10 FCR S127 - AWARD OF CONSTRUCTION CONTRACT FOR THE CONSTRUCTION OF PRIMARY CARE SURGERIES AT: LAND TO REAR OF 2-28 BELFAST ROAD, N16 THE PORTICO, 34 LINSOTT ROAD, E5.** Report for Decision (Pages 81 - 92)

**11 NH Q74 - DELEGATED REPORT OF THE GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE :AUTHORITY TO APPOINT THE MAIN CONTRACTOR FOR BUCKLAND STREET.** Non Key Decision Report for Noting (Pages 93 - 106)

**12 NH Q80 - DELEGATED REPORT OF THE GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE: AUTHORITY TO APPOINT THE MAIN CONTRACTOR FOR WIMBOURNE STREET** Non Key Decision Report for Noting (Pages 107 - 122)

**13 PROCUREMENT OF A DESIGN AND BUILD CONTRACTOR FOR COLVILLE ESTATE PHASE 2C** Non Key Decision Report for Noting (Pages 123 - 156)

**14 ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

**15 EXCLUSION OF THE PUBLIC AND PRESS**

Note from the Governance Team Leader

Item(s) 17, 18, 19, 20 and 21 allows for the consideration of exempt information in relation to items 9, 10, 11,12 and 13 respectively.

Proposed resolution:

THAT the press and public be excluded from the proceedings of the Cabinet Procurement Committee during consideration of Exempt items x-x on the agenda on the grounds that it is likely, in the view of the nature of the business to be transacted, that were members of the public to be present, there would be disclosure of exempt information as defined in paragraph 3 of Schedule 12A to the Local Government Act 1972 as amended.

**16 EXEMPT MINUTES OF THE PREVIOUS MEETING OF CABINET PROCUREMENT AND INSOURCING COMMITTEE HELD ON 7 NOVEMBER 2022 (Pages 157 - 164)**

To confirm the exempt minutes of the meeting of Cabinet Procurement and Insourcing Committee held on 7 November 2022.

**17 CHE S144 - COMMUNAL HEATING SYSTEMS: CONTRACT AWARD CONTRACT APPROVAL (Pages 165 - 174)**

**18 FCR S127 - AWARD OF CONSTRUCTION CONTRACT FOR THE CONSTRUCTION OF PRIMARY CARE SURGERIES AT: LAND TO REAR OF 2-28 BELFAST ROAD, N16 THE PORTICO, 34 LINSOTT ROAD, E5 (Pages 175 - 444)**

**19 NH Q74 - DELEGATED REPORT OF THE GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE :AUTHORITY TO APPOINT THE MAIN CONTRACTOR FOR BUCKLAND STREET (Pages 445 - 468)**

**20 NH Q80 - DELEGATED REPORT OF THE GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE :AUTHORITY TO APPOINT THE MAIN CONTRACTOR FOR WIMBOURNE STREET (Pages 469 - 500)**

**21 PROCUREMENT OF A DESIGN AND BUILD CONTRACTOR FOR COLVILLE ESTATE PHASE 2C (Pages 501 - 720)**

**22 ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE URGENT**



## **Public Attendance**

Following the lifting of all Covid-19 restrictions by the Government and the Council updating its assessment of access to its buildings, the Town Hall is now open to the public and members of the public may attend meetings of the Council.

We recognise, however, that you may find it more convenient to observe the meeting via the live-stream facility, the link for which appears on the agenda front sheet.

We would ask that if you have either tested positive for Covid-19 or have any symptoms that you do not attend the meeting, but rather use the livestream facility. If this applies and you are attending the meeting to ask a question, make a deputation or present a petition then you may contact the Officer named at the beginning of the Agenda and they will be able to make arrangements for the Chair of the meeting to ask the question, make the deputation or present the petition on your behalf.

The Council will continue to ensure that access to our meetings is in line with any Covid-19 restrictions that may be in force from time to time and also in line with public health advice. The latest general advice can be found here - <https://hackney.gov.uk/coronavirus-support>

## **Rights of Press and Public to Report on Meetings**

The Openness of Local Government Bodies Regulations 2014 give the public the right to film, record audio, take photographs, and use social media and the internet at meetings to report on any meetings that are open to the public.

By attending a public meeting of the Council, Executive, any committee or sub-committee, any Panel or Commission, or any Board you are agreeing to these guidelines as a whole and in particular the stipulations listed below:

- Anyone planning to record meetings of the Council and its public meetings through any audio, visual or written methods they find appropriate can do so providing they do not disturb the conduct of the meeting;
- You are welcome to attend a public meeting to report proceedings, either in 'real time' or after conclusion of the meeting, on a blog, social networking site, news forum or other online media;
- You may use a laptop, tablet device, smartphone or portable camera to record a written or audio transcript of proceedings during the meeting;
- Facilities within the Town Hall and Council Chamber are limited and recording equipment must be of a reasonable size and nature to be easily accommodated.
- You are asked to contact the Officer whose name appears at the beginning of this Agenda if you have any large or complex recording equipment to see whether this can be accommodated within the existing facilities;
- You must not interrupt proceedings and digital equipment must be set to 'silent' mode;
- You should focus any recording equipment on Councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of the meeting will ask any members of the public present if they have objections to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed.

Failure to respect the wishes of those who do not want to be filmed and photographed may result in the Chair instructing you to cease reporting or recording and you may potentially be excluded from the meeting if you fail to comply;

- Any person whose behaviour threatens to disrupt orderly conduct will be asked to leave;
- Be aware that libellous comments against the council, individual Councillors or officers could result in legal action being taken against you;
- The recorded images must not be edited in a way in which there is a clear aim to distort the truth or misrepresent those taking part in the proceedings;
- Personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, religion, gender, sexual orientation or disability status could also result in legal action being taken against you.

Failure to comply with the above requirements may result in the support and assistance of the Council in the recording of proceedings being withdrawn. The Council regards violation of any of the points above as a risk to the orderly conduct of a meeting. The Council therefore reserves the right to exclude any person from the current meeting and refuse entry to any further council meetings, where a breach of these requirements occurs. The Chair of the meeting will ensure that the meeting runs in an effective manner and has the power to ensure that the meeting is not disturbed through the use of flash photography, intrusive camera equipment or the person recording the meeting moving around the room.

## Advice to Members on Declaring Interests

If you require advice on declarations of interests, this can be obtained from:

- The Monitoring Officer;
- The Deputy Monitoring Officer; or
- The legal adviser to the meeting.

It is recommended that any advice be sought in advance of, rather than at, the meeting.

### Disclosable Pecuniary Interests (DPIs)

You will have a Disclosable Pecuniary Interest (\*DPI) if it:

- Relates to your employment, sponsorship, contracts as well as wider financial interests and assets including land, property, licenses and corporate tenancies.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to DPIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner.
- Relates to an interest which should be registered in that part of the Register of Interests form relating to DPIs, but you have not yet done so.

If you are present at any meeting of the Council and you have a DPI relating to any business that will be considered at the meeting, you **must**:

- Not seek to improperly influence decision-making on that matter;
- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

You **must not**:

- Participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business; or
- Participate in any vote or further vote taken on the matter at the meeting.

If you have obtained a dispensation from the Monitoring Officer or Standards Committee prior to the matter being considered, then you should make a verbal declaration of the existence and nature of the DPI and that you have obtained a dispensation. The dispensation granted will explain the extent to which you are able to participate.

### Other Registrable Interests

You will have an 'Other Registrable Interest' (ORI) in a matter if it

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions,, lobbying or campaign groups, voluntary organisations in the borough or governorships at any educational institution within the borough.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

Where a matter arises at any meeting of the Council which affects a body or organisation you have named in that part of the Register of Interests Form relating to ORIs, **you must** make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

### **Disclosure of Other Interests**

Where a matter arises at any meeting of the Council which **directly relates** to your financial interest or well-being or a financial interest or well-being of a relative or close associate, you **must** disclose the interest. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Where a matter arises at any meeting of the Council which **affects** your financial interest or well-being, or a financial interest or well-being of a relative or close associate to a greater extent than it affects the financial interest or wellbeing of the majority of inhabitants of the ward affected by the decision and a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you **must** declare the interest. You **may** only speak on the matter if members of the public are able to speak. Otherwise you must not take part in any discussion or voting on the matter and must not remain in the room unless you have been granted a dispensation.

In all cases, where the Monitoring Officer has agreed that the interest in question is a **sensitive interest**, you do not have to disclose the nature of the interest itself.



## MINUTES OF A MEETING OF THE CABINET PROCUREMENT AND INSOURCING COMMITTEE

**MONDAY 7 NOVEMBER 2022**

Link to Livestream: <https://youtu.be/4aPs7COu25s>

**Councillors Present:**                      **Councillor Robert Chapman in the Chair**  
  
   **Cllr Anntoinette Bramble, Cllr Caroline Woodley,**  
   **and Cllr Christopher Kennedy**

**Officers in Attendance Virtually:**                      Peter Lovell (Chief Estimator and Technical Officer),  
   Andy Wells (Civil Protection Service Manager), Oliver  
   Martin, (Public Space Surveillance Manager), Divine  
   Ihekwoaba (Category Lead - Construction and  
   Environment), Leila Gillespie (Procurement Category  
   Lead - Corporate Services), Lola Olawole (Senior  
   Procurement and Contracts Officer), Merle Ferguson  
   (Procurement Strategy and Systems Lead), Patrick  
   Rodger (Senior Lawyer), and Timothy Lee  
   (Procurement Category Lead - Social Care and  
   Health).

**Also in Attendance:**                      Rotimi Ajilore (Head of Procurement) and Rabiya  
   Khatun (Governance Officer).

### **1        APOLOGIES FOR ABSENCE**

1.1      There were no apologies for absence

### **2        Urgent Business**

2.1      There was no urgent business to consider.

### **3        DECLARATIONS OF INTEREST - Members to declare as appropriate**

3.1      There were no declarations of interest.

### **4        NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATION   RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS**

4.1      There were no representations to consider.

**5 DEPUTATIONS/PETITIONS/QUESTIONS**

5.1 There were no deputations, petitions or questions received.

**6 UNRESTRICTED MINUTES OF THE PREVIOUS MEETING OF CABINET PROCUREMENT COMMITTEE HELD ON**

**RESOLVED:**

**That the unrestricted minutes of the Cabinet Procurement and Insourcing Committee held on 3 October 2022 be approved.**

**7 CHE S141 Housing Repairs Material Framework award [18-034]**

7.1 Peter Lovell, Chief Estimator and Technical Officer introduced the report outlining the contract award for the Building Materials contract to support the in-house DLO team within Building Maintenance of the Housing Repairs Services. There would be a break in the contract to allow for flexibility and to undertake a soft market test against other supply frameworks to determine whether a formal tendering exercise would provide better value during year two. The emphasis on the high quality score was to ensure that a good quality repair service was offered to residents and overall costs remained within budget without adversely impacting on operatives productivity.

7.2 The Chief Estimator and Technical Officer replied that the price reviews for Lots 1 and 2 would be undertaken quarterly due to the current volatility in the construction material supply market for commodities such as gas and plumbing supplies, and committing suppliers to 12 monthly reviews would have pushed tender prices up.

7.3 With regard to there being no savings and concerns relating to the electrical supplies, the Chief Estimator and Technical Officer indicated that there had been an increase of between 2% and 11% for the individual lots and an overall increase of 6.4% on the historic 2019/20 material basket rates, which was considered good value given the current challenges including inflationary pressures since April 2020 and volatility in the construction market. Due to a data breach in October 2020 there was no data available for 2020/21 and also the limited number of electrical items for Lot 4 made it difficult to compare prices on the framework, however, the tendered rates and overall savings represented good value for money in a challenging economic environment.

7.4 The Chair referred to the sustainability issues of procuring for a better society and procuring for fair delivery and requested that a briefing note be prepared in consultation with the Procurement team addressing how these sustainability issues would be measured such as Key Performance Indicators, any issues identified such as a requirement to have local depots and monitoring any issues with the supply chain.

**ACTION:** The Chief Estimator and Technical Officer to prepare a briefing note in consultation with the Procurement team addressing the sustainability issues and to circulate to Committee Members.

**RESOLVED:**



To award the following five trade packages supply term contracts via the Pfh framework agreement as four year contracts [2+1+1] to the first and second highest scoring suppliers as set out in appendix A:

- 1) Lot 1 - Plumbing supplies
- 2) Lot 1 - Heating supplies
- 3) Lot 2 - gas spares
- 4) Lot 3 - General building supplies
- 5) Lot 4 - electrical supplies

(Ten contracts in total as detailed at paragraphs 2.3, 4.1 and 9.2 of the report)

## **REASONS FOR DECISION/OPTIONS APPRAISAL**

To maintain the council's statutory obligations and its intention to provide an excellent repairs service to tenants the Housing services in-house repairs team require a flexible and robust material supply chain which will deliver good value and a high quality service in accordance with our KPI criteria as listed at 10.2

Awarding these contracts will secure the in-house housing repairs team long term supply arrangements at competitive market rates, at a time of volatile supply and pricing.

Appointing two suppliers within each supply category will maintain continuing market tension throughout the life of the arrangements and provide a live alternative supplier enhancing supply resilience if any supplier performance becomes an issue.

Recruiting suppliers within the Pfh framework accesses the significant buying power of an organisation which purchases in excess of £100m per year together with [at no cost to Hackney] ongoing support and price management including

- Attending quarterly contractor review meetings
- Supporting the monitoring & managing of SLA's & KPI's
- Maintaining the agreed price lists
- Providing a robust price review process and challenging increases in accordance with the framework agreement. This provides an enhanced degree of price certainty, transparency and avoids cost drift.
- Pfh's strong market presence facilitates close relationships with key manufactures enabling enhanced discounts and tailored solutions through the supply chain to enhance value for money
- Quantum billing – all material billing onto one platform to simplify processes and reduce transaction costs

Previous arrangements have shown that long term material procurement involving high volumes, fluctuating prices often sensitive to international commodity market trends coupled with ongoing variations in client requirements and changes to specifications etc. can introduce a considerable divergence in the purchasing list away from that included in any initial tendering arrangement and without the competitive tension a gradual move away from best value.

Using the Pfh framework arrangement with its prescribed mechanisms for introducing new items and supplier price reviews based on evidenced cost increases and Pfh market intelligence has previously proved very effective in maintaining value.

In addition Pfh's considerable market presence and strong relationship with manufactures has enabled detailed intelligence from manufacturers in corroborating suppliers requested price increases and given influence in arranging discounted rates directly with manufacturers

**ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)**

See section 8 within the report.

- outsourcing the stores function
- open tendering
- direct award through the Pfh Framework

**8 NH S142 Public Space Surveillance Monitoring Contract (DN618422)**

8.1 Andy Wells, Civil Protection Service Manager, introduced the report seeking approval for the award of a seven year contract for the provision of Public Space Surveillance Operators. It was highlighted that the spend for 2022/23 would be contained within the existing budget and the annual cost of living salary increases would necessitate a budget increase annually, similar to the staff budget increases. Staff on the existing contract would be TUPE to the new contract ensuring continuity of staff knowledge and expertise.

8.2 The Head of Procurement replied that a revised report had been published on the Council's website removing the name of the supplier awarded the contract. This confidential information had been made public in error and this issue had been addressed with the relevant officers.

8.3 With regard to procuring for a better society and fair delivery, the Civil Protection Service Manager stated that Supplier C had committed to the social value initiatives within the contract and that the staff retained were mainly local people with local knowledge that was essential to the efficiency of the contract. All staff employed for this contract were in post and there were no current plans to recruit any apprentices.

8.4 In terms of monitoring the contract, a dual level of control would be implemented with the Public Space Events Manager and his staff undertaking monthly monitoring meetings with the contractor and quarterly management meetings being held by the Civil Protection Service Manager and the Area Representative of the company. The monitoring arrangement had worked well previously and it was anticipated that this would continue in future.

8.5 The Chair thanked the officer and his team for their work.

8.6 The discussion of the exempt appendices are set out in item 13 of the exempt minutes of the meeting.

**RESOLVED:**

- 1. To approve the award of the new Public Space Surveillance Monitoring contract commencing 01/12/2022 to Marston Holdings for a period of three years with the option to extend for a further two, two year periods providing a total possible contract period of seven years, for the estimated contract value of £4.5m.**

2. The spend for 2022/23 is contained within the existing budget. The annual 'cost of living' salary increases will necessitate a budget increase each year, in the same manner that staff budgets are increased.

## **REASONS FOR DECISION/OPTIONS APPRAISAL.**

1. Following the approval of the CPIC business case (FCR S046), a tender process was executed by Procurement and the Civil Protection Service, the bids were evaluated and moderated and a preferred bidder was selected.
2. The existing contract was awarded on 1st April 2012 and ran for a 5 year period. It was extended for 3 years in 2017, and for a further 2 years in 2020, both extensions were provided for within the original contract. The current contract is due to expire on 30th November 2022, after an extension was granted by CPIC meeting in January 2022. This report seeks permission to award a new contract to the recommended Supplier C for a seven year contract for the PSS Monitoring service with the option to exercise 'no penalty break clauses' at years 3 and 5. The estimated cost of the initial 3 year period is £1.76m. The PSS Team has carried out a study into insourcing to consider this as an option for the service and presented options to CPIC, resulting in a decision to not in-source the service.
3. A detailed Business Case and Options Appraisal was undertaken, as detailed in the previous report referred to in 4.1. The decision was made to let a new 'out-sourced' contract using similar terms and conditions for staff to the existing contract.

## **ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)**

In-Source and cease licensable activity, to remove the need for licensing.

1. In-Source and obtain 'non front line' Security Industry Authority (SIA) licences for all suitable staff and Councillors. This would be required to comply with information management law.
2. Let a new 'out-sourced' contract using similar terms and conditions for staff to the existing contract. (preferred option).
3. Let a new 'out-sourced' contract using enhanced terms and conditions for staff, bringing their terms and conditions in line as much as possible with Council staff.
4. To set up an independent Trading Company to undertake the PSS monitoring service.

## **9 ANY OTHER UNRESTRICTED BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

- 9.1 There was no urgent business to consider.

## **10 EXCLUSION OF THE PUBLIC AND PRESS**

### **10.1 RESOLVED**

**That the press and public be excluded from the proceedings of the Cabinet Procurement and Insourcing Committee during consideration of Exempt items on the agenda on the grounds that it is likely, in the view of the nature of the business to be transacted, that were members of the public to be present, there**

would be disclosure of exempt information as defined in paragraph 3 of Schedule 12A to the Local Government Act 1972 as amended.

**11 EXEMPT MINUTES OF THE PREVIOUS MEETING OF CABINET  
PROCUREMENT COMMITTEE HELD ON 3 OCTOBER 2022**

**RESOLVED:**

**That the restricted minutes of the Cabinet Procurement and Insourcing Committee held on 3 October 2022 be approved.**

**12 CHE S141 Housing Repairs Material Framework award [18-034]**

12.1 The discussion and decision are set out in item 7.

**13 NH S142 Public Space Surveillance Monitoring Contract (DN618422)**

13.1 The discussion is set out in the restricted minutes of the meeting.

**14 ANY OTHER EXEMPT BUSINESS THE CHAIR CONSIDERS TO BE  
URGENT**

14.1 There was no urgent business to consider.

**Duration of the meeting: 5.05 - 5.45 pm**

Councillor Robert Chapman  
Chair of the Committee



<b>CABINET PROCUREMENT &amp; INSOURCING COMMITTEE</b>  <b>STOP SMOKING SERVICE 1 YEAR EXTENSION: CONTRACT APPROVAL</b>  <b>KEY DECISION NO. AHI S149</b>	
<b>CPIC MEETING DATE:</b>  5 December 2022	<b>CLASSIFICATION:</b>  <b>OPEN Report and Appendix</b>
<b>WARD(S) AFFECTED:</b>  All wards	
<b>CABINET MEMBER:</b>  Cllr Kennedy, Cabinet Member for Health, Adult Social Care, Voluntary Sector and Leisure	
<b>KEY DECISION:</b>  Yes  <b>REASON:</b>  Effects two or more wards	
<b>GROUP DIRECTOR:</b>  Helen Woodland, Group Director for Adults, Health and Integration	
<b>CONTRACT VALUE, <u>both</u> Inclusive of VAT and Exclusive of VAT (for the duration of the contract including extensions):</b>	£924,271
<b>CONTRACT DURATION (including extensions e.g. 2 yrs + 1 yr + 1 yr):</b>	1 Year

## **1. CABINET MEMBER'S INTRODUCTION**

- 1.1 This report requests the authority to extend the City and Hackney Stop Smoking Service until 30th of June 2024. This 1 year extension will ensure continuity of a vital service for City and Hackney residents while a full recommissioning process is undertaken. This recommissioning will involve a full evidence review and service redesign, and it is important that enough time be allowed for these steps to be undertaken fully, to ensure that the new Stop Smoking Service best meets the needs of residents with the appropriate, evidenced, clinical practice. This is also in line with the Mayor's manifesto ambition to be smoke free in Hackney by 2030, as part of a healthy, happy and thriving Hackney. An effective stop smoking service will contribute significantly to this ambition.
- 1.2 The recommissioning was delayed previously due to the disruptive effects of the COVID-19 pandemic. The proposed extension will make the end of the current service align with the planned launch of the new service, ensuring smooth continuous support for residents. Given the significant importance of the Stop Smoking Service to public health within Hackney and the City it is important that there not be a gap in between the two services where this support is not available.

## **2. GROUP DIRECTOR'S INTRODUCTION**

- 2.1. Public Health played a central role in Hackney's response to the COVID-19 pandemic. This took up a significant amount of staff time and resources, meaning recommissioning activities relating to several key services had to be delayed, including the Stop Smoking Service. Consequently, recommissioning activities are only beginning now, meaning there is not sufficient time for a full service redesign to take place prior to the currently scheduled end of service in June 2023. Issuing this extension will ensure continuity of service while the new service is researched, designed, awarded via a competitive tendering process and then mobilised.
- 2.2 The Stop Smoking Service is a central aspect of City and Hackney Public Health service offering, and significantly contributes towards the improvement of several key indicators in the City and Hackney Public Health Outcomes Framework and wider national public health initiatives such as the government's Tobacco Control Plan for England (due to be published autumn 2022). Smoking remains one of the leading causes of preventable death and disease in the UK and the main driver of health inequalities. There have also been a number of changes to the context in which the service will be procured (funding for stop smoking interventions in NHS services, developments with vaping and prescribable medications, increased pressures on related services and new ways of working due to COVID-19) which necessitate a fundamental review and comprehensive approach to the design work. This overview therefore includes a proposal to extend the existing Stop Smoking service



contract by 12 months (to June 2024). It is vital that the service redesign process be given sufficient time and staff resources to allow it to be completed fully, and that a Stop Smoking Service is available in City and Hackney while this takes place. The proposed extension will allow this to happen.

- 2.3 The new service offer will be co-designed with residents and partners, in line with the latest NICE guidance (published in November 2021) - which continues to recommend behavioural support plus medication (now including nicotine-containing e-cigarettes) as the most effective way to support smokers to quit, with support tailored to the specific needs of individual smokers. The new service will integrate with new NHS tobacco dependency treatment pathways.

### **3. RECOMMENDATION(S)**

**Cabinet Procurement and Insourcing Committee is recommended to:**

- 3.1 **Agree the 1 year extension of the City and Hackney Stop Smoking Service until the 30th of June 2024 at a maximum value of £924,271 (Option 4 Below).**

### **4. RELATED DECISIONS**

- 4.1 No Related Decisions.

### **5. REASONS FOR DECISION/OPTIONS APPRAISAL.**

- 5.1.1 Option 4 has been recommended below on the basis that it will allow for a comprehensive service redesign to take place without disrupting the provision of the current service.
- 5.1.2 The Public Health department has been heavily involved in the borough's Covid-19 response since March of 2020. Public Health's role in the response involved significant additional delivery, such as; creating and managing the City and Hackney Health Protection Board which met weekly to coordinate the response to the pandemic at a local level, developing a local outbreak control plan, coordinating the targeted management of local outbreaks, setting up Covid-19 testing sites, setting up and running a local contact tracing system, creating a new Covid-19 data dashboard and leading key programmes to support the local pandemic response (notably mobilising a Public Health Community Champions programme and a new VCS grants programme). These initiatives, among other aspects of the local pandemic response, have been predominantly delivered using existing staff resources.
- 5.1.3 During the Covid-19 period, staff resources were utilised to prioritise the borough's pandemic response. The demand that the pandemic response put upon the Public Health team meant that the service essentially went into

business continuity in March 2020. Consequently, many procurement related activities could not take place during this period.

- 5.1.4 The disruption of the Covid-19 period caused a significant backlog in commissioning activities which is still being worked through. Additional staffing resources have been recruited to support this work and where it is safe to do so, some contracts for non-core services have been allowed to end. However, even with these measures in place it has still been necessary to prioritise and it is for this reason that a 1 year extension to the existing contract is recommended. This will allow sufficient time for the comprehensive re-procurement of this key Public Health service. An indicative timeline is attached as Appendix 1.
- 5.1.5 During the extension period, a wider review of the tobacco control strategy in Hackney will be completed. Resident and stakeholder engagement will be carried out in order to redesign a more responsive stop smoking service specification, informed by the latest evidence and best practice guidance. The one year extension will also allow sufficient time to ensure continuity of service whilst this comprehensive review and redesign process is completed. In particular, this will allow time for the insourcing of the service to be fully considered and detailed plans developed as appropriate.
- 5.1.6 Public Health is satisfied with the current performance of the City and Hackney Stop Smoking Service and there is an excellent working relationship with the existing provider. The proposed extension will ensure that a high quality stop smoking offer remains available to City and Hackney residents whilst the procurement process is completed.
- 5.1.7 With only a limited staff resource available, Public Health has taken a risk based approach to the services it prioritises for procurement. This service is currently delivered by a neighbouring NHS trust and it is unlikely that the proposed extension will be challenged. NHS providers are under considerable pressure and are prioritising the delivery of existing services. In addition, following the passing of the Health and Care Act 2022 providers are increasingly focusing on partnership working with local commissioners (changes to the provider selection regime for health, including Public Health services, are anticipated but the timetable currently TBC).
- 5.1.8 There is an ongoing business need for this service and the proposed extension will ensure that it can continue to be delivered on an appropriate legal basis. Substantial resources have gone into resolving the backlog of procurement activity that has built up but COVID-19 was a worldwide pandemic which prevented the Public Health service from delivering its planned procurement programme and this could not reasonably have been foreseen by commissioners.

## 5.2 ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)

1. Allow the service to end and do not procure a new service	Allowing the service to end would negatively impact the health of City and Hackney residents and increase health inequalities within the borough.
2. Procure a new service via an open procurement	The current service is ending in June 2023, meaning there is not sufficient time, resources or capacity to fully redesign our smoking service taking account of the latest clinical guidance, benchmarking and the potential for insourcing ahead of this date.
3. Insourcing	The current service is ending in June 2023, this does not leave sufficient time to consider and develop the capacity to deliver this service within the Council. However, insourcing will be a central consideration of the recommissioning process for the new service to be delivered from July 2024. All aspects of the service will be assessed on whether they could be effectively delivered in house.
4. Extending the current service for another year while running a concurrent re-procurement (Recommended)	Extending the service will allow for continuity of the service for residents. This will ensure there is sufficient time for a comprehensive service assessment and redesign as part of the re-procurement process.

## 6. PROJECT PROGRESS

### 6.1 Developments since the Business Case approval.

None

### 6.2 Whole Life Costing/Budgets:

- 6.2.1 The cost of this extension will be £924,271 (Option 4 Below), of which £91,261 will be contributed by the City of London (conditional on the approval of City's DLT Board).

- 6.2.2 The original contract for this service was awarded via a competitive tender in 2018 for a term of 3 +1 +1 years for a total contract value of £4,100,000 including extensions.

### **6.3 SAVINGS**

- 6.3.1 No savings are required from this service.

## **7. SUSTAINABILITY ISSUES AND OPPORTUNITIES, SOCIAL VALUE BENEFITS**

### **7.1. Procuring Green**

- 7.1.1 Electronic records and materials, rather than paper, are to be used by the service to reduce the environmental impact of the service. As a stop smoking service, the service will reduce the amount of litter created by people smoking. The service is still predominantly delivered online however it will consider environmentally friendly methods of transport for in-person appointments/sessions.

### **7.2. Procuring for a Better Society**

- 7.2.1 Extending this service will keep an existing local provider running and bringing activity into Hackney including into local pharmacies. The contract required that all those employed by the service be paid a London Living Wage. There is the potential for this service to employ an apprentice which can be discussed with the provider.
- 7.2.2 The service will bring a positive economic impact in terms of reducing the number of days of employment lost to smoking related illnesses.

### **7.3 Procuring Fair Delivery**

- 7.3.1 Due to the nature of this service and the fact that it is run by an NHS Trust, there is a low risk of modern slavery, as well as bribery and exploitation associated with this service.

### **7.4 Equality Impact Assessment and Equality Issues:**

- 7.4.1 The service will target particular demographics and communities which evidence shows have a higher prevalence of smoking. There will be specific KPIs and numerical targets around engaging with these communities against which the service will be assessed on a quarterly basis. The service is designed to be inclusive, with different modalities of support available (online, via the phone, in person) to allow residents to access support in a convenient fashion.

- 7.4.2 As a stop smoking service, the service will reduce the economic impact of missed working days due to smoking related illnesses. The service works with local pharmacies, thereby bringing more activity into local Hackney and the City businesses. The service is required to pay all staff the London Living Wage.

## **7.5 Social Value benefits**

- 7.5.1 Please refer to sections 7.1 - 7.4 above

## **8. ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)**

- 8.1 Please refer to section 5.2.

## **9. TENDER EVALUATION**

- 9.1 A timeline for the commissioning process, detailing the relevant activity, is set out in Appendix 1.

## **10. CONTRACT MANAGEMENT ARRANGEMENTS**

- 10.1.1 The service will continue to have the same named Public Health Specialist and Public Health Commissioning Team Officer to engage in the day to day management of the service, including monthly catch ups with the service. Their work will continue to be overseen by a Consultant in Public Health.
- 10.1.2 Quarterly submission of performance reports assessed against quantified KPI targets will be required. These reports will be discussed at quarterly performance meetings between LBH, the City and the provider.
- 10.1.3 These meetings will provide an open forum for all engaged stakeholders to discuss and monitor continuous improvement of performance, and escalate any identified underperformance if necessary.

## 10.2 Key Performance Indicators:

KPI	Annual Target	Monitoring
Hackney Targets		Quarterly KPI data, narrative reports, and review meetings
Number of people setting a quit date	3000	
4 week quits (of those who set a quit date)	45%	
4 week quits CO Validated	85%	
4 week quitters followed up at 6 months with quit status established	45%	
% of those completed the Client Satisfaction Questionnaire who rate the service very good or good	90%	
No. of 4 week quitters from routine and manual occupations/ unemployed/on low income	650	
No. of quitters coming from high prevalence groups	390	
No. of quitters with mental health conditions	100	
No. of quitters with physical long-term conditions	180	
No. of quitters who are pregnant women	30	
City Targets		
Number of relevant City of London staff trained in Level 1/Very Brief Advice training	12	
Number of City of London clients setting a quit date	222	
Number of City of London 4-week quitters	100	

## 11. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES

- 11.1 The recommendation of this report is to agree to extend the current contract for the City and Hackney Stop Smoking Service for a further a year, until the 30th of June 2024. The contract extension is required to ensure continuity of the service whilst undertaking a recommissioning of the Stop Smoking Service, which involves completing a detailed evidence review and service redesign.



- 11.2 The total cost for the contract extension is £924k, of which £91k is funded by the City of London (conditional on the approval of City's DLT Board). The remaining contract cost of £833k has been factored into Public Health commissioning plans, and will not result in a budget pressure for the Council. As reflected in the section 5.3 above, there is a risk of an additional cost pressure relating to 2022/23 AfC uplifts, which is yet to be confirmed. The service would need to ensure if the risk does materialise, any costs would need to be contained within the Public Health Budget.

## **12. VAT Implications on Land & Property Transactions**

- 12.1 This service extension does not involve any property transactions and there are no VAT implications.

## **13. COMMENTS OF THE DIRECTOR LEGAL, DEMOCRATIC & ELECTORAL SERVICES**

- 13.1 The current contract for the Stop Smoking Service contract expires on 30th June 2023 and this Report sets out the reasons why it has not been possible to undertake a procurement process to continue service provision following such expiry. Therefore it is proposed to extend the current contract with the service provider whilst the Council undertakes a substantive procurement exercise for future service provision.
- 13.2 Contract Standing Order 4.3ii. states that where a proposed variation to a contract is not provided for within the contract, and the total cost of the contract exceeds the relevant public procurement threshold, the Director or Group Director shall obtain written authorisation from the Director of Legal and Governance to proceed with the variation in accordance with Regulation 72 of the Public Contracts Regulations 2015. Following representations to her, the Director of Legal, Democratic and Electoral Services has given her authorisation for this contract extension and therefore Cabinet Procurement and Insourcing Committee is permitted to agree to the recommendations in this report.

## **14. COMMENTS OF THE PROCUREMENT CATEGORY LEAD**

- 14.1 This report concerns a one year extension to an existing contract with Whittington Health NHS Trust for the delivery of the City and Hackney Stop Smoking Service. The interim extension is proposed as delays to commissioning activity related to the COVID-19 pandemic and the capacity of the service to resolve the backlog of activity that has developed mean that procurement cannot now be completed within the required timeframe.

- 14.2 The total cost of the contract, inclusive of the proposed extension is above £2M, therefore under the Council's Contract Standing Orders approval must be sought from Cabinet Procurement and Insourcing Committee via a written report.
- 14.3 The value of the service is also above the relevant public procurement threshold (Public Contract Regulations 2015, Social and Other Specific Services 'light touch' regime). Therefore there is some risk of challenge to extending the contracts without competition. However, the limitations on the market to respond, and on internal public health expertise to progress the service redesign at present, appear to provide reasonable justification for this course of action when compared with the alternative options considered.
- 14.4 Suitable KPI are in place for the extension period and sustainability deliverables are noted including payment of the London Living Wage.
- 14.5 The requested extensions cover the period up to the end of June 2024. Recommissioning is to be progressed following the timeline provided. Upon extension, modification notices must be published as required in accordance with the regulations for transparency purposes.

## **APPENDICES**

Appendix 1 - Stop Smoking Service Procurement Timetable

## **EXEMPT**

No exemptions apply to this report.

## **BACKGROUND PAPERS**

None

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## **Appendix 1 - Timeline of Procurement Process:**

<b>Activity</b>	<b>Description</b>	<b>Indicative time required</b>	<b>Notes</b>
<b>Research and Design</b>	Building on existing research on both service need and service delivery	August 2022- November 2022	Activities to include the following: <a href="#">CLear self-assessment</a> Tobacco JSNA refresh Evidence review Benchmarking
<b>Stakeholder Engagement and Co-design</b>	Engagement with key stakeholders including residents, high prevalence group representatives and current service providers	October 2022- January 2022	Activities to include the following: Engaging with residents through quantitative surveys, focus groups and workshops Working with VCS partners to engage high prevalence groups Engaging with the current service providers Engaging with other providers e.g. Homerton and ELFT
<b>Specification Writing and Tender Documents Drafting</b>	Writing the spec on the basis of the above, draft the tender documents and outline the required outcomes	November 2022- April 2023	To overlap with the stakeholder engagement phase, but documents will not be finalised until all stakeholder engagement activities have been concluded and collated
<b>Business Case</b>	Business case to go to HPB/CPIC	May 2023	This report will go to HPB/CPIC in May 2023 having received signoff from various stakeholders, and will include an options appraisal based on the information gathered in the research/stakeholder engagement processes.

<b>Tender</b>	All documents finalised and published on the portal	May 2023- August 2023	Tender stage to be followed by expert evaluation
<b>Contract Award</b>	Contract award report to go to HPB/CPIC	September 2023	Award report to be written and will go to HPB/CPIC in September 2023
<b>Mobilisation</b>	6 months of mobilisation scheduled	September 2023- March 2024	A sufficient mobilisation period to ensure a smooth transition to the new service/provider.
<b>Contingency Time</b>	3 Months of contingency time to account for any potential delays throughout the commissioning process	April 2024-June 2024	

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<b>CABINET PROCUREMENT &amp; INSOURCING COMMITTEE</b>  <b>YOUNG PEOPLE'S CLINICAL HEALTH AND WELLBEING SERVICE (CHYPS PLUS) 1 YEAR EXTENSION</b>  <b>CONTRACT APPROVAL</b>  <b>KEY DECISION NO. AHI S148</b>	
<b>CPIC MEETING DATE:</b>  5th December 2022	<b>CLASSIFICATION:</b>  OPEN Report and Appendix
<b>WARD(S) AFFECTED:</b>  All wards	
<b>CABINET MEMBER:</b>  Cllr Kennedy, Cabinet Member for Health, Adult Social Care, Voluntary Sector and Leisure	
<b>KEY DECISION:</b>  Yes  <b>REASON:</b>  Affects two or more wards	
<b>GROUP DIRECTOR:</b>  Helen Woodland, Group Director for Adults, Health and Integration	
<b>CONTRACT VALUE, <u>both</u> Inclusive of VAT and Exclusive of VAT (for the duration of the contract including extensions)</b>	£540,145
<b>CONTRACT DURATION (including extensions e.g. 2 yrs + 1 yr + 1 yr)</b>	1 Year Extension

## **1. CABINET MEMBERS' INTRODUCTION**

- 1.1 This report requests an extension to the current Young People's Clinical Health and Wellbeing Service (CHYPS Plus) for an additional year. This will allow for its alignment with the procurement of public health services for children in the school-going age. This extension will ensure continuity of a vital service for City and Hackney residents whilst a full recommissioning process is undertaken. This recommissioning process will involve a full evidence review and service redesign, with a view to maximise the potential for service integration and insourcing, and it is important that enough time be allowed for these steps to be comprehensively undertaken.
- 1.2 Local Authorities have a statutory responsibility under the Health and Social Care Act 2012 for improving the health of their local population. As commissioners they hold a number of statutory duties including commissioning public health services and Health Needs Assessment for Children and Young People in the City and Hackney.
- 1.3 CHYPS Plus is a child centred clinical and treatment service delivered out of six main sites for children and young people aged 11-19 or up to 25 for young people that are particularly vulnerable to poorer health outcomes, such as being homeless or in contact with the youth justice system.
- 1.4 The Service provides access to a range of essential services for children and young people including stop smoking, screening and treatment of sexually transmitted infections, access to contraception, pregnancy testing, and advice and support. The Service also provides brief intervention for mild to moderate mental health issues and supports onward referral to other key services such as termination of pregnancy, counselling or specialist weight management services.

## **2. GROUP DIRECTOR'S INTRODUCTION**

- 2.1 This report seeks approval to extend the contract for the current Young People's Clinical Health and Wellbeing Service (CHYPS Plus) for an additional year to enable the procurement of public health services for school-age children. This will support the wider comprehensive review and redesign process for a fully integrated Children and Young People's Wellbeing service for 0-25 year olds in the City and Hackney in future.
- 2.2 The Service is an essential part of this broader integration 'Super Youth Hub' project. Without agreement to extend the contract by an additional year there is a significant risk that specialist sexual health services for young people will not be part of this placed based holistic service designed to meet the needs of today's young residents.

### **3. RECOMMENDATION(S)**

**Cabinet Procurement and Insourcing Committee is recommended to:**

- 3.1 Agree to extend the Young People's Clinical Health and Wellbeing Service contract for up to 1 year until 31 August 2024 at a maximum cost of £540,145.**

### **4. RELATED DECISIONS**

- 4.1 None

### **5. REASONS FOR DECISION/OPTIONS APPRAISAL.**

- 5.1.1 As the lead department responsible for the local pandemic response, The Public Health service has been heavily involved in the borough's Covid-19 response since March of 2020. Public Health's role has included significant additional delivery, such as; creating and managing the City and Hackney Health Protection Board which met weekly to coordinate the response to the pandemic at a local level, developing the local outbreak control plan and coordinating the targeted management of local outbreaks, setting up Covid-19 testing sites, setting up and running a local contact tracing system, creating a new Covid-19 data dashboard and leading key programmes to support the local pandemic response (notably mobilising a Public Health Community Champions programme and a new VCS grants programme). These initiatives, among other aspects of the local pandemic response, have been predominantly delivered using existing staff resources.
- 5.1.2 The demand that the pandemic response put upon the Public Health team meant that the service essentially went into business continuity in March 2020. Consequently, many day to day activities relating to commissioning and procurement were not able to take place.
- 5.1.3 The disruption of the Covid-19 period caused a significant backlog in commissioning activities which is still being worked through. Additional staffing resources have been recruited to support this work and where it is safe to do so, some contracts for non-core services have been allowed to end. However, even with these measures in place it has still been necessary to prioritise e.g., as a higher value contract the procurement of the Health Visiting service has been prioritised over CHYPS Plus (the Health Visiting Business Case Report was agreed by CPIC in October 2022).
- 5.1.4 CHYPS Plus provides a vital service to at risk children and young people, including access to appropriate clinical interventions related to substance misuse, sexual health, and mental and physical wellbeing. This extension will ensure that there is an appropriate legal framework in place for these services to continue.
- 5.1.5 The current strategy will be reviewed and resident and stakeholder engagement will be carried out in order to redesign a more responsive service specification, informed by the latest evidence and best practice guidance, for re-procurement next year. The one year extension will allow

this review work to be undertaken and allow time for insourcing of all or part of the service to be fully considered and plans developed as appropriate. This will also enable the inclusion of the holistic specialist services for young people currently provided by CHYPS Plus to be considered as part of a broader integration project titled 'Super Youth Hub' (SYH).

- 5.1.6 The SYH aims to bring together a range of preventative and treatment services for school age children and adolescents including services for; wellbeing and mental health support, sexual health, substance misuse, primary care and training and employment. The SYH will be a place-based service with an ambition to improve young people's autonomous and independent access to a range of services based on an assessment of need. Service planning will be informed through a community participatory research project led by young people. The services being considered for SYH are currently funded separately by departments in Hackney council, such as Hackney education and public health, and by health partners including primary care, the North East London Integrated Care Board and The City of London who are working together to redesign services based on the views and perspectives of young people and their specific needs.
- 5.1.7 CHYPS Plus experienced a significant reduction in footfall to the Service during the Covid-19 'lockdown period' when the Service moved from a 'drop in' service at a variety of locations to an appointment-only service at one central hub. Since services reopened in July 2021, footfall to the hubs have not returned to pre-pandemic levels and the Service has been underperforming on key performance indicators. Prior to the pandemic CHYPS Plus had also observed a drop in engaging new young people into the Service. The Service is making some immediate changes to the leadership of the Service including a change in governance from a 'stand alone service' to governance and oversight by the Clinical Leadership of the Homerton Healthcare NHS Trust Sexual Health Service. The proposed extension will enable time to work with the current Provider to improve performance and make adjustments to the outreach delivery model in the short term to improve access into the Service. This will also inform the SYH project in terms of increasing understanding of the service needs of young people in Hackney and The City post Pandemic.
- 5.1.8 This service is currently delivered by a local NHS trust and it is unlikely that the proposed extension will be challenged. NHS providers are under considerable pressure and are prioritising the delivery of existing services. In addition, following the passing of the Health and Care Act 2022 providers are increasingly focusing on partnership working with local commissioners (changes to the provider selection regime for health, including Public Health services, are anticipated but the timetable is currently TBC).
- 5.1.9 This procurement is part of a phased recommissioning programme for all 0-19 year olds (up to 25 years where there is a statutory responsibility) that will deliver efficiencies and improved outcomes through integration.
- 5.1.10 The initial contract period was two years with a further three additional years extension. During this period, work continues to identify future opportunities

around integrating services as part of a comprehensive review and redesign process for a fully Integrated Children and Young People's Wellbeing service for 0-25 year olds in the City and Hackney.

- 5.1.11 There is an ongoing business need for this service and the proposed extension will ensure that this can continue to be delivered on an appropriate legal basis. Substantial resources have gone into resolving the backlog of procurement activity that has built up but COVID-19 was a worldwide pandemic which prevented the Public Health service from delivering its planned procurement programme and this could not reasonably have been foreseen by commissioners.

## 5.2 ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)

1. Allow the service to end and do not procure a new service	Allowing the service to end would result in City and Hackney children and young people having no access to essential services currently provided by CHYPS Plus. This would have a negative impact on population health and wellbeing and risks increasing health inequalities within the borough.
2. Procure a new service via an open procurement	The contract with the current service provider ends on 31 August 2023, meaning there is not sufficient time, resources and capacity to fully redesign the Children and Young People Service taking account of the latest clinical guidance, benchmarking and the potential for insourcing ahead of this date.
3. Insourcing	The contract with the current service provider ends on 31 August 2023. Therefore, there is insufficient time to consider and develop the capacity to deliver this service within the Council. However, insourcing will be a central consideration of the recommissioning process for the new service to be delivered from August 2024. All aspects of the service will be assessed on whether they could be effectively delivered in house.
4. Extending the current service for another year while running a concurrent re-procurement (Recommended)	This will allow for a comprehensive service redesign to take place without disrupting the provision of the current service. It ensures alignment of the procurement timetable with other related services thereby maximising the potential for service integration and the potential for insourcing.

## **6. PROJECT PROGRESS**

### **6.1 Developments since the Business Case approval.**

None

### **6.2 WHOLE LIFE COSTING/BUDGETS**

6.2.1 This service provides a clinical and treatment service for young people aged 11 to 19. A contract with a total value of £2.6M was awarded to Homerton University Hospital (HUH) in 2016 following a competitive procurement process. In response to the Covid-19 pandemic, this contract was extended until the end of August 2023 via CPIC Report in May 2021.

6.2.2 This extension was required to ensure continuity of service and to manage the backlog of recommissioning activity that developed during COVID. A 1 year extension until the end of August 2024 is requested as part of the phased approach to the recommissioning of all public health, children, and young people (0-25) related services. Aligning the procurement timetable with other related services will maximise the potential for service integration, align with the completion of the Super Youth Hubs project and facilitate a comprehensive consideration of the potential for insourcing. The total cost of this extension will be a maximum of £540,145.

### **6.3 SAVINGS**

6.3.1 No savings are required from this service.

## **7. SUSTAINABILITY ISSUES AND OPPORTUNITIES, SOCIAL VALUE BENEFITS**

### **7.1 Procuring Green**

7.1.1 This is primarily a service contract that will have a minimal environmental impact. This will be mitigated by ensuring that the service is required to have appropriate recycling facilities, safe disposal of clinical waste and a preference for use of sustainable transport for staff providing the service. The provider will also be required to keep their records in a paperless format, where possible and active travel options for staff will be encouraged.

### **7.2 Procuring for a Better Society**

7.2.1 This is a service that cannot be broken down into smaller lots, however, the service is expected to work in partnership with local providers at the Community Level. The provider will be required to pay the London Living Wage as a minimum and deliver the service from locations accessible to City and Hackney residents.

### **7.3 Procuring Fair Delivery**

- 7.3.1 This service directly aims to address health inequalities and improve the health and wellbeing of the local families who use it. The social value delivered by the provider was a key part of the award criteria for the original contract.

### **7.4 Equality Impact Assessment and Equality Issues**

- 7.4.1 The Service is available to all children and young people aged 11-19 years old and is provided on a walk-in basis at youth friendly hours such as evenings and on weekends. The Service also targets specific groups of young people up to the age of 25 that are known to be particularly vulnerable to poor health including those leaving care or those known to the youth justice service. Other targeted populations include those living in deprived areas; minority ethnic groups (including gypsy and traveller communities); refugees and asylum seekers; teenage parents or children of teenage parents; those not in education, employment or training; homeless young people; young people living in with mental health problems or those at risk; young people living with HIV and Aids; young people experiencing substance misuse issues; LGBTQ+ young people; and young people with special education needs or physical or learning disabilities. Equalities data is collected as part of the quarterly monitoring process on personal characteristics such as sexuality, gender, ethnicity and age.

### **7.5 Social Value benefits**

- 7.5.1 Please refer to sections 7.1 - 7.4 above

## **8. ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)**

- 8.1 Please refer to section 5 above

## **9. Tender Evaluation**

- 9.1 A timeline for the commissioning process, detailing the relevant activity, is set out in Appendix 1.

## **10. Contract Management**

- 10.1 The service will continue to have the same named Public Health Specialist and Public Health Commissioning Team Officer to engage in the day to day management of the service
- 10.2 Quarterly Contract monitoring meetings will look into the performance against Key Performance Indicators, identification and mitigation of any underperformance issues, service development, as well as staffing and health and safety issues. This will be implemented throughout the contract period.

10.3 These meetings will provide an open forum for all engaged stakeholders to discuss and monitor continuous improvement of performance, and escalate any identified underperformance if necessary.

10.4 The provider will be expected to adopt an approach of continuous learning and development to improve the service delivery throughout the contract.

#### 10.5. Key Performance Indicators:

Contract/Service	CHYPS Plus - Homerton Hospital - Children 5-19	
Ensuring access to services and that general health assessments are completed for all new attendees at all clinical delivery locations:		
Performance Indicators	Target	Frequency
Number of new young people seen broken down by location (fixed and hubs) total indicative <ul style="list-style-type: none"><li>Number of new young people seen at The Edge</li><li>Number of new young people seen at The House</li><li>Number of new young people seen at Forest Road</li><li>Number of new young people seen at Stoke Newington</li><li>Number of new young people seen at Concorde</li></ul>	600	Quarterly reporting, annual targets
% of new young people seen with holistic assessment completed	38%	Quarterly reporting, annual targets
Total number of young people seen including returning (total attendance) Total indicative <ul style="list-style-type: none"><li>Number of unique visits (number of individual clients who attended the service)</li><li>Number of non face to face client contacts (telephone contacts)</li><li>Number of clinical sessions cancelled</li><li>Number of clients who leave before being seen</li><li>No of clients turned away (young people signposted to other service or asked to return due to capacity)</li></ul>	2000	Quarterly reporting, annual targets
Improvements in sexual and reproductive health (Note: these are the main KPIs but the service will also provide a breakdown of sexual health activity data.)		
% of young people seen offered STIs screen (including HIV)	70%	Quarterly reporting, annual targets
% of young people seen accepted STIs screen (including HIV)	60%	
% of young women offered LARC	38%	



% of young women accepting LARC (as a % of all young women seen)	15%	
% of new young people seen offered registration on the C-Card scheme who are not registered (please also provide numbers)	70%	
% of new young people seen accepted registration on the C-Card scheme who are not registered (please also provide numbers)	60%	
Number of repeat visits for C-Card	400	
Support and follow up care for all young women who conceive		
% of YP receiving contraceptive advice post-TOP.	100%	Quarterly
% of eligible pregnant young women referred to Family Nurse Partnership	100%	
Support for young people who have offended and are supported by Young Hackney		
% of YP offered a holistic health check	100%	Quarterly
% of eligible YP offered registration of the C-Card scheme	70%	
% of eligible YP accepted registration of the C-Card scheme	60%	
Number of YP offered STI screening	70%	
Number of YP accepted STI screening	60%	
Recording of YP referred into CAMHS or equivalent mental health service (and total number)	100%	
Recording of YP referred into Young Hackney Substance Misuse Service (and number)	100%	
Service user experience is informing service development		
Annual patient experience survey	1	Annually

## 11. COMMENTS OF THE GROUP DIRECTOR FINANCE AND CORPORATE RESOURCES

- 11.1 The recommendation of this report is to agree to extend the current contract for the Young People's Clinical Health and Wellbeing Service (CHYPS Plus) for a further year, until 31 August 2024. The extension is required to ensure continuity of service whilst undertaking a recommissioning of the CHYPS Plus, which involves completing a detailed evidence review and service redesign.

- 11.2 The total cost of the contract extension of £540,145 has been factored into the Public Health commissioning plans, and will not result in a budget pressure to the council. If the grant was to be reduced in future years, then management actions including reviewing this service, would need to be considered to ensure that expenditure is contained within the ring-fenced Public Health grant.

**12. VAT Implications on Land & Property Transactions**

None.

**13. COMMENTS OF THE DIRECTOR LEGAL, DEMOCRATIC & ELECTORAL SERVICES**

- 13.1 The current contract for the Young People's Clinical Health and Wellbeing Service contract expires on 31st August 2023 and this Report sets out the reasons why it has not been possible to undertake a procurement process to continue service provision following such expiry. Therefore it is proposed to extend the current contract with the service provider whilst the Council undertakes a substantive procurement exercise for future service provision.
- 13.2 Contract Standing Order 4.3ii. states that where a proposed variation to a contract is not provided for within the contract, and the total cost of the contract exceeds the relevant public procurement threshold, the Director or Group Director shall obtain written authorisation from the Director of Legal and Governance to proceed with the variation in accordance with Regulation 72 of the Public Contracts Regulations 2015. Following representations to her, the Director of Legal, Democratic and Electoral Services has given her authorisation for this contract extension and therefore Cabinet Procurement and Insourcing Committee is permitted to agree the recommendations in this Report.

**14. COMMENTS OF THE PROCUREMENT CATEGORY LEAD**

- 14.1 This report concerns a one year extension to an existing contract with Homerton Hospital for the delivery of health and wellbeing interventions targeting vulnerable children and young people known as CHYPS Plus. The interim extension is proposed as delays to commissioning activity related to the COVID-19 pandemic and the capacity of the service to resolve the backlog of activity that has developed mean that procurement cannot now be completed within the required timeframe.
- 14.2 The total cost of the contract, inclusive of the proposed extension is above £2M, therefore under the Council's Contract Standing Orders approval must be sought from Cabinet Procurement and Insourcing Committee via a written report.
- 14.3 The value of the service is also above the relevant public procurement threshold (Public Contract Regulations 2015, Social and Other Specific Services 'light touch' regime). Therefore there is some risk of challenge to

extending the contracts without competition. However, the limitations on the market to respond, and on internal public health expertise to progress the service redesign at present, appear to provide reasonable justification for this course of action when compared with the alternative options considered.

14.4 Suitable KPI are in place for the extension period and sustainability deliverables are noted including payment of the London Living Wage.

14.5 The requested extensions cover the period up to August 2024. Recommissioning is to be progressed following the timeline provided. Upon extension, modification notices must be published as required in accordance with the regulations for transparency purposes.

## **APPENDICES**

Appendix 1 - Proposed commissioning timeline

### **EXEMPT**

No exemptions apply to this report.

### **BACKGROUND PAPERS**

None

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## Appendix 1 - Proposed commissioning timeline

Activity	Description	Indicative time required	Notes
<b>Research and Design</b>	Building on existing research on both service need and service delivery	November 2022 – January 2023	
<b>Stakeholder Engagement and Co-design</b>	Engagement with key stakeholders including residents, high prevalence group representatives and current service providers	February 2023- April 2023	Activities to include the following: Engaging with residents through quantitative surveys, focus groups and workshops Working with partners to engage high prevalence groups Engaging with the current service providers Engaging with other providers
<b>Specification Writing and Tender Documents Drafting</b>	Writing the spec on the basis of the above, draft the tender documents and outline the required outcomes	April 2023 –July 2023	To overlap with the stakeholder engagement phase, but documents will not be finalised until all stakeholder engagement activities have been concluded and collated
<b>Business Case</b>	Business case to go to HPB/CPIC	August 2023	This report will go to HPB/CPIC in August 2023 having received signoff from various stakeholders, and will include an options appraisal based on the information gathered in the research/stakeholder engagement processes.

<b>Tender</b>	All documents finalised and published on the portal	October 2023-January 2024	Tender stage to be followed by expert evaluation
<b>Contract Award</b>	Contract award report to go to HPB/CPIC	February 2024	Award report to be written and will go to HPB/CPIC in September 2023
<b>Mobilisation</b>	6 months of mobilisation scheduled	March 2024-August 2024	A sufficient mobilisation period to ensure a smooth transition to the new service/provider.



<b>CABINET PROCUREMENT &amp; INSOURCING COMMITTEE</b>  <b>COMMUNAL HEATING SYSTEMS - CONTRACT AWARD CONTRACT APPROVAL</b>  <b>KEY DECISION NO. CHE S144</b>	
<b>CPIC MEETING DATE:</b>  5 December 2022	<b>CLASSIFICATION:</b>  Open Report and Appendix C with Exempt Appendices A and B  <b>If exempt, the reason will be listed in the main body of this report.</b>
<b>WARD(S) AFFECTED:</b>  All wards	
<b>CABINET MEMBER:</b>  Cllr McKenzie - Cabinet Member for Housing Services and Resident Participation	
<b>KEY DECISION:</b>  Yes  <b>REASON:</b>  Affects two or more wards and involves significant spending	
<b>GROUP DIRECTOR:</b>  Rickardo Hyatt - Group Director, Climate, Homes and Economy	
<b>CONTRACT VALUE, <u>both</u> Inclusive of VAT and Exclusive of VAT (for the duration of the contract including extensions):</b>	£2m per year or up to £20m Incl VAT at the standard rate.
<b>CONTRACT DURATION (including extensions e.g. 2 yrs + 1 yr + 1 yr):</b>	5 years + 1yr + 1yr + 1yr + 1yr + 1yr (total up to 10 years)

## **1. CABINET MEMBER'S INTRODUCTION**

- 1.1. The Council is passionate about its housing stock, and committed to the aims and principles of social housing. It is both a privilege and a duty to repair and maintain the Council's homes and estates, where more than 30,000 tenants and leaseholders live and are their beating heart.
- 1.2. In 2019 we published a long term vision for our homes, in a new Housing Asset Management Strategy, and began work to procure new contracts to deliver that work, which would deliver on the ambitions of that document as well as the Council's wider objectives in making Hackney fairer, safer and more sustainable.
- 1.3. Our communal heating systems are one of the most important services we deliver to residents, and it is a priority that they are maintained and invested in to be as efficient and reliable as possible.
- 1.4. The Council has also increased its ambitions on reducing carbon use and now is committed to be Net Zero by 2040. This contract will contribute to this aim as it will enable us to invest in lower carbon communal heating systems.

## **2. GROUP DIRECTOR'S INTRODUCTION**

- 2.1. This report summarises the reasons for awarding a contract to cover capital works to the communal heating systems. The contract will be for an initial term of five years with the option to extend up to a further five years.
- 2.2. About one in ten of our homes are supplied by communal heating, and ensuring that we maintain these is an essential service. The Council's DLO is responsible for the servicing and maintenance to enable the day to day operations of these communal systems. This contract covers capital investment to upgrade and improve these systems to ensure they are efficient and reliable. Therefore, work that is associated with day to day operations, will continue to be managed in house and for specialist one off investment we will be able to draw on wider contractor experience.
- 2.3. The Council's existing communal systems are all run on gas boilers. In future, this contract will also enable the Council to replace these with lower carbon systems to contribute to the Net Zero strategy.
- 2.4. This contract award report is presented following a two stage open tender procedure, which attracted a good response from the market and we are confident that it will lead to a successful contract.



### **3. RECOMMENDATION(S)**

**Cabinet Procurement and Insourcing Committee is recommended to :**

- 3.1 Approve the Award of the contract for Communal Heating Systems to Bidder 1 in Appendix A (Exempt) for a term of 5 years with an option to extend the contract for up to a further 5 years at a maximum value of £20m.**

### **4. RELATED DECISIONS**

- 4.1. March 2019: Approval of the Housing Asset Management Strategy 2019-2027, by Cabinet on 25 March 2019. This provides an overarching framework for investment decision-making across the Council's homes and estates. It sets out the ambitions that Hackney has for the quality of its homes and the priorities that will be established to ensure that the limited available resources are directed at the greatest need.  
<http://mginternet.hackney.gov.uk/ieListDocuments.aspx?CId=111&MID=4332#A132478>
- 4.2. June 2019: Approval of the Business Case for Construction Contracts for Planned Capital Works to Hackney Council Housing, by Cabinet Procurement Committee (now Cabinet Procurement and Insourcing Committee) dated 11 June 2019. This provides the approach to be adopted to reprocure the planned capital works projects.

### **5. REASONS FOR DECISION/OPTIONS APPRAISAL**

- 5.1.1 The proposed Communal Heating Systems contract is required to ensure that Hackney Council meets its statutory requirements as a landlord and ensures the council can invest appropriately in these systems to ensure they are efficient and effective. The contract covers capital investment and will enable Hackney to replace or upgrade its communal boilers where necessary, as well as commission new systems or decommission existing systems, where this is demonstrated to be the most viable option for the particular homes.
- 5.1.2 The contract will cover all of the housing stock, though at present only about 1 in 10 homes are supplied on a communal network. The inclusion of all homes in the contract scope ensures the council has the opportunity to create future communal systems, should that be the best option.
- 5.1.3 The contract includes provision for the replacement of existing gas boilers with alternative technologies, to contribute to the council's wider net zero strategy.

- 5.1.4 The contract will ensure that the council can fulfil its obligations under the Heat Meter Regulations 2014.
- 5.1.5 The contract carries some provision to provide back up to the DLO on testing and repairs of communal boiler systems. This gives extra capacity for busy periods, and will mitigate the risk of service disruption.
- 5.1.6 Careful consideration has been given to the appropriate length of the contract. In reaching the conclusion thought was given to ensuring that Hackney could build a beneficial long-term relationship with the successful bidders and the opportunity to ensure value for money as well as contain future procurement costs. As a result, the contract is for an initial term of 5 years with an option to extend up to a further 5 years.

## 5.2 **ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)**

### 5.2.1 Option 1 - Procuring Works as part of Main Planned and Cyclical Works (rejected)

The option of procuring the necessary works through the main planned and cyclical framework was considered but this was discounted on the basis that it was important to engage directly with appropriate heating contractors rather than undertaking the work through a main contractor with the need for Hackney to meet additional overheads and profits in respect of the main contractor.

### 5.2.2 Option 2- Procuring Works directly with Heating Contractors (accepted)

This option involves going directly to the heating contractors that have the necessary competence and experience to undertake the required works. This ensures that there is a reduced line of communication between Hackney's officers and the contractor's staff as well as a more efficient contract. This option was the recommended approach.

### 5.2.3 Option 3- Insourcing the work (rejected)

The DLO currently does the majority of the servicing and repair work to communal boilers. It was examined if they could carry out major capital works in house. This was examined in detail as part of the business plan report from 2019. It was discounted for a few reasons; this is too large a volume of work to take on entirely, it is complex for the DLO to take on work where the technologies are expected to change as they may not have the resources to keep pace with new systems, and mainly because of limitations in recharging leaseholders for capital works carried out by the DLO. These works are expected to involve significant leaseholder recharges, and certainly usually over the £250/unit consultation threshold. For these reasons this option was rejected.

## **6. PROJECT PROGRESS**

### **6.1. Developments since the Business Case approval.**

The original estimated contract value was listed as £7m - £8m over the first 5 years. That implies £14m - £16m over the full potential contract period of 10 years, but this has been increased to £20m to reflect the inflationary pressures in the market, and the potential for an increased need to invest in low carbon technologies.

### **6.2. Whole Life Costing/Budgets:** Funding is available for the work that would be undertaken through these contracts. The estimated value of the contract across the initial 5-year term is £2 million per year. The contract term may be extended to up to 10 years giving a maximum value of £20m.

### **6.3. SAVINGS**

The new contracts will ensure that Hackney is achieving the current market rates for the proposed works. There are no cashable savings arising from this contract but there may be cost avoidance savings resulting from planned preventative maintenance programmes leading to a reduction in reactive repairs.

## **7. SUSTAINABILITY ISSUES AND OPPORTUNITIES, SOCIAL VALUE BENEFITS**

### **7.1. Procuring Green**

The winning bidder:

- is accredited for the installation of solar PV and heat pumps
- has members of their team who have successfully completed PAS 2035:2019 Retrofit Assessor Training / Accreditation, which will assist in the delivery of Energy Efficiency funded works and assist in achieving sustainability targets.
- recycles and reuses where possible, often giving equipment to local colleges for training purposes.
- adopts reasonable measures to prevent air, ground, water and noise pollution.
- educates its staff and its supply chain about how best to separate waste and maximise recycling opportunities.
- monitors energy usage at its head office, recording gas, electricity usage, and solar PV generation
- has a target that all waste is recycled with zero to landfill.
- has a target to reduce their own energy consumption by 20% in 22/23
- has a target of zero infringements of environmental regulations

- operates an ultra-low emission zone compliant fleet of vehicles containing hybrid cars and electric vans.
- Is reviewing the feasibility of using hydrotreated vegetable oil for its diesel vehicles, which could reduce their CO2 emissions by up to 90%.
- employs a sustainability officer
- has a waste management agreement with GBN Services who are able to recycle 100% of waste materials.
- Provides advice on energy efficiency and fuel poverty, including alternative means of heating i.e., heat pumps, controls and lighting, solar PV, battery storage, improved thermal insulation, smart sockets and water saving measures.

## **7.2. Procuring for a Better Society**

- 7.2.1 Bidders were required as part of the tender process to pay the London Living wage.
- 7.2.2 An e-auction was conducted in respect of social value with the winning bidder pledging to provide the following resources: 100 hours of management time (4 - 7 years' experience). 50 Laptops with mice. 75 hours of IT support & development. 100 Wi Fi dongles. 10 Local apprenticeships and 100 hours of Executive time (10 years +).
- 7.2.3 The full results for every bidder are set out in the Exempt Appendix B attached.

## **7.3. Procuring Fair Delivery**

- 7.3.1 The successful bidder has demonstrated during the ITT evaluation how they would support Hackney's diverse communities and backgrounds and ensure how their delivery of this contract will give consideration to the needs of Hackney's various community groups, vulnerable residents and people whose first language is not English, as well as their engagement and communication processes.
- 7.3.2 They have confirmed how they would induct and monitor their supply chain (where applicable) and demonstrate their commitment to adhere to the criteria set out under the Prompt Payment code.
- 7.3.3 The contract documents will include details on their commitment to resident engagement and customer care as well as their approach and method used to ensure their contract delivery will be tailored to Hackney's expectations through workshops designed to build solid working relationships with the

client in partnership and where relevant, encourage the participation and input from resident representatives.

#### **7.4. Equality Impact Assessment and Equality Issues:**

7.4.1 The winning bidder has said that their team has a multilingual workforce who undertake mandatory Equality and Diversity training and who will call on their experience in delivering works for Hackney over the past 25 years. They will:

- Utilise 'Google Translate' to support resident communications
- Provide literature in braille where required
- Provide access to the Sign Language Bureau
- Avoiding servicing and installations on religious holidays.

#### **7.5 Social Value benefits**

7.5.1 An e-auction was conducted in respect of social value with the winning bidder pledging to provide the following resources: 100 hours of management time (4 - 7 years' experience). 50 Laptops with mice. 75 hours of IT support & development. 100 Wi Fi dongles. 10 Local apprenticeships and 100 hours of Executive time (10 years +).

7.5.2 The full results for every bidder are set out in the Exempt Appendix B attached.

7.5.3 Delivery against social value commitments is managed through the duration of the contract via one of the contract KPIs. As part of the contract arrangements, the council has engaged an external firm to host an e-auction during the tender process, and this later becomes the mechanism to report on delivery against these commitments during the contract period. It will be reported quarterly to the Strategic Core Group as one of the contract KPIs.

### **8. TENDER EVALUATION**

#### **8.1 Evaluation:**

8.1.1 In accordance with the strategy as set out in Section 3.1(i) of the Capital Works Procurement Strategy (NHP78), on 11th June 2019, a Find a Tender Notice, No. 2022/S 000-007126 was published on 16th March 2022. Pro-Contract Reference - DN576503. The notice set out that the Authority would be following the Restricted process as described by the Public Contracts Regulations 2015.

- 8.1.2 There were 47 companies who expressed a general interest in bidding for this contract. 32 of those companies did not respond, opted out or otherwise did not complete the Selection Questionnaire (SQ) but, on 25th April 2022, 15 Companies did complete and submit an (SQ). The names of the companies who applied are contained in an exempt Appendix A which is attached.

**Quality comparison stage:**

- 8.1.3 Fifteen (15) applicants passed the minimum (mandatory) standards qualification stage and were then scored for selection quality by an evaluation panel of 7 Authority officers. The officers held the following positions:

- Project Manager - Mechanical and Electrical
- Mechanical and Gas Services Manager - Asset Management
- Mechanical and Gas Services Manager - Asset Management
- Health & Safety & Risk Manager
- Sustainability Officer
- Client Liaison Officer
- Senior Health & Safety Advisor

4 of the 15 applicants were then taken through to the tender (ITT) stage.

**Tender Stage (ITT)**

- 8.1.4 Evaluation Criteria had been set as: 50% Price and 50% Quality

- 8.1.5 4 bids were received.

**ITT Quality (50%)**

- 8.1.6 After basic compliance tests had been carried out by procurement officers, the 4 quality submissions were evaluated by the following 7 Authority officers:

- Project Manager - Mechanical and Electrical
- Mechanical and Gas Services Manager - Asset Management
- Mechanical and Gas Services Manager - Asset Management
- Energy and Sustainability Officer - Asset Management
- Client Liaison Manager - Asset Management
- Health & Safety & Risk Manager
- Senior Health & Safety Advisor

**ITT Price (50%)**

- 8.1.7 The pricing submissions were evaluated by a separate team from the quality evaluation team. Price was evaluated after the quality had been evaluated

and moderated so that the team who evaluated the quality submission could not be aware of the prices submitted. Submitted prices were evaluated and checked by:

- Senior Procurement Category Manager - Construction
- Quantity Surveyor - Asset Management

**Final scores are as set out below:**

<b>BASIC QUALITY - (Without Social Value) RANKED - OF 45%</b>		
1	Bidder 1	32.10
2	Bidder 2	30.50
3	Bidder 3	28.90
4	Bidder 4	28.50
<b>SOCIAL VALUE SCORES - RANKED - OF 5%</b>		
1	Bidder 3	5.00
2	Bidder 1	4.94
3	Bidder 2	2.93
4	Bidder 4	1.88
<b>TOTAL - Quality with Social Value - RANKED - OF 50%</b>		
1	Bidder 1	37.04
2	Bidder 3	33.90
3	Bidder 2	33.43
4	Bidder 4	30.38
<b>ITT PRICE - Ranked Scores - OF 50%</b>		
1	Bidder 4	50.0000
2	Bidder 3	49.8858
3	Bidder 1	49.8475
4	Bidder 2	48.5273
<b>WINNER - COMMUNAL BOILERS RANKED</b>		
1	Bidder 1	86.89
2	Bidder 3	83.79
3	Bidder 2	81.96
4	Bidder 4	80.38



## **8.2 Recommendation:**

Following a comprehensive and robust evaluation resulting in the scoring set out above it is recommended that Bidder 1 in Appendix A (Exempt) is awarded the contract.

## **9. CONTRACT MANAGEMENT ARRANGEMENTS**

### **9.1. Resources and Project Management (Roles and Responsibilities):**

- 9.1.1 The Communal Boiler Contract will be managed by a Mechanical and Gas Service Manager along with the Mechanical Clerk of Works (COW). The Mechanical Services Manager is the overall project manager for the Term Alliance Contract and is the point of escalation should a matter arise that is unable to be resolved at the monthly operational meetings. Such matters are escalated to the Monthly or Strategic Core Meeting.
- 9.1.2 Robust client briefing documents, specifications and schedules of rates will be used to minimise client variation and also by using the technical skills, knowledge and expertise of the officers managing these works to ensure a good standard of contract management is applied at all times.
- 9.1.3 Performance is monitored via quarterly Strategic Core Group Meetings. As well as providing a forum for discussion of strategic contract issues, the contract Key Performance Indicators (KPI) will be reported. The results will be collected in accordance with the Contract's KPI document. An annual review of the KPI results will be used to decide whether an extension term, in the form of an extra year, will be granted to the appointed Provider. Up to 5 extensions may be granted, depending on the performance in the first five years. This is to incentivise good performance throughout the term of the contract.
- 9.1.4 The KPIs have initial targets to start, and enhanced targets after two years; this is to ensure continued performance.
- 9.1.5 The setting of annual programmes of capital work, and the letting of individual orders under the contract are done by approval of Cabinet or Capital Monitoring Board. This is as individual contracts involve significant expenditure. The Council's Contract Management Board monitors overall contract progress, including spend levels, and contractor performance. This Board has responsibilities to agree that extensions are awarded in line with the contract provisions, to ensure that the spend on the contract is within the contracted sums and to recommend initiating procurement of a replacement contract in suitable time should the maximum spend or awarded term be approaching an end.

## 9.2. Key Performance Indicators:

9.2.1 The KPIs are as follows:

Main KPI Targets Set
1. Customer Satisfaction – overall
2. Major Works – Client Handover Pass Rate
3. Time – Major Works completed on time
4. Recalls to Major Works Defects during the Defects Liability Period
5. Safety - Client H&S Inspections
6. Predictability Cost
7. Early Warning Notices Issued
8. Safety – Provider's accident rate
9. Social Value
10. ITT Commitment Certification & Reporting
11. ITT Commitment & Sustainability

Appendix C sets out further detail.

9.2.2 All KPIs are monitored quarterly at the Strategic Core Group meeting. As far as possible, the data and analysis is produced by Hackney Council officers. This is an enhancement on previous contract arrangements; for example contractors were previously tasked with gathering resident satisfaction information. This will now be done by Hackney Council.

9.2.3 Each KPI can be Green, Amber or Red depending on performance relative to the target. The contract defines an overall performance requirement which is necessary to be awarded an extension to the term. This mechanism is designed to incentivise ongoing high performance throughout the term.

## 10. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES

10.1. The application seeks to award an external contract to upgrade the Council's communal heating system; drawing on specialist one off investments and using wider contractor experience. The plan will enhance

the existing system over an initial period of 5 years with an option to extend annually thereafter up to a maximum of 10 years.

- 10.2. The planned programme has received funding following the recent budget exercise.

## **11. VAT Implications on Land & Property Transactions**

This is not applicable to this contract.

## **12. COMMENTS OF THE DIRECTOR, LEGAL, DEMOCRATIC & ELECTORAL SERVICES**

- 12.1. The works in this Report were assessed as High Risk by the Council. On 11th June 2019 Cabinet Procurement Committee agreed a Business Case in respect of the procurement strategy for Construction Contracts for Planned Capital Works to Hackney Council Housing. The works contracts proposed for award in this Report were part of such Business Case and therefore this Contract Award Report is being presented to Cabinet Procurement and Insourcing Committee for approval in accordance with paragraph 2.7.10 of Contract Standing Orders.
- 12.2 Details of the procurement process undertaken by the Council are set out in this Report.

## **13. COMMENTS OF THE PROCUREMENT CATEGORY LEAD**

- 13.1 Officers have complied with all regulatory requirements governing the commissioning of the Communal Boiler Capital Works contract. The total estimated contract value mandated a Public Contracts Regulations 2015 prescribed procurement route. The 'Restricted Procedure' was adopted.
- 13.2 The tender exercise was carried out in accordance with Public Contracts Regulations 2015 and Public Procurement (Amendments) Regulations 2020. Prior to this exercise a business case, PRIMAS, RAT was approved. In tendering, Social Value was assured and KPI's measures incorporated. All in-tender and evaluation clarification questions have been closed out. The tender exercise has been transparent, fair, equal and non discriminatory.
- 13.3 It is the considered opinion of the procurement team that this exercise followed a compliant process and has resulted in the Most Economically Advantageous Tender recommendation and is assessed as meeting all necessary requirements to deliver these works satisfactorily.

## APPENDICES

### Exempt Appendix A - Detailed scoring of Bidders

### Exempt Appendix B - e-Auction Results

### Open Appendix C – Detailed KPIs

## EXEMPT

By Virtue of Paragraph(s) 3 Part 1 of schedule 12A of the Local Government Act 1972 the appendices are exempt because it contains Information relating to the financial or business affairs of any particular person (including the authority holding the information) and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

## BACKGROUND PAPERS

None

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# **KEY PERFORMANCE INDICATOR (KPI) FRAMEWORK**

**to be read in conjunction with Schedule 1 Part 2 of the  
Term Alliance Contract TAC-1**

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1. Purpose of the KPIs
2. Extensions to the Term
3. Target Standard and MAP Standard

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- KPI 2 Major Works - Client Handover Pass Rate
- KPI 3 Time – Major Works completed in time
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#### APPENDICES

- A. EXAMPLE CUSTOMER SATISFACTION QUESTIONNAIRE FOR MAJOR WORKS

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### PART 1: INTRODUCTION

#### 1. Purpose of the KPIs

In this Term Alliance Contract, Key Performance Indicators ("KPIs") are used for the following purposes:

- to monitor performance of the Term Programme, with a view to both the Client and Provider having data which they will review at Strategic Core Group meetings so that each of them can bring forward suggestions for the improvement of the performance of the Contract and the delivery of the Term Programme;
- to incentivise the Provider's performance, as annual KPI performance is linked to extensions of the Term.
- to identify performance below the required performance Targets that will require the Provider to produce an Action Plan; and
- to identify performance that is below the minimum standard that will trigger the Client's rights to shorten the Term or reduce the Term Programme or terminate the Provider's appointment under this Term Alliance Contract.

#### 2. Extensions to the Term

The Provider's annual performance against the KPIs will be used to form the basis for potential extensions of the Term, in the following manner:

- i) The initial Term is for a period of 5 years. Within this initial period, for each year where the Provider's performance meets the required standards as set out in this KPI Framework document, the Provider is entitled to a one-year Extension of the Term, subject always to the Provider achieving the requirement performance standards for each subsequent year of the Term (and including any Extension period).. Performance below the expected standard will result in the Provider forfeiting one of the 'banked' Extension periods. There shall be no limits on the number of Extensions that the Provider may accrue, provided that the total Term of this Term Alliance Contract does not exceed ten (10) calendar years.
- ii) The KPI Reviews will take place on or immediately after the first calendar day in January or April or July or October following the first three months of the Commencement Date of this Term Alliance Contract. For example, where the Commencement Date is 31st March, the first KPI Review will take place on 1st July of that calendar year (the **First KPI Review**). Each KPI Review will take place on a quarterly basis following the First KPI Review.
- iii) On or immediately following the first anniversary of the Term, the Strategic Core Group shall assess the performance of the Provider for the previous four quarters in accordance with this KPI Framework document (each an **Annual Review**).
- iv) Each Annual Review must be undertaken no later than six (6) months before the next anniversary of the Term so that the Alliance Members are clear as to whether any Extension to the Term will apply for the following year.

## COMMUNAL ELECTRICAL SUPPLIES

v) Where as the result of any Annual Review the Strategic Core Group identifies that the Provider has not met the required standard for the previous year and there is only one remaining Extension, the Extension will be forfeited and the Term of the Contract will expire at the end of that year unless the Client decides (at its sole and absolute discretion) to award the Extension to the Provider for a further year. No Extension in these circumstances shall be permitted that would extend the Term beyond ten (10) calendar years.

### 3. Target Standards and MAP Standards

i) There are a total of 13 KPIs. Most are reported quarterly and some are reported annually. For the purposes of the Annual Reviews, the Provider's performance for each KPI will be reviewed based on its performance over the previous four quarters, in accordance with the formulae set out in this KPI Framework document.

ii) All KPIs are assessed as follows (and as described in more detail in Part 5 of this KPI Framework document):

- a. Green is performance at or above the Target,
- b. Amber is performance above the Minimum Acceptable Performance Standard (MAP Standard) but not at the Target Standard; and
- c. Red is performance below the Minimum Acceptable Performance (**MAP**)

iii) For any KPI Review, the Provider is required to achieve the following standards:

- a. The Target Standard (Green) must be achieved on the minimum number of KPIs set out in the Summary Table below (depending on the number of KPIs assessed during the relevant KPI Review), and these must include KPIs 3, 5, 6, and 9; and
- b. Amber scores (achieves the MAP Standard but does not achieve the Target) can be accrued on up to the maximum number of KPIs set out in the Summary Table below but must not exceed this number; and
- c. No Red scores (less than MAP Standard) must be achieved against any KPI.

iv) Where, as part of any KPI Review, there is no data against a particular KPI, it will be considered 'not applicable'.

#### Summary Table:

No. of Assessed KPIs	Green (Target Standard)	Amber (MAP Standard achieved but Target Standard not achieved)	Red (less than MAP Standard)
9 or more assessed KPIs	Minimum 9 , but must include KPIs 3,5,6, and 9	Maximum of 3, but not include KPIs 3,5,6, and 9	None
6-8 KPIs assessed	All but 2, and must include KPIs 3,5,6,	Maximum of 2, but not KPIs 3,5,6, and 9	None



## COMMUNAL ELECTRICAL SUPPLIES

	and 9 where assessed	where assessed	
Up to 5 KPIs assessed	All but 1, and must include KPIs 3,5,6, and 9 where assessed	Maximum of 1, but not KPIs 3,5,6, and 9 where assessed	None

**PART 2: OPERATIONAL CAPITAL KEY PERFORMANCE INDICATORS**

<b>KPI 1</b>	<b>Customer Satisfaction – overall</b>		
<b>Purpose</b>	To determine the overall level of Customer satisfaction with the Tasks.		
<b>Definition</b>	How satisfied the Customer was with the Tasks and overall Customer service provided by the Provider, as assessed from specific questions in the Customer Satisfaction Questionnaire (the Questionnaire), using a 1 to 10 scale, where 10 means "Totally satisfied", with the figure being expressed as a percentage.		
<b>Method</b>	<p>After each Order the Client will send to the Customer the applicable Questionnaire form at Appendix A. Questionnaires will be issued by text, or post, or by call to an independent officer.</p> <p>The KPI measures the average of the scores for questions 5, 6 &amp; 7 from the Questionnaire at Appendix A from all questionnaires received during the Measurement Period for all Orders for all Workstreams.</p> <p>For monitoring purposes KPI performance is also to be measured cumulatively for all questionnaires received since the Commencement Date or the most recent anniversary of the Commencement Date.</p>		
<b>Targets and Minimum Acceptable Performance levels</b>			
		<b>Target</b>	<b>MAP</b>
	<b>Year 1 &amp; 2</b>	<b>75 %</b>	<b>65 %</b>
	<b>Year 3 and subsequent years</b>	<b>85 %</b>	<b>70 %</b>
	Targets and MAP levels may be revised by agreement between the Client and the Provider.		
<b>Example</b>	<p>At the end of each month, using the example questionnaire (see Appendix A), the average Customer satisfaction with the completed Tasks, as determined from the specified questions in the returned Questionnaires is at 8.7 out of 10. The performance score is therefore 87%.</p> <p>If the MAP is 70% and the Target is 85% therefore the Target has been achieved.</p>		
<b>Measurement Period</b>	Quarterly. Cumulative figures across each year of the Term are also to be provided.		
<b>Reporting interval</b>	Quarterly		
<b>Collection of data</b>	Client		
<b>Data processor</b>	Client		

## COMMUNAL ELECTRICAL SUPPLIES

KPI 2	Major Works – Client Handover Pass Rate											
Purpose	To determine the proportion of Tasks that pass a Clerk of Tasks handover on the first visit. Aim is to improve productivity and reduce disruption.											
Definition	The % of handover inspections which pass relative to the total number of handover inspections. A handover inspection is required per block in each Task Order.											
Method	<p>Upon completion of Tasks to each block within each Task Order for Major Works, the Provider is to request a Clerk of Works inspection as per Item 14 of the Contract Terms. The Clerk of Works will inspect, note snags and determine if the level and type of snag is minimal enough to pass the inspection and allow the Client to take handover of the Tasks as completed to the required standard.</p> <p>Performance = No. Handover Inspections Passed ----- X 100% No. Handover Inspections Carried Out</p>											
Targets and Minimum Acceptable Performance levels	<table><tr><td></td><td>Target</td><td>MAP</td></tr><tr><td>Year 1 &amp; Year 2</td><td>80 %</td><td>70 %</td></tr><tr><td>Year 3 and subsequent years</td><td>90 %</td><td>80 %</td></tr></table> <p>Targets and MAP levels may be revised by agreement between the Client and the Provider.</p>				Target	MAP	Year 1 & Year 2	80 %	70 %	Year 3 and subsequent years	90 %	80 %
	Target	MAP										
Year 1 & Year 2	80 %	70 %										
Year 3 and subsequent years	90 %	80 %										
Example	<p>In a particular quarter, the Provider completed works to 32 blocks and requested handover inspections on these. The Clerk of Works passed 27 of these inspections on a first visit.</p> <p>27 / 32 = 84%</p> <p>Therefore, for years 1 &amp; 2 the Target was achieved, but for years 3 onwards only the MAP was achieved.</p>											
Measurement Period	Quarterly Cumulative figures across each year of the Term are also to be provided.											
Reporting interval	Quarterly											
Collection of data	Client											
Data processor	Client											

## COMMUNAL ELECTRICAL SUPPLIES

KPI 3	Time – Major Works completed in time																								
Purpose	To determine the performance of the Provider against their programmes in Major Works.																								
Definition	The proportion between the actual number of Working Days in undertaking the Task Order for the Major Works and the number of Working Days programmed, calculated from the date of commencement to the Task Completion Date for the Task Order for Major Works.																								
Method	<p>For each Task Order for Major Works ascertain the number of Working Days in undertaking the Order for Major Works, the number of Working Days allocated in the Provider's programme approved by the Client, and the number of Working Days approved under Extension of Time (EOT) applications under clause 9.6 of the Term Alliance Contract where the delay event was outside the Provider's control. Calculated from the commencement on site of each order for Major Works to the end of the Measurement Period.</p> <p>Performance =</p> <p>Actual number of Working Days ----- X 100% Programmed number of Working Days + Approved EOTS which were outside the Provider's control</p> <p>Where there is more than one Task Order completed in a Measurement Period, the performance will be averaged across Task Orders.</p>																								
Targets and Minimum Acceptable Performance levels	<table><tr><td></td><td>Target</td><td>MAP</td></tr><tr><td>Year 1 &amp; Year 2</td><td>110 %</td><td>120 %</td></tr><tr><td>Year 3 and subsequent years</td><td>105 %</td><td>115 %</td></tr></table>						Target	MAP	Year 1 & Year 2	110 %	120 %	Year 3 and subsequent years	105 %	115 %											
	Target	MAP																							
Year 1 & Year 2	110 %	120 %																							
Year 3 and subsequent years	105 %	115 %																							
Example	<p>Within a quarter, there are three Task Orders completed with the following results:</p> <table><tr><td>Task Order</td><td>Programme Working Days</td><td>EOT Working Days</td><td>Actual Working Days to Complete</td><td>Performance</td></tr><tr><td>A</td><td>76</td><td>0</td><td>74</td><td>97%</td></tr><tr><td>B</td><td>124</td><td>10</td><td>138</td><td>103%</td></tr><tr><td>C</td><td>90</td><td>0</td><td>95</td><td>105%</td></tr></table>					Task Order	Programme Working Days	EOT Working Days	Actual Working Days to Complete	Performance	A	76	0	74	97%	B	124	10	138	103%	C	90	0	95	105%
Task Order	Programme Working Days	EOT Working Days	Actual Working Days to Complete	Performance																					
A	76	0	74	97%																					
B	124	10	138	103%																					
C	90	0	95	105%																					

## COMMUNAL ELECTRICAL SUPPLIES

	The average of the above performance is 102%.  The Target is achieved.
<b>Measurement Period</b>	Quarterly Cumulative figures across each year of the Term are also to be provided.
<b>Reporting interval</b>	Quarterly
<b>Collection of data</b>	Client & Provider
<b>Data processor</b>	Client

## COMMUNAL ELECTRICAL SUPPLIES

<b>KPI 4</b>	<b>Recalls to Major Works Defects in the Defects Liability Period</b>										
<b>Purpose</b>	To assess the proportion of Task Orders for Major Works where defects are resolved within the required timescales, and to assess the incidence of urgent defects.										
<b>Definition</b>	The proportion of Task Orders for Major Works where the Defects Liability Period (DLP) expired in the last Measurement Period and of which all defects are resolved within contract timescales. In addition, the number of incidents in the last Measurement Period where there was an urgent defect arising.										
<b>Method</b>	<p>Performance =</p> $\frac{\text{Number of Task Orders, where DLP ended during the previous year, and where all defects resolved within contract timescales}}{\text{Total number of Task Orders where DLP ended during the previous year}} \times 100\%$ <p>AND</p> <p>Number of Urgent Defects arising in the previous year (regardless of when the DLP end date is for the relevant Task Order)</p>										
<b>Targets and Minimum Acceptable Performance levels</b>	<table border="1"> <thead> <tr> <th></th><th><b>Target</b></th><th><b>MAP</b></th></tr> </thead> <tbody> <tr> <td><b>Year 1 &amp; 2</b></td><td><b>75% / 0</b></td><td><b>50% / 0</b></td></tr> <tr> <td><b>Year 3 and subsequent years</b></td><td><b>100% / 0</b></td><td><b>75% / 0</b></td></tr> </tbody> </table>			<b>Target</b>	<b>MAP</b>	<b>Year 1 &amp; 2</b>	<b>75% / 0</b>	<b>50% / 0</b>	<b>Year 3 and subsequent years</b>	<b>100% / 0</b>	<b>75% / 0</b>
	<b>Target</b>	<b>MAP</b>									
<b>Year 1 &amp; 2</b>	<b>75% / 0</b>	<b>50% / 0</b>									
<b>Year 3 and subsequent years</b>	<b>100% / 0</b>	<b>75% / 0</b>									
<b>Example</b>	<p>There were 3 Task Orders where the DLP ended in the previous year. A defects inspection was carried out and defects were issued. For one Task Order these were not completed in time, but for the other two they were. There were no urgent defects arising during the year.</p> <p>Performance = <math>\frac{2 \times 100}{3} = 67\%</math></p> <p>Result is 67% / 0. This achieves the MAP in Year 1&amp;2 but not in year 3 onwards. The Target is not achieved for any year.</p>										
<b>Measurement Period</b>	Annual										
<b>Reporting interval</b>	Annual										
<b>Collection of data</b>	Client										
<b>Data processor</b>	Client										

## COMMUNAL ELECTRICAL SUPPLIES

KPI 5	Safety - Client Health and Safety Inspections											
Purpose	To assess the suitability of the Provider's Health and Safety ( <b>H&amp;S</b> ) standards, control measures, training, and compliance while Tasks are on site.											
Definition	The proportion of inspections carried out by the Client Resident Safety team within a Measurement Period which pass.  OR  The average mark of inspections carried out by the Client Resident Safety team within a Measurement Period.											
Method	<div><div>No. Inspections Passed</div><div>-----</div><div>No Inspections Carried Out</div></div> X 100%  OR  Average Result of Inspection Results within the Measurement Period											
Targets and Minimum Acceptable Performance levels	<table><tr><td></td><td>Target</td><td>MAP</td></tr><tr><td>Year 1 &amp; 2</td><td>85 %</td><td>75 %</td></tr><tr><td>Year 3 and subsequent years</td><td>90 %</td><td>80 %</td></tr></table>				Target	MAP	Year 1 & 2	85 %	75 %	Year 3 and subsequent years	90 %	80 %
	Target	MAP										
Year 1 & 2	85 %	75 %										
Year 3 and subsequent years	90 %	80 %										
Example												
Measurement Period	Quarterly Cumulative figures across each year of the Term are also to be provided.											
Reporting interval	Quarterly											
Collection of data	Client											
Data processor	Client											

## COMMUNAL ELECTRICAL SUPPLIES

KPI 6	Predictability Cost									
Purpose	To measure the cost performance of the Provider against the Task Price for the Task Order									
Definition	Order cost – actual order cost on agreement of the Final Account for the Task Order expressed as a percentage of the original Task Order cost.									
Method	<p>Obtain for the completed Task Order the values of:</p> <ul style="list-style-type: none"><li>o The original task price</li><li>o The agreed final account for the task order</li></ul> <p>Calculations:</p> <p>Performance (%) predictability cost – construction =</p> <div><div>Final Account</div><div>-----</div><div>Original Task Price</div></div> <p>X 100%</p> <p>Additional works instructed by the Client which did not form part of the original intended scope of works, may be considered as being outside of this KPI. Example: where in lateral mains testing, a serious fault is discovered in the communal lighting, which, on agreement with the Provider, are instructed by the Client for immediate rectification.</p> <p>Refer to Section 1: General of the Preliminaries document for further detail.</p>									
Targets and Minimum Acceptable Performance levels	<table><tr><td></td><td>Target</td><td>MAP</td></tr><tr><td>Year 1 &amp; Year 2</td><td>105 %</td><td>110 %</td></tr><tr><td>Year 3 and subsequent years</td><td>100 %</td><td>105 %</td></tr></table>		Target	MAP	Year 1 & Year 2	105 %	110 %	Year 3 and subsequent years	100 %	105 %
	Target	MAP								
Year 1 & Year 2	105 %	110 %								
Year 3 and subsequent years	100 %	105 %								
Example	<p>Task Price for Order = £340,000</p> <p>Final Account = £347,500</p> <p>Calculate the “performance scores” using the formulae below:</p> <div><div>Predictability cost – construction</div><div>=</div><div><div>£347,500</div><div>-----</div><div>£340,000</div></div><div>X 100%</div><div>= +2%</div></div>									



## COMMUNAL ELECTRICAL SUPPLIES

	The MAP is achieved for all years, but the Target is only achieved within Year 1 & 2.
<b>Measurement Period</b>	Quarterly Cumulative figures across each year of the Term are also to be provided.
<b>Reporting interval</b>	Quarterly
<b>Collection of data</b>	Client & Provider
<b>Data processor</b>	Client

## PART 3: STRATEGIC KEY PERFORMANCE INDICATORS

KPI 7	Early Warning Notices issued		
<b>Purpose</b>	To measure the number of issues giving rise to Early Warning Notices, and the success of the Core Group in resolving these.		
<b>Definition</b>	The number of Early Warning Notices issued by the Client during the quarter before previous, which have not been resolved within three months, as a proportion of the total number of EWNs issued by the Client during the quarter before previous.		
<b>Method</b>	<p>The number of EWNs issued by the Client in the quarter before the previous is calculated. A review is done to see how many have been resolved within three months of issue.</p> <p>Performance =</p> $\frac{\text{No. of relevant EWNs Resolved}}{\text{No. of relevant EWNs Issued}} \times 100$		
<b>Targets and Minimum Acceptable Performance levels</b>			
		<b>Target</b>	<b>MAP</b>
	<b>Year 1 &amp; 2</b>	<b>75%</b>	<b>50%</b>
	<b>Year 3 and subsequent years</b>	<b>100 %</b>	<b>75%</b>
	Targets and MAP levels may be revised by agreement between the Client and Provider		
<b>Example</b>	<p>In completing the KPI for Q2 2018, the number of EWNs issued by the Client in Q1 2018 is calculated as 7. Relevant Core Group Minutes were reviewed and these showed that 4 had been resolved within 3 months of the issue date of the EWN.</p> <p>Performance =</p> $\frac{6 \text{ EWNs resolved}}{7 \text{ EWNs issued}} = 85\%$ <p>This meets the MAP in all contract years, but only achieves the Target in Year 1 &amp; 2.</p>		
<b>Measurement Period</b>	Quarterly Cumulative figures across each year of the Term are also to be provided.		
<b>Reporting interval</b>	Quarterly		
<b>Collection of data</b>	Client		
<b>Data processor</b>	Client		

## COMMUNAL ELECTRICAL SUPPLIES

<b>KPI 8</b>	<b>Safety – Provider's accident rate</b>						
<b>Purpose</b>	To measure the number of reportable accidents per 100,000 employees of the Provider and Specialists and sub-contractors who are working for the Provider.						
<b>Definition</b>	Reportable accidents per 100,000 employees per year for the Provider and Specialists and sub-contractors working for the Provider (or the Provider's Accident Incidence Rate or AIR).						
<b>Method</b>	<p>Obtain from the Provider:</p> <ul style="list-style-type: none"> <li>the number of reportable accidents from any part of their business or group (including Subcontractor accidents when working for the Provider) during the Measurement Period; and</li> <li>the average total number of employees of the Provider and of Specialists and sub-contractors working for the Provider during the Measurement Period expressed as full time equivalents.</li> </ul> <p>Performance =</p> $\frac{\text{Provider's number of reportable accidents in the Measurement Period}}{\text{Average number of employees (full time equivalents) employed by the Provider and by Specialists and sub-contractors working for the Service Provider during the Measurement Period}} \times 100,000$ <p>Reportable accidents are defined in Health &amp; Safety Statistics published by the Health &amp; Safety Commission as fatalities, major injuries and over 7 day injuries to employees, self employed and members of the public.</p> <p>Where Provider calculates its Accident Incidence Rate (AIR), this should be obtained and used instead.</p> <p>Where Provider calculates its Accident Frequency Rate (AFR), this should be obtained and converted to AIR using the methodology described under Methods of Measurement – Safety Handbook contained in the Construction Industry KPI Pack available from the Construction Best Practice Programme.</p>						
<b>Targets and Minimum Acceptable Performance levels</b>	<table border="1"> <thead> <tr> <th></th><th><b>TARGET</b></th></tr> </thead> <tbody> <tr> <td><b>Year 1 &amp; 2</b></td><td>Max 200 per 100,000 as Contractor Performance / No Reportable Accidents on the Projects</td></tr> <tr> <td><b>Year 3 and subsequent years</b></td><td>Max 200 per 100,000 as Contractor Performance / No Reportable Accidents on the Projects</td></tr> </tbody> </table> <p>The MAP is the same as the target level for this KPI.</p>		<b>TARGET</b>	<b>Year 1 &amp; 2</b>	Max 200 per 100,000 as Contractor Performance / No Reportable Accidents on the Projects	<b>Year 3 and subsequent years</b>	Max 200 per 100,000 as Contractor Performance / No Reportable Accidents on the Projects
	<b>TARGET</b>						
<b>Year 1 &amp; 2</b>	Max 200 per 100,000 as Contractor Performance / No Reportable Accidents on the Projects						
<b>Year 3 and subsequent years</b>	Max 200 per 100,000 as Contractor Performance / No Reportable Accidents on the Projects						

## COMMUNAL ELECTRICAL SUPPLIES

KPI 8	Safety – Service Provider’s accident rate (cont’d)
<b>Example</b>	<p>On an annual basis the following company data is obtained from the Provider.</p> <p>Number of reportable accidents in the Measurement Period = 1  Average number directly employed in the Measurement Period = 558  Average number of Specialists and sub-contractors’ Staff employed in working for the Provider during the Measurement Period = 72</p> <p>Performance (AIR) =</p> $\frac{5}{558 + 72} \times 100,000 = 158$ <p>The TARGET is met for all years.</p>
<b>Measurement Period</b>	Annually – using the latest annual figures available to the Provider
<b>Reporting interval</b>	Annual
<b>Collection of data</b>	Service Provider
<b>Data processor</b>	Service Provider

## COMMUNAL ELECTRICAL SUPPLIES

KPI 9	Social Value		
Purpose	To ensure that the Provider’s commitments to social value, as set out in the Term Brief and the Term Proposals are delivered within the Term.		
Definition	The amount of points value of social value initiatives delivered by the Provider within the previous quarter.		
Method	As set out in the Term Brief and Term Proposals.		
Targets and Minimum Acceptable Performance levels	The Provider is expected to deliver on their social value commitments in line with the total expenditure levels on this Term Alliance Contract.		
		Target	MAP
	Year 1 & 2	90% of commitment per £1m	80% of commitment per £1m
	Year 3 and subsequent years	100% of commitment per £1m	90% of commitment per £1m
Example	Please refer to the Social Value Exchange e-auction and website for examples.		
Measurement Period	Quarterly Cumulative figures across each year of the Term are also to be provided.		
Reporting interval	Quarterly		
Collection of data	Provider		
Data processor	Social Value Partners		

## COMMUNAL ELECTRICAL SUPPLIES

KPI 10	ITT COMMITMENT - CERTIFICATION AND REPORTING											
Purpose	To ensure that the contractor’s commitments on Certification and Reporting, as set out in the Invitation to Tender submission are delivered within the contract term.											
Definition	This KPI will be defined by the Service Provider’s response in the ITT.											
Method	To be proposed by the Service Provider in the ITT.											
Targets and Minimum Acceptable Performance levels	<table><tr><td></td><td>TARGET</td><td>MAP</td></tr><tr><td>Year 1 &amp; 2</td><td>Minor aspect of commitment not met</td><td>More than one minor aspect of commitment not met, but still substantially delivered.</td></tr><tr><td>Year 3 and subsequent years</td><td>All commitments fully met</td><td>Minor aspect of commitment not met</td></tr></table>				TARGET	MAP	Year 1 & 2	Minor aspect of commitment not met	More than one minor aspect of commitment not met, but still substantially delivered.	Year 3 and subsequent years	All commitments fully met	Minor aspect of commitment not met
	TARGET	MAP										
Year 1 & 2	Minor aspect of commitment not met	More than one minor aspect of commitment not met, but still substantially delivered.										
Year 3 and subsequent years	All commitments fully met	Minor aspect of commitment not met										
Example	To be confirmed on appointment											
Measurement Period	Quarterly Cumulative figures across each Contract year are also to be provided.											
Reporting interval	Quarterly											
Collection of data	Service Provider											
Data processor	Service Provider											

KPI 11	ITT COMMITMENT - SUSTAINABILITY		
Purpose	To ensure that the contractor’s commitments on Sustainability, as set out in the Invitation to Tender submission are delivered within the contract term.		
Definition	This KPI will be defined by the Service Provider’s response in the ITT.		
Method	To be proposed by the Service Provider in the ITT.		
Targets and Minimum Acceptable Performance levels			
		TARGET	MAP
	Year 1 & 2	Minor aspect of commitment not met	More than one minor aspect of commitment not met, but still substantially delivered.

## COMMUNAL ELECTRICAL SUPPLIES

	Year 3 and subsequent years	All commitments fully met	Minor aspect of commitment not met
<b>Example</b>	<i>To be confirmed on appointment</i>		
<b>Measurement Period</b>	Quarterly Cumulative figures across each Contract year are also to be provided.		
<b>Reporting interval</b>	Quarterly		
<b>Collection of data</b>	Service Provider		
<b>Data processor</b>	Service Provider		

**Appendix A - Example Customer Satisfaction Questionnaire for Task Orders of Major Works**

To help us improve our service to you, we would be grateful if you could fill in this short questionnaire.

**Part A: About the Major Works**

**1. How satisfied were you with the service provided by the Hackney Council's staff who communicated with you before the work started?**

* Totally dissatisfied				Neither satisfied nor dissatisfied		* Totally satisfied			
1	2	3	4	5	6	7	8	9	10

**Part B: About the Major Works**

**2. Did Hackney Council communicate the proposed works to you in a way that was sufficiently clear?**

<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
------------	--------------------------	-----------	--------------------------

**3. Was an appointment made for this work to be carried out?**

<b>Yes</b>	<input type="checkbox"/>	Go to question 4	<b>No</b>	<input type="checkbox"/>	Go to question 5
------------	--------------------------	------------------	-----------	--------------------------	------------------

**4. If yes, did [Name of Contractor] arrive when you were told they would?**

<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
------------	--------------------------	-----------	--------------------------

**5. How satisfied were you with the finished work?**

* Totally dissatisfied				Neither satisfied nor dissatisfied		Totally satisfied			
1	2	3	4	5	6	7	8	9	10



**Appendix A - Example Customer Satisfaction Questionnaire for Major Works(Page 2 of 2)****6. How satisfied were you with the communications and Resident Liaison service provided by the [Name of Contractor] during the work?**

* Totally dissatisfied			Neither satisfied nor dissatisfied				Totally satisfied		
1	2	3	4	5	6	7	8	9	10

**7. How satisfied were you that [Name of Contractor]'s staff were polite, courteous, minimised noise and disruption and kept their work areas safe and tidy?**

* Totally dissatisfied			Neither satisfied nor dissatisfied				Totally satisfied		
1	2	3	4	5	6	7	8	9	10

**Part C: About the work overall****8. How satisfied were you with the overall service provided by Hackney Council and the [Name of Contractor] both before and during the work?**

* Totally dissatisfied			Neither satisfied nor dissatisfied				Totally satisfied		
1	2	3	4	5	6	7	8	9	10

**9. To what extent do you feel that the works have improved your home and building?**

* Significant Worsening			No Improvement				Significant Improvement		
1	2	3	4	5	6	7	8	9	10

## COMMUNAL ELECTRICAL SUPPLIES

**10. Do you have any other comments about the work that was carried out and the service you received?** (We are especially interested in suggestions of how we can improve our service to you)

Thank you for your time and help.  
Please return the questionnaire in the Freepost envelope provided

**IMPORTANT NOTE:** Users of this questionnaire should ensure that it is accessible to all their Customers including people who do not have a good understanding of English, people with disabilities and people with special needs. Completed questionnaires should reflect the diversity of the neighbourhood in which the Service Provider operates.



<p><b>AWARD OF CONSTRUCTION CONTRACT FOR THE CONSTRUCTION OF PRIMARY CARE SURGERIES AT: LAND TO REAR OF 2-28 BELFAST ROAD, N16 THE PORTICO, 34 LINS COTT ROAD, E5 - FOR NOTING</b></p> <p><b>KEY DECISION NO. FCR S127</b></p>	
<p><b>CPIC MEETING DATE</b></p> <p>5 December 2022</p>	<p><b>CLASSIFICATION:</b></p> <p>Open with Exempt Appendices 1 &amp; 2</p> <p><b>If exempt, the reason will be listed in the main body of this report.</b></p>
<p><b>WARD(S) AFFECTED</b></p> <p>Cazenove, Stamford Hill West, Lea Bridge and Homerton</p>	
<p><b>CABINET MEMBER</b></p> <p>Mayor Philip Glanville Cllr Chris Kennedy - Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture</p>	
<p><b>KEY DECISION</b></p> <p>Yes</p> <p><b>REASON</b></p> <p>Affects two or more wards Spending (Investment)</p>	
<p><b>GROUP DIRECTOR</b></p> <p>IAN WILLIAMS - Group Director of Finance and Corporate Resources</p>	

## **1. CABINET MEMBER'S INTRODUCTION**

- 1.1 We are proud that the Council and the North East London Integrated Care System, NEL ICS (formerly the City and Hackney Clinical Commissioning Group, CCG) are working together to provide improved healthcare across the Borough. The Council has put forward two sites where new and permanent Primary Care facilities can be constructed to modern space and design standards. One is at the rear of 2-28 Belfast Road, Stoke Newington N16 6UH and the other is The Portico, 34 Linscott Road E5 0RD and the two proposed new surgeries are for the Springhill and Lower Clapton Practices respectively. Both of these practices are currently operating from old premises that are not fit for purpose and are too small to deliver the improved healthcare desperately needed in the Borough. By working in this innovative way we are using our land, borrowing capacity and experience to unlock real improvements in Primary Care in the heart of our communities, as well as making better use of currently underutilised buildings and land.
- 1.2 The Construction contract was competitively tendered and both contracts were awarded in accordance with the delegated authority of the Cabinet Procurement Insourcing Committee (CPIC) to the Group Director of Finance and Corporate Resources (Key Decision No.FCR S047) in consultation with the Director of Strategic Property Services and ourselves. We would have preferred to have submitted to CPIC for decision, but in order to keep the project on track agreed to this delegated approach and report back to you to ensure this additional layer of governance.

## **2. GROUP DIRECTOR'S INTRODUCTION**

- 2.1 The Construction contracts were competitively tendered and the award of the contracts delegated by Cabinet Procurement Insourcing Committee (CPIC) to the Group Director of Finance and Corporate Resources (Key Decision No. FCR S047) on the following basis:
- Agree to delegate the approval of the Contract Award for the construction of a primary care surgery at land to rear of 2-28 Belfast Road, N16 and The Portico, 34 Linscott Road, E5 to the Group Director of Finance and Corporate Resources in consultation with the Mayor and Director of Strategic Property Services and authorise the Director of Legal & Governance to agree and enter into all necessary legal documentation in connection with such contract award.
  - To require the Director of Strategic Property Services to submit to the Cabinet Procurement and Insourcing Committee an updated Contract Award Report to the next available committee meeting after approval of the Contract Award by the Group Director of Finance and Corporate Resources.

### **3. RECOMMENDATION(S)**

**There are no recommendations as the contracts have been awarded in accordance with the Group Director of Finance and Corporate Resources (Key Decision No FCR S047) delegated authority. This paper is for noting only.**

### **4. RELATED DECISIONS**

- 4.1 City & Hackney CCG & Hackney Council – Capital Projects – Appointment of Professional Team & Procurement of Project Manager – Made by The Director of Strategic Property Services, dated 20th October 2019.
- 4.2 City & Hackney CCG & Hackney Council – Capital Projects – Appointment of Professional Team & Procurement of Cost Consultancy Services – Made by The Director of Strategic Property Services, dated 11th February 2020.
- 4.3 City & Hackney CCG & Hackney Council – Capital Projects – Appointment of Professional Team & Procurement of Design Team – Made by The Director of Strategic Property Services, dated 27th February 2020.
- 4.4 Cabinet Approval 30/11/2020 - Primary Care Capital Projects - Cabinet Project Report Key Decision No - FCR 16 [Cabinet Report](#)
- 4.5 Cabinet Procurement Committee - Selection of a contractor for the Construction of Primary Care Surgeries at 1.Land to rear of 2-28 Belfast Road, London N16, and 2. The Portico,34Linscott Road, London E5. - Business case approval 07/12/2020- Key Decision No FCR R.22 [CPC Business Case - Final Docs](#)
- 4.6 Cabinet Procurement and Insourcing Committee (CPIC) - Selection Of A Contractor For The Construction Of Primary Care Surgeries At: 1. Land To Rear Of 2-28 Belfast Road, N16 And 2. The Portico, 34 Linscott Road, E5 - 17 January 2022 CPIC report:

[https://docs.google.com/document/d/1hc\\_jpSytf\\_s7XpT7uOg6CJs8iiRLkmzdlKUwFGOX91c/edit](https://docs.google.com/document/d/1hc_jpSytf_s7XpT7uOg6CJs8iiRLkmzdlKUwFGOX91c/edit)

### **5. REASONS FOR DECISION/OPTIONS APPRAISAL**

- 5.1 This report notes the decision made by the Group Director of Finance and Corporate Resources in consultation with the Mayor and Director of Strategic Property Services in procuring a principal contractor to construct two new primary care surgeries on each site.

## **6. ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)**

6.1 Not applicable

## **7. PROJECT PROGRESS**

### **7.1 Developments since the award of Contracts.**

7.2 The Contractor Neilcott Construction Ltd took possession of The Portico site on the 1st August 2022 and The Belfast Road site on the 30th August 2022

### **7.3 Whole Life Costing/Budgets:**

6.8 The completed properties will be let on full repairing and insuring leases (FRI) to the Doctor's Surgeries. As a consequence there will be no life cycle costs to the Council.

6.9 A key guiding principle of these two schemes is that they are each self-financing for London Borough of Hackney over an indicative 30 year term, taking into account estimated build cost, annual rent and assuming that LB Hackney would borrow externally to finance construction. The eventual financing route will be a Treasury decision.

### **6.10 SAVINGS**

6.11 There will be no cashable savings generated through the project, though the project team will seek best value for money wherever possible. There will be an income to the council to cover the cost of borrowing and repayment of the loan and we are bringing Council land and buildings back into more productive use.

## **6. SUSTAINABILITY ISSUES**

### **7.1 Procuring Green**

7.2 The Primary care facilities when constructed will have a materially lower environmental impact in their operation than the existing being replaced. These environmental impacts will be managed in accordance with BREEAM requirements and these requirements have been addressed in the design, specification and construction tender ITT so that the projects achieve BREEAM Excellent in accordance with the sustainable procurement strategy and S106 SPC.

7.3 The construction phase will involve demolition with associated waste produced, vehicle movements during construction, and waste created during construction. In accordance with the Sustainable Procurement Strategy to

achieve BREEAM Excellent, an assessment of the available materials on site will be undertaken with consideration to reuse landscape materials such as paving and recovered bricks and other materials and fixtures. The ITT has specified waste generation targets and diversion from landfill for the Principal Contractor and require them to produce their waste management plan as part of their tender submission and their plans to minimise vehicle movements, noise and pollution during construction.

Target:

- Identify materials to be retained Wst 01 for pre-demolition audit
- Achieve minimum of two credits for BREEAM Wst 01 for waste generation & diversion from landfill
- Aspiration to achieve one credit for Fuel usage/travel miles, use of disposable plastics.

7.4 The Procurement Plan for the project in accordance with LP31 requires direct engagement with local suppliers, providing the Economic Development Team with a full procurement plan identifying the services and materials that will be sourced for the lifetime of the projects and the location of the suppliers.

7.5 The projects are specified with air source heat pumps. The roofs have green areas with photovoltaic cells installed. For both projects natural ventilation solutions for cooling have been used where possible although it is an NHS design requirement that the treatment rooms require mechanical ventilation. The employer's requirements set out the use of sustainable products wherever possible.

7.6 In accordance with LP55 the projects Carbon Offset Contribution has been agreed with the planning department:

Land to rear of 2- 28 Belfast Road, N16 - £22,520.00

The Portico, 34 Linscott Road, E5 - £14,498.00

Based on a payment of £95 per tonne over a period of 30 years.

7.7 With respect to Travel and Transport (LP41,42,43 & 44), it will not be possible in keeping with the medical use of the developments to deliver completely car free schemes. 4 car parking spaces, two disabled and two for doctors use only has been agreed with the planning team and will form part of the planning consent conditions. A contribution for Travel Plan monitoring of £5,000 (each scheme) is to be included in the Section 106 agreement.

## **7.8 Procuring for a Better Society**

7.8.1 The projects will impact positively on local recruitment and supply chains.

Through tendering to regional providers with policies of working with and offering opportunities to local subcontractors and suppliers in accordance with the Sustainable Procurement Strategy the S106 SPC and BREEAM Excellent.

7.8.2 The Employment and skills plan requirements are set out in the ITP, and an Employment and Skills Template is to be returned at tender and if approved included in the contract. This includes;

- A minimum 25% local labour (Please note the procurement strategy targets local regional contractors).
- One framework apprentice for every £1M of construction contract value or equivalent number if a shared apprenticeship model is offered.
- A support fee of £1,500 is also required per apprentice placement.

## **7.9 Procuring Fair Delivery**

7.9.1 No fair delivery (equalities impacts) have been identified in PRIMAS. As the Project is delivering two primary care surgeries, they are recognised as delivering health care social benefits equally.

7.9.2 The SQ required bidders as part of the selection process to comply with the Equality Act 2010 and confirm they have no history of breaching any social or labour law obligations.

7.9.3 The bidders are required to commit to paying the London Living Wage to their staff.

7.9.4 The Council has placed an obligation on each bidder to either confirm they have or will establish a whistleblowing process.

7.9.5 The ITT required the bidders to commit to appropriate Covid 19 precautions for their employees in accordance with government guidance at the time.

7.9.6 The SQ required bidders to provide evidence of compliance with the Modern Slavery Act 2015 where they have a turnover of at least £36M pa.

## **7.10 Equality Impact Assessment and Equality Issues:**

7.10.1 The recommended procurement route was a Competitive with negotiation process compliant with the Regulations and allows for a negotiation phase if required. The process of advertising the project through a Contract Notice in Contracts Finder is in itself the fairest way to attract the interest of all construction firms capable of undertaking the works.

7.10.2 The SQ stage established the bidders' track record with regards to Equality and Diversity. Key Performance Indicators were set to ensure that the required outputs are achieved. Disability Discrimination Act 1995 (DDA)



compliance is included in the design specification to ensure that the contractor will deliver a DDA compliant scheme.

## **7. ALTERNATIVE OPTIONS (CONSIDERED AND REJECTED)**

8.1 Not applicable to this report.

## **8. TENDER EVALUATION**

9.1 9.3 The Construction contracts were competitively tendered. Please find below links to the tender reports on each site prepared by the projects Quantity Surveyors (Appendix 1 :Exempt Category 3)

[https://drive.google.com/file/d/1JWMz2qF6u79gxUucNO60g22O8kV\\_IQmh/view?usp=sharing](https://drive.google.com/file/d/1JWMz2qF6u79gxUucNO60g22O8kV_IQmh/view?usp=sharing)

<https://drive.google.com/file/d/1yJUcZwT8bTyR6D8bA9nAVjxT1ckFpRol/view?usp=sharing>

## **9. CONTRACT MANAGEMENT ARRANGEMENTS**

### **10.1 Resources and Project Management (Roles and Responsibilities):**

10.2 The project will be managed by the Project Manager also acting as The Employers Agent overseen by the Project Leads. The Project Manager will carry out monthly valuations of works completed on site and certify the value of these works. Weekly meetings take place with monthly site meetings. Decisions and change control will be undertaken at these meetings in line with agreed governance procedures, contract management policies, and the terms and conditions of the JCT Design and Build Contract 2016.

10.3 The Council's Project Board will carry out quarterly review meetings with the Project Leads to ensure the project is progressing in line with expectations. Decisions and change control will be undertaken at these meetings in line with agreed governance procedures and contract management policies. Project success will depend on the contractor finishing on time, to budget, and to the required quality standards.

### **10.4 Key Performance Indicators:**

10.5 The main KPIs are set to monitor:

- Programme
- Budget
- Quality

- Employment and training targets
- Neighbour complaints – the contractor will be required to register the site with the Considerate Contractor's Scheme.

10.6 Both projects are to achieve BREEAM "Excellent" in accordance with planning and the Council's Sustainable Procurement Strategy. In order to meet Mat 03 credit requirements sustainable procurement plans have been prepared to cover:

- Responsibly and ethically sourced timber
- The use of responsibly and ethically sourced materials
- Minimisation waste and promoting recycling
- The use of materials with a low embodied impact
- The use of durable materials
- The use of local materials
- The avoidance of toxic or hazardous materials
- Avoidance of refrigerants with a high global warming potential.

10.7 In addition the practices users' satisfaction with the completed properties will be tested by survey and interviews after a period of occupation by the new surgeries.

<b>Main KPI Targets Set</b>	<b>Monitoring</b>
<b>1. Programme</b>	Project Manager / Project Leads
<b>2.Budget</b>	Project Manager / Project Leads
<b>3.Quality</b>	Project Manager / Project Leads
<b>4.Employment and Training Targets</b>	Project Manager / Project Leads
<b>5.Neighbour Complaints</b>	Project Manager / Project Leads

## **10. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

11.1 This report notes the award of both construction contracts in accordance with the delegated authority of the Cabinet Procurement Insourcing Committee (CPIC) to the Group Director of Finance and Corporate Resources (Key Decision No.FCR S047) in consultation with the Mayor and Director of Strategic Property Services to the highest scoring contractor per lot to construct primary care facilities at two locations in the borough, namely land to the rear of 2- 28 Belfast Road, London N16 6UH (new build), and the Portico Building, 34 Linscott Road, London, E5 0RD - (repair and refurbishment of existing Grade II listed building and new build extension). The tender sum for Belfast Road is £7,205,953 and for The Portico £8,756,067.70.

- 11.2 Once completed, the lease agreed on each building to each primary care practice on full repairing lease terms for a period of 20 years, will complete.
- 11.3 A key guiding principle of these two schemes is that they are each self-financing for London Borough of Hackney over an indicative 30 year term, taking into account estimated build cost, annual rent and assuming that LB Hackney would borrow to finance construction. The eventual financing route will be a Treasury decision taken at the necessary point before proceeding with construction.
- 11.4 The viability of the projects at contract award were challenging with rapidly rising construction costs. However value engineering alongside a robust review of income assumptions mean that both schemes are expected to be viable over this period. It is also noted that the projects are a response to a specific and funded public sector requirement, designed in partnership with the end user (GPs) and the funder (CCG), who through the "Agreement For Lease" document have committed to letting them at a rent agreed already and they do not require any of the built space to be marketed.
- 11.5 Furthermore, the Design and Build form of contract means that the contractor is building to a fixed price, agreed under competition, and so unless that contractor discovers a significant floor in the site during the construction process, which necessitates a change, this is the price that the Council will pay. The other way that the contracted price can be changed is if the client (LBH) asks the contractor to build something which differs from the priced design. The Project Managers are very alert to this and understand that we will not be considering changes to the design which will increase costs and have communicated this to partners.

## **11. VAT Implications on Land & Property Transactions**

- 12.1 Both sites have been elected for VAT as agreed with Finance.

## **12. COMMENTS OF THE DIRECTOR, LEGAL, DEMOCRATIC & ELECTORAL SERVICES**

- 13.1 On 17th January 2022 Cabinet Procurement and Insourcing Committee agreed to delegate the approval of the Contract Award for the construction of a primary care surgery at land to rear of 2-28 Belfast Road, N16 and The Portico, 34 Linscott Road, E5 to the Group Director of Finance and Corporate Resources. It also agreed a recommendation for the Director of Strategic Property Services to submit to Cabinet Procurement and Insourcing Committee an updated Contract Award Report to the next available committee meeting after approval of the Contract Award by the Group Director of Finance and Corporate Resources. The Group Director of Finance and Corporate Resources approved the Contract Award for the construction of the primary

care surgeries at Belfast Road and Linscott Road on 24th March 2022 and so this report is presented to Cabinet Procurement and Insourcing Committee for information in accordance with such recommendation.

### **13. COMMENTS OF THE PROCUREMENT CATEGORY LEAD**

- 14.1 This tender was a Competitive Procedure with Negotiation with an initial expression of interest and Supplier Assessment Questionnaire (SQ) return stage, from which following evaluation of SQ's a shortlist of the top 5 scoring SQ's was moved to the Invitation to Participate stages. Negotiations and a best and final offer followed the ITP stage. The tenders were subjected to an arithmetical check of which no errors were found within and an assessment was carried out to ascertain the validity of the Tender Sum. The validity was confirmed. After the analysis of both commercial and technical aspects concluded the recommended bidders were found to be the best value. The reprint for noting by CPIC is endorsed by procurement.

### **APPENDICES**

**Exempt Appendix 1 - Tender Report - Belfast Road**

**Exempt Appendix 2 - Tender Report - Portico Building**

**Exempt Appendix 3 - Delegated Authority Report**

### **EXEMPT**

By Virtue of Paragraph(s) Category 3 Part 1 of schedule 12A of the Local Government Act 1972 this report and/or appendix is exempt because it contains Information relating to the financial or business affairs of any particular person (including the authority holding the information) and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

### **BACKGROUND PAPERS**

**In accordance with The Local Authorities (Executive Arrangements) (Meetings and Access to Information) England Regulations 2012 publication of Background Papers used in the preparation of reports is required**

**Description of document (or None)**

None

<b>Report Author</b>	David Borrell Tel : 0208 356 1621 Job Title: Senior Surveyor David.Borrell@Hackney.gov.uk.
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<b>Comments for and on behalf of the Group Director of Finance and Corporate Resources</b>	Jakie Moylan: 0208 356 3032 Director - Financial Management Jakie.Moylan@Hackney.gov.uk
<b>Comments for and on behalf of the Director of Legal, Democratic &amp; Electoral Services</b>	Patrick Rodger: 020 8356 6187 Senior Lawyer, Legal Services <a href="mailto:patrick.rodger@hackney.gov.uk">patrick.rodger@hackney.gov.uk</a>
<b>Comments of Procurement Category Lead</b>	Divine Ihekwoaba Construction and Category Lead Divine.Ihekwoaba@Hackney.gov.uk

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<b>DELEGATED REPORT OF THE GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE</b>  <b>AUTHORITY TO APPOINT THE MAIN CONTRACTOR FOR BUCKLAND STREET</b>  <b>KEY DECISION NO. NH Q74</b>	
<b>MEETING DATE</b>  <b>5 December 2022</b>	<b>CLASSIFICATION:</b>  <b>Open with Exempt Appendices 1 and 2</b>  <b>If exempt, the reason will be listed in the main body of this report.</b>
<b>WARD(S) AFFECTED</b>  Hoxton West	
<b>REASON</b>  Spending	
<b>GROUP DIRECTOR</b>  Mark Carroll, Group Director, Chief Executive's Directorate	

## **1. SUMMARY**

- 1.1 The Buckland Street project secured planning permission in September 2020 (Planning Reference: 2020/1576). In line with the primary objective of the Housing Supply Programme (HSP), to deliver at least 50% genuinely affordable housing, the Buckland Street project will deliver a mixed tenure scheme including 67% genuinely affordable housing, a new commercial unit, and new public realm and landscape including improved facilities for play and recreation.
- 1.2 The report prepared for the October 2020 Cabinet Procurement Committee (CPC) set out in detail the procurement strategy and background to the Buckland Street project (please refer to Key Decision NH Q74).
- 1.3 As set out in the above report (Key Decision NH Q74), CPC approved the business case for the selection of a contractor for the construction of mixed tenure housing at Buckland Street. That is, to undertake procurement for this works contract by way of a mini competition from Lot 6 of the Hyde National Framework Partnership; and delegate the authority to the Group Director of Neighbourhoods and Housing, and where required in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, to award the contract for the main works package for Buckland Street.
- 1.4 Following the reorganisation of the Council's senior leadership structure effective from 1 November 2020 (including transfer of the Regeneration function to the Chief Executive's Directorate), the delegated authority to award this contract now rests with the Group Director, Chief Executive's Directorate, in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services.
- 1.5 Approval to appropriate the land at Buckland Street for planning purposes was granted at Cabinet on 19 July 2021.

## **2. RECOMMENDATION(S)**

**In accordance with Key Decision NH Q74, this Delegated Powers Report recommends that:**

- 2.1 **The Group Director, Chief Executive's Directorate, after consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, authorises the award of contract for the main works package at Buckland Street to Bidder B as set out in Exempt Appendix 1 and Exempt Appendix 2.**
- 2.2 **The Group Director, Chief Executive's Directorate, agrees to enter into a JCT Design and Build contract 2016 and any other ancillary legal**



**documentation relating thereto with Bidder B for the main works at Buckland Street under such terms as shall be agreed by the Director of Legal and Governance Services, and the Director of Legal and Governance Services shall prepare, agree, settle and sign the necessary legal documentation to effect the proposals contained within this report, Exempt Appendix 1 and Exempt Appendix 2.**

### **3. REASONS FOR DECISION**

- 3.1 This report outlines the process that has been followed in selecting a preferred contractor for the main works for Buckland Street.
- 3.2 The parcel of land to be developed at the Buckland Street site is currently occupied by garages and hard standing car parking.
- 3.3 The redevelopment of Buckland Street represents an opportunity to deliver increased numbers of residential units in order to maximise the use of underused council owned land. There will also be new public realm and landscape as well as improved access, which will help integrate new and existing buildings. A new play area will promote play in the community.
- 3.4 The main works contract for Buckland Street requires the successful contractor to deliver:
- 22 social rented homes;
  - 14 shared ownership homes;
  - 18 outright sale homes;
  - a new commercial unit: and
  - associated public realm and landscape works including improved facilities for play and recreation.
- 3.5 Authority to award the main works contract for Buckland Street by delegated powers was sought in order to ensure that the Council meets the construction deadlines for the Mayor of London's Building Council Homes for Londoners: Affordable Homes Programme. The construction deadlines have since altered, but nevertheless it is important that this contract is awarded as soon as possible in order to secure the best value price for the works.
- 3.6 A separate tender process to appoint a demolition contractor for the Buckland Street garages commenced in July 2020 and concluded with a preferred bidder being selected in October 2020. The award of contract and commencement of structural demolition is pending whilst necessary precondition works are concluded.
- 3.7 The Council will act as developer for the outright sale and shared ownership homes at Buckland Street, marketing and disposing of them in line with the Council's approved Sales and Marketing Framework.

- 3.8 A market review and marketing strategy will be produced for each sales phase, with authority to proceed to market properties delegated to the Group Director of the Chief Executive's Directorate and Group Director of Finance and Corporate Resources.
- 3.9 A pre-tender cost plan was prepared for the Council by its external Quantity Surveyor (QS), setting out the estimated costs of construction, based on the pre-tender stage estimate and designs developed to RIBA Stage 3+. The pre-tender costs pertaining to the works are set out in Exempt Appendix 2.
- 3.10 It is proposed that the Council will enter into a JCT Design and Build Contract 2016 with Bidder B, with Hackney Council standard amendments.
- 3.11 It is proposed that under such JCT contract, Bidder B initially thereafter undertakes a cost optimisation exercise in line with their tender submission.

#### **4. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 4.1 The pre-tender estimate for the works is above the EU Threshold for Works of £4,733,252 and is therefore subject to the Public Contracts Regulations 2015 (PCR2015). An Open Procedure, Restricted Procedure and a Competitive Procedure with Negotiation were considered. However, the timeframe for using these procedures would have been too lengthy and would have risked missing the construction deadlines for GLA funding. For this reason, these options were disregarded.
- 4.2 Using an OJEU compliant Framework which has medium to large sized building contractors was considered a favourable option given the potential to reach a good number of suitable contractors for this medium sized development. A range of EU compliant Frameworks were reviewed with the Council's Employer's Agent, Regeneration Strategic Design team and Procurement Services.
- 4.3 The Southern Housing Group Framework, Lot 2 and the Hyde National Framework Partnership, Lot 6, were selected for soft market testing using the Council's e-tendering portal, ProContract. The results were positive, with a better range of suitable contractors on the Hyde National Framework Partnership, Lot 6, compared to the Southern Housing Group, Lot 2.
- 4.4 The procurement strategy was agreed by CPC in October 2020 (Key Decision NH Q74) to proceed with Lot 6 of the Hyde National Framework Partnership, as the most suitable procurement route for Buckland Street. The decision was taken to procure the garage demolition works ahead of the main works, to minimise project delays and risks.

## **5. PROCUREMENT PROCESS AND EVALUATION**

### **5.1 Tender Process**

5.1.1 The procurement route undertaken for the Buckland Street main works contract was by way of a mini competition from Lot 6 of the Hyde National Framework Partnership. This comprised:

- (i) Expression of Interest
- (ii) Invitation to Tender.

5.1.2 The Evaluation Panel for the tender process comprised:

- Project Manager, Regeneration (LBH)
- Project Officer, Regeneration (LBH)
- Head of Strategic Design, Regeneration (LBH)
- Head of Sales and Marketing (LBH)
- Regeneration Employer Engagement Officer (LBH)
- Regeneration Communications Manager (LBH)
- Employer's Agent (EA) and Principal Designer (calfordseaden LLP, acting on behalf of the Council)
- Quantity Surveyor/Cost Consultant (calfordseaden LLP).

5.13 The procurement process was managed and coordinated by the Council's Procurement team.

#### **(i) Expression of interest**

5.1.4 A call for an Expression of interest was issued to all contractors on Lot 6 the Hyde National Framework Partnership on 12 October 2021. Seven responses were received.

#### **(ii) Invitation to Tender**

5.1.5 The Invitation to Tender (ITT) documents were published on the e-tendering portal, ProContract, on 13 November 2020 to all interested contractors on the Hyde National Framework Partnership. Contractors were required to submit bids by 15 March 2021. ProContract Ref. DN507270.

#### **Tender Evaluation**

5.1.6 Two bids were received by the deadline, and were deemed compliant and were fully evaluated.

5.1.7 The tenders were evaluated on the basis of 60:40 price:quality.

5.1.8 Following the submission of bids, post tender clarifications on the submissions were raised with bidders via ProContract, by the EA and the

Quantity Surveyor, to clarify any errors in the tenders submitted or any apparent inconsistencies prior to the evaluation process.

#### Quality Evaluation - 40%

5.1.9 For the Quality element, bidders were required to set out eight Method Statements addressing the following quality criteria:

- Programme;
- Project delivery;
- Project risks;
- Site logistics;
- Design integrity & design team;
- Community engagement;
- Local employment, training, and supply chain;
- Innovation and Added Value; and
- Commitment to paying the London Living Wage (pass/fail criterion).

5.10 Quality responses were evaluated by the panel and scored 0-5 based on the scoring methodology set out in the tender, as detailed in the table below. The scores were moderated, and the final scores reached.

5.11 Further details regarding the quality evaluation can be found in Exempt Appendix 2.

#### **Evaluation Scoring Methodology**

<b>Score Band</b>	<b>Rationale</b>	<b>General Description</b>
0	Response contains insufficient information to make a judgement, or is otherwise wholly unsatisfactory	Wholly unsatisfactory
1	Response contains significant omissions, weaknesses or concerns, or is otherwise unsatisfactory	Unsatisfactory
2	Response contains some omissions, weaknesses or concerns	Cause for concern
3	Response indicates passable or acceptable confirmation of relevant skill and credibility	Acceptable
4	Response indicates a significant and appropriate level of relevant skill and credibility	Good

5	Response indicates excellent level of relevant skill and credibility	Excellent
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#### Price Evaluation - 60%

- 5.12 The Tender prices submitted were scored using the published pricing evaluation methodology; whereby the lowest priced bid achieves the highest score of 60%, with the other prices scored relative to the highest scored price.
- 5.13 The prices were also assessed against the pre-tender estimates that had been prepared by the Employer's Agent and Quantity Surveyor.
- 5.14 To conclude the evaluation process, the overall scores achieved by each submission were based on the combined scores for quality and price.

#### Post Tender Clarifications to achieve Cost Optimisation:

- 5.15 Both bidders had made reference to possible cost savings within their bids. A Post Tender Clarification was issued to both bidders, to establish proposed cost savings that could be achieved. This element and response was not scored.

## **5.2 Recommendation**

- 5.2.1 A summary of the quality and price scores for each tender, and the respective total overall scores are set out in the table below:

	Quality (40%)	Price (60%)	Total (100%)
Bidder A	21.43%	60%	81.43%
Bidder B	35.67%	53.73%	89.40%

- 5.2.2 Bidder B achieved the higher score overall and emerged as the preferred bidder, as their bid was deemed to be the Most Economically Advantageous Tender.
- 5.2.3 On the basis of the above scores it is recommended that the contract for the main works at Buckland Street is awarded to Bidder B.

## **6.0 POLICY CONTEXT**

- 6.1 A Cabinet report in October 2015 presented an update on the delivery of the Estate Regeneration Programme and introduced an outline proposal for a new Housing Supply Programme (HSP). This new Council-led initiative was introduced to contribute to meeting the commitments of the 2014 Mayoral

manifesto, including building new affordable homes for local people with a focus on social rent and shared ownership.

- 6.2 In February 2016 Cabinet approved the HSP, which sets out to deliver high quality affordable homes on council owned sites. The HSP is currently set to deliver 696 new homes across 10 sites and 18 refurbished homes across 2 sites.
- 6.3 The Council's Sustainable Community Strategy 2018-2028 has five priorities, and the Buckland Street development assists in meeting those priorities in the following ways.
- 6.4 The first priority is centred around creating an area where everyone can enjoy a good quality of life and where the whole community can benefit from growth. The Buckland Street development will provide a mix of homes with differing levels of affordability, which caters to all ages and accommodates people's changing needs over time.
- 6.4 In line with the second priority, the construction of the Buckland Street development will create jobs, training and apprenticeship opportunities for local people, which will allow residents and businesses to fulfil their potential and enjoy the benefits of increased prosperity.
- 6.5 In line with the third priority, the designs for the Buckland Street development are centred around creating a greener and more environmentally sustainable community, for example through the provision of high quality public realm and landscaping, which contributes to enhancing biodiversity. The energy strategy for the scheme will also seek to reduce carbon emissions through the use of air-source heat pump technology, thereby contributing to the third priority of the strategy: a greener and environmentally sustainable community which is prepared for the future.
- 6.6 The fourth priority of creating an open, cohesive, safer and supportive community will be achieved through the provision of improved landscaping and new play areas as part of the development; as well as offering employment and training opportunities during the construction phase, for example local labour, apprenticeship, and Hackney 100 placements. The scheme will also provide a new commercial space that will be let to businesses to provide local facilities.
- 6.7 The proposed improvements to the public realm will help create a healthy and safer neighbourhood which is pedestrian, cyclist and child friendly to support the fifth priority relating to promoting healthy and active residents.
- 6.8 Hackney's Local Plan 2033 (LP33) seeks to maximise opportunities to supply genuinely affordable housing on new developments, subject to viability and site context. The development of the Buckland Street site will contribute to delivering the Council's aspirations to make best use of council land by

building new social rented and low-cost home ownership homes, enabling the Council to better meet the housing needs of the local community and contribute towards the delivery of more genuinely affordable housing, supporting the objectives of LP33.

## **7.0 EQUALITY IMPACT ASSESSMENT**

- 7.1 The shortage of affordable housing is a significant issue within Hackney, with 3,000 households living in temporary accommodation and nearly 13,000 on the housing waiting list. Of the new homes on Buckland Street, 67% will be genuinely affordable - 22 social rented and 14 shared ownership homes - and will therefore contribute towards meeting some of this housing need.
- 7.2 The Housing Supply Programme proposes to build new mixed communities that are better integrated with their surrounding areas and have well designed homes, improved community facilities, and safer, more attractive environments; enhancing the quality of life of many residents, which supports the borough in meeting its Public Sector Equality Duty.
- 7.3 The Council is committed to building new homes that are adaptable to the varying needs of occupiers over time and that will enable people to live independently in their homes for longer. The housing mix for the Buckland Street development has been considered in line with housing needs of the St John Estate. The development contains five homes that meet Part M4 (3) – ‘wheelchair user dwellings and adaptable dwellings’ and 49 homes that meet the M4 (2) requirements.
- 7.4 All of the shared ownership and outright sale homes will be marketed in line with Hackney’s Sales and Marketing Strategy, which gives priority to those who live and/or work in the borough.

## **8.0 SUSTAINABILITY & SOCIAL VALUE**

- 8.1 The Buckland Street scheme will provide high quality housing and commercial space, as well as new and improved landscaping and public realm, enhancing the ecological value and biodiversity of the site. The scheme also aligns with Hackney’s Transport Strategy and TfL’s Healthy Streets Indicators, aiming to prioritise walking and cycling, providing safe environments with opportunities for play, shade and shelter, and opportunities to rest in a clean environment.
- 8.2 The development will be car-free with substantial provision of cycle parking, a car club space and electric vehicle charging points. In addition, the project will be delivering new and upgraded, attractive pedestrian and cycle routes across the site.

- 8.3 The new buildings for the Buckland Street development will provide high quality, energy efficient homes that meet current regulatory requirements relating to sustainability including Building Regulations, the Mayor's London Plan and the Council's Housing SPG. The new homes have been designed with Air Source Heat Pumps (ASHP) to achieve the required energy levels in accordance with current London Plan energy targets, and to support the transition from fossil fuels to renewable energy.
- 8.4 During the demolition and enabling works, the soil on the site will be tested for contamination and remediated appropriately.
- 8.5 The recycling of construction waste and the development of a Site Waste Management Plan are mandatory, and the preferred contractor has committed to minimising construction waste as much as possible.
- 8.6 The contractor will be obliged to minimise construction related disruption, for example dust nuisance, to residents and other neighbouring buildings.
- 8.7 A Construction Management Plan covering construction traffic management, noise, dust and vibration will be submitted to the Local Planning Authority and will require approval prior to works commencing.
- 8.8 The appointed Contractor will be required to provide local training and employment opportunities, for which a number of Key Performance Indicators (KPIs) have been established. KPIs will be monitored regularly at site meetings. The contractor and Employer's Agent (EA) will provide information that will form the basis of each score, which will be documented at each meeting. The contractor will undertake to use reasonable endeavours to source materials from local suppliers and manufacturers, and has been encouraged to use small and medium sized businesses in its supply chain.
- 8.9 The appointed contractor will be required to provide the Council with a local labour return for the scheme every three months during the construction phase and must notify the Council's Hackney Works team of all vacancies for employees, self-employed, sub-contractors and any other form or type of employment or service arising from construction of the development. The Council will endeavour to find suitable candidates to put forward for these roles, within five working days, unless otherwise agreed in advance. After such time vacancies can be filled through alternative channels.
- 8.10 As part of the Unilateral Undertaking, a sum of £23,048.10 will be paid as a planning obligation to Hackney Works as a contribution towards the cost of training and supporting out of work residents into jobs during the construction/demolition phase of the development.
- 8.11 The preferred bidder has committed to paying all of its staff and subcontractors the London Living Wage, for the term of the contract.



## **9.0 CONSULTATIONS**

9.1 Extensive consultation has been undertaken with the relevant bodies representing residents and neighbouring buildings from the estate, Ward Councillors and local residents. These have been in the form of public engagement events and meetings at various stages of the project prior to planning submission. Statutory consultation has also been undertaken as part of the Planning application.

9.2 Key stakeholders include:

- Local residents including tenants and leaseholders of neighbouring buildings
- Hoxton West Ward Councillors
- LBH staff managing and maintaining the estate.

9.3 Key stakeholders were consulted within the Council, to discuss specific aspects of the proposed scheme. Comments made at these meetings have been incorporated into the design, where possible. These include:

- Planning
- Highways
- Strategic Property Services
- Refuse and Recycling
- Sales and Marketing
- Housing Services.

9.4 Officers will continue to consult with local residents and other key stakeholders throughout the key stages of the project.

## **10.0 RISK ASSESSMENT**

10.1 In line with best practice, the Project Team has a risk management plan for the project. It defines in detail the risk management process to be used, and the various activities together with those responsible for the application of the process. This is consistent with the requirements of the Council's risk management quality procedures. Potential risks to the project are identified, assessed, monitored and reported on a quarterly basis.

## **11.0 COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

11.1 The report recommends awarding the construction contract for the Buckland Street site to Bidder B, who scored highest overall. The price of the bid was higher than the pre-tender estimate and so the cost optimisation period will

be used to try and reduce these costs down to a point that is acceptable and which doesn't compromise the viability of the programme overall.

- 11.2 Looking at the Buckland Street and Wimbourne Street sites together, if the savings suggested by Bidder B are achieved, then the viability overall will have worsened by around £1.3m compared to pre-tender estimates. It is possible that sales price inflation will offset this, however in the event that this inflation is not sufficient, savings will need to be made on another site within the HSP to maintain agreed viability levels across the programme. Project Finances will be revisited following the cost optimisation period.
- 11.3 It should be noted that there is risk exposure relating to the cost optimisation period as set out in Exempt Appendix 1 and Exempt Appendix 2. Taking account of the very challenging market conditions currently being experienced, the fee being a small percentage of the total contract value and the likelihood of costs increasing if procurement is re-started, this risk is accepted.
- 11.4 Entering into the build contract with conditions as set out in Exempt Appendix 1, is therefore accepted.

## **12.0 COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES**

- 12.1 On 5 October 2020 Cabinet Procurement Committee agreed that, in respect of the development at Buckland Street, that authority be delegated to the Group Director of Neighbourhoods and Housing, to agree the Contract Award, and in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, to meet the GLA's programme requirements.
- 12.2 Following the reorganisation of the Council's senior leadership structure effective from 1 November 2020 (including transfer of Regeneration to the Chief Executive's Directorate), the delegated authority to approve this decision rests with the Group Director, Chief Executive's Directorate, and in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services.
- 12.3 This Report sets out the details of the evaluation of the tenders for the main works package of such development and therefore the Group Director, Chief Executive's Directorate, having consulted the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, is authorised to award the works contract in this Report.
- 12.4 Authority to award the main works contract by delegated powers was sought in order to ensure that the Council meets the construction deadlines agreed with the Greater London Authority (GLA). The construction deadlines have

since altered, but nevertheless it is important that this contract is awarded as soon as possible in order to ensure that the tender period does not expire and therefore secure the best value price for the works. A delegated powers report can be agreed outside of the usual cycle of Cabinet Procurement and Insourcing Committee and provides more flexibility in the timing of the contract award and, it is hoped, helps the Council meet the targets for this project.

- 12.5 The Council used the Hyde National Framework Partnership (Lot 6) to procure the works in this Report. Details of the evaluation exercise are set out herein.
- 12.6 Details of contract conditions to be proposed to Bidder B, subject to contract award, are set out in Exempt Appendix 1.

### **13.0 COMMENTS OF THE CATEGORY LEAD PROCUREMENT**

- 13.1 This contract is being procured via a Framework in compliance with the Public Contracts Regulations 2015 and the form of contract will be under the JCT, with Hackney amendments.
- 13.2 A comprehensive tender evaluation was completed and officers were supported by their specialised advisors.
- 13.3 The tenders were designed to support the changes to Building Information Management Regulations (through a provisional sum) which will provide for a golden thread from design to everyday management at project handover.

## **APPENDICES**

### **Exempt Appendix 1 - Buckland Street - Contract Conditions**

### **Exempt Appendix 2 - Buckland Street Tender Analysis REport**

## **EXEMPT**

By Virtue of Paragraph(s) 3 Part 1 of schedule 12A of the Local Government Act 1972 the appendices are exempt because it contains Information relating to the financial or business affairs of any particular person (including the authority holding the information) and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

## BACKGROUND PAPERS

None

<b>Report Author</b>	Bronwen Thomas Project Manager - Regeneration <a href="mailto:Bronwen.Thomas@hackney.gov.uk">Bronwen.Thomas@hackney.gov.uk</a>
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<b>Comments for and on behalf of the Director of Legal, Democratic and Electoral Services</b>	Patrick Rodger: 020 8356 6187 Senior Lawyer, Legal Services <a href="mailto:patrick.rodger@hackney.gov.uk">patrick.rodger@hackney.gov.uk</a>
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## AUTHORISATION OF GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE

**Name: Mark Carroll, Group Director, Chief Executive's Directorate**

**Signature:**



**Date: 9th November 2021**



<b>DELEGATED REPORT OF THE GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE</b>  <b>AUTHORITY TO APPOINT THE MAIN CONTRACTOR FOR WIMBOURNE STREET</b>  <b>KEY DECISION No. NH Q80</b>	
<b>MEETING DATE</b>  5 December 2022	<b>CLASSIFICATION:</b>  <b>Open Report with Exempt Appendices 1 and 2</b>  <b>If exempt, the reason will be listed in the main body of this report.</b>
<b>WARD(S) AFFECTED</b>  Hoxton West	
<b>REASON</b>  Spending	
<b>GROUP DIRECTOR</b>  Mark Carroll, Group Director, Chief Executive's Directorate	

## **1. SUMMARY**

- 1.1 The Wimbourne Street project secured planning permission in September 2020 (Planning Reference: 2020/1667). In line with the primary objective of the Housing Supply Programme (HSP), to deliver at least 50% genuinely affordable housing, the Wimbourne Street project will deliver a mixed tenure scheme including 66% genuinely affordable housing, a new commercial unit, and new public realm and landscape including improved facilities for play and recreation.
- 1.2 The report prepared for the October 2020 Cabinet Procurement Committee (CPC) set out in detail the procurement strategy and background to the Wimbourne Street Street project (please refer to Key Decision NH Q80).
- 1.3 As set out in the above report (Key Decision NH 80), CPC approved the business case for the selection of a contractor for the construction of mixed tenure housing at Wimbourne Street. That is, to undertake procurement for this works contract by way of a mini competition from Lot 6 of the Hyde National Framework Partnership and delegate the authority to the Group Director of Neighbourhoods and Housing, and where required in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, to award the contract for the main works package for Wimbourne Street.
- 1.4 Following the reorganisation of the Council's senior leadership structure effective from 1 November 2020 (including transfer of the Regeneration function to the Chief Executive's Directorate), the delegated authority to award this contract now rests with the Group Director, Chief Executive's Directorate, in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services.
- 1.5 Approval to appropriate the land at Wimbourne Street for planning purposes was granted at Cabinet on 19 July 2021.

## **2. RECOMMENDATION(S)**

**In accordance with Key Decision NH Q80, this Delegated Powers Report recommends that:**

- 2.1 **The Group Director, Chief Executive's Directorate, after consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, authorises the award of contract for the main works package at Wimbourne Street to Bidder B as set out in Exempt Appendix 1 and Exempt Appendix 2.**
- 2.2 **The Group Director, Chief Executive's Directorate,, agrees to enter into a JCT Design and Build contract 2016 and any other ancillary legal**

documentation relating thereto with Bidder B for the main works at Wimbourne Street under such terms as shall be agreed by the Director of Legal and Governance Services, and the Director of Legal and Governance Services, and the Director of Legal and Governance Services shall prepare, agree, settle and sign the necessary legal documentation to effect the proposals contained within this report, Exempt Appendix 1 and Exempt Appendix 2.

### **3. REASONS FOR DECISION**

- 3.1 This report outlines the process that has been followed in selecting a preferred contractor for the main works for Wimbourne Street.
- 3.2 The parcel of land to be developed at the Wimbourne Street site is currently occupied by garages and hard standing car parking.
- 3.3 The redevelopment of Wimbourne Street represents an opportunity to deliver increased numbers of residential units in order to maximise the use of underused council owned land. There will also be new public realm and landscape as well as improved access, which will help integrate new and existing buildings. A new play area will promote play in the community.
- 3.4 The main works contract for Wimbourne Street requires the successful contractor to deliver:
  - 27 social rented homes;
  - 12 shared ownership homes;
  - 20 outright sale homes;
  - a new commercial unit; and
  - associated public realm and landscape works including improved facilities for play and recreation.
- 3.5 Authority to award the main works contract for Wimbourne Street by delegated powers was sought in order to ensure that the Council meets the construction deadlines for the Mayor of London's Building Council Homes for Londoners: Affordable Homes Programme. The construction deadlines have since altered, but nevertheless it is important that this contract is awarded as soon as possible in order to secure the best value price for the works.
- 3.6 A separate tender process to appoint a demolition contractor for the Wimbourne Street garages commenced in July 2020 and concluded with a preferred bidder being selected in October 2020. The award of contract and commencement of structural demolition is pending whilst necessary precondition surveys and investigative works are concluded.

- 3.7 The Council will act as developer for the outright sale and shared ownership homes at Wimbourne Street, marketing and disposing of them in line with the Council's approved Sales and Marketing Framework.
- 3.8 A market review and marketing strategy will be produced for each sales phase, with authority to proceed to market properties delegated to the Group Director of the Chief Executive's Directorate and Group Director of Finance and Corporate Resources.
- 3.9 A pre-tender cost plan was prepared for the Council by its external Quantity Surveyor (QS), setting out the estimated costs of construction, based on the pre-tender stage estimate and designs developed to RIBA Stage 3+. The pre-tender costs pertaining to the works are set out in Exempt Appendix 2.
- 3.10 It is proposed that the Council enters into a JCT Design and Build Contract 2016 with Bidder B with Hackney Council standard amendments.
- 3.11 It is proposed that under such JCT contract, Bidder B initially undertakes a cost optimisation exercise in line with their tender submission.

#### **4. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 4.1 The pre-tender estimate for the works is above the EU Threshold for Works of £4,733,252 and is therefore subject to the Public Contracts Regulations 2015 (PCR2015). An Open Procedure, Restricted Procedure and a Competitive Procedure with Negotiation were considered. However, the timeframe for using these procedures would have been too lengthy and would have risked missing the construction deadlines for GLA funding. For this reason, these options were disregarded.
- 4.2 Using an OJEU compliant Framework which has medium to large sized building contractors was considered a favourable option given the potential to reach a good number of suitable contractors for this medium sized development. A range of EU compliant Frameworks were reviewed with the Council's Employer's Agent, Regeneration Strategic Design team and Procurement Services.
- 4.3 The Southern Housing Group Framework, Lot 2 and the Hyde National Framework Partnership, Lot 6, were selected for soft market testing using the Council's e-tendering portal, ProContract. The results were positive, with a better range of suitable contractors on the Hyde National Framework Partnership, Lot 6, compared to the Southern Housing Group, Lot 2.
- 4.4 The procurement strategy was agreed by CPC in October 2020 (Key Decision NH Q80) to proceed with Lot 6 of the Hyde National Framework Partnership, as the most suitable procurement route for Wimbourne Street.



The decision was taken to procure the garage demolition works ahead of the main works, to minimise project delays and risks.

## **5. PROCUREMENT PROCESS AND EVALUATION**

### **5.1 Tender Process**

5.1.1 The procurement route undertaken for the Wimbourne Street main works contract was by way of a mini competition from Lot 6 of the Hyde National Framework Partnership. This comprised:

- (i) Expression of Interest
- (ii) Invitation to Tender.

5.1.2 The Evaluation Panel for the tender process comprised:

- Project Manager, Regeneration (LBH)
- Project Officer, Regeneration (LBH)
- Head of Strategic Design, Regeneration (LBH)
- Head of Sales and Marketing (LBH)
- Regeneration Employer Engagement Officer (LBH)
- Regeneration Communications Manager (LBH)
- Employer's Agent (EA) and Principal Designer (calfordseaden LLP, acting on behalf of the Council)
- Quantity Surveyor/Cost Consultant (calfordseaden LLP).

5.13 The procurement process was managed and coordinated by the Council's Procurement team.

#### **(i) Expression of interest**

5.1.4 A call for an Expression of interest was issued to all contractors on Lot 6 the Hyde National Framework Partnership on 12 October 2021. Six responses were received.

#### **(ii) Invitation to Tender**

5.1.5 The Invitation to Tender (ITT) documents were published on the e-tendering portal, ProContract, on 13 November 2020 to all interested contractors on the Hyde National Framework Partnership. Contractors were required to submit bids by 15 March 2021. ProContract Ref. DN509122.

#### **Tender Evaluation**

5.1.6 Two bids were received by the deadline and were deemed compliant and were fully evaluated.

5.1.7 The tenders were evaluated on the basis of 60:40 price:quality.

5.1.8 Following the submission of bids, post tender clarifications on the submissions were raised with bidders via ProContract, by the EA and the Quantity Surveyor, to clarify any errors in the tenders submitted or any apparent inconsistencies prior to the evaluation process.

#### Quality Evaluation - 40%

5.1.9 For the Quality element, bidders were required to set out eight Method Statements addressing the following quality criteria:

- Programme;
- Project delivery;
- Project risks;
- Site logistics;
- Design integrity & design team;
- Community engagement;
- Local employment, training, and supply chain;
- Innovation and Added Value; and
- Commitment to paying the London Living Wage (pass/fail criterion).

5.10 Quality responses were evaluated by the panel and scored 0-5 based on the scoring methodology set out in the tender, as detailed in the table below. The scores were moderated, and the final scores reached.

5.11 Further details regarding the quality evaluation can be found in Exempt Appendix 2.

#### **Evaluation Scoring Methodology**

<b>Score Band</b>	<b>Rationale</b>	<b>General Description</b>
0	Response contains insufficient information to make a judgement, or is otherwise wholly unsatisfactory	Wholly unsatisfactory
1	Response contains significant omissions, weaknesses or concerns, or is otherwise unsatisfactory	Unsatisfactory
2	Response contains some omissions, weaknesses or concerns	Cause for concern
3	Response indicates passable or acceptable confirmation of relevant skill and credibility	Acceptable

4	Response indicates a significant and appropriate level of relevant skill and credibility	Good
5	Response indicates excellent level of relevant skill and credibility	Excellent

#### Price Evaluation - 60%

- 5.12 The Tender prices submitted were scored using the published pricing evaluation methodology, whereby the lowest priced bid achieves the highest score of 60%, with the other prices scored relative to the highest scored price.
- 5.13 The prices were also assessed against the pre-tender estimates that had been prepared by the Employer's Agent and Quantity Surveyor.
- 5.14 To conclude the evaluation process the overall scores achieved by each submission were based on the combined scores for quality and price.

#### Post Tender Clarifications to achieve Cost Optimisation:

- 5.15 Both bidders had made reference to possible cost savings within their bids. A Post Tender Clarification was issued to both bidders, to establish proposed cost savings that could be achieved. This element and response was not scored.

## **5.2 Recommendation**

- 5.2.1 A summary of the quality and price scores for each tender, and the respective total overall scores are set out in the table below:

	Quality (40%)	Price (60%)	Total (100%)
Bidder A	21.77%	60%	81.77%
Bidder B	35.77%	59.44%	95.21%

- 5.2.2 Bidder B achieved the higher score overall and emerged as the preferred bidder, as their bid was deemed to be the Most Economically Advantageous Tender.
- 5.2.3 On the basis of the above scores it is recommended that the contract for the main works at Wimbourne Street is awarded to Bidder B.

## **6.0 POLICY CONTEXT**

- 6.1 A Cabinet report in October 2015 presented an update on the delivery of the Estate Regeneration Programme and introduced an outline proposal for a new Housing Supply Programme (HSP). This new Council-led initiative was introduced to contribute to meeting the commitments of the 2014 Mayoral manifesto, including building new affordable homes for local people with a focus on social rent and shared ownership.
- 6.2 In February 2016 Cabinet approved the HSP, which sets out to deliver high quality affordable homes on council owned sites. The HSP is currently set to deliver 696 new homes across 10 sites and 18 refurbished homes across 2 sites.
- 6.3 The Council's Sustainable Community Strategy 2018-2028 has five priorities, and the Wimbourne Street development assists in meeting those priorities in the following ways.
- 6.4 The first priority is centered around creating an area where everyone can enjoy a good quality of life and where the whole community can benefit from growth. The Wimbourne Street development will provide a mix of homes with differing levels of affordability, which caters to all ages and accommodates people's changing needs over time.
- 6.4 In line with the second priority, the construction of the Wimbourne Street development will create jobs, training and apprenticeship opportunities for local people, which will allow residents and businesses to fulfil their potential and enjoy the benefits of increased prosperity.
- 6.5 In line with the third priority, the designs for the Wimbourne Street development are centred around creating a greener and more environmentally sustainable community, for example through the provision of high quality public realm and landscaping, which contributes to enhancing biodiversity. The energy strategy for the scheme will also seek to reduce carbon emissions through the use of air-source heat pump technology, thereby contributing to the third priority of the strategy: a greener and environmentally sustainable community which is prepared for the future.
- 6.6 The fourth priority of creating an open, cohesive, safer and supportive community will be achieved through the provision of improved landscaping and new play areas as part of the development; as well as offering employment and training opportunities during the construction phase, for example local labour, apprenticeship, and Hackney 100 placements. The scheme will also provide a new commercial space that will be let to businesses to provide local facilities.

- 6.7 The proposed improvements to the public realm will help create a healthy and safer neighbourhood which is pedestrian, cyclist and child friendly to support the fifth priority relating to promoting healthy and active residents.
- 6.8 Hackney's Local Plan 2033 (LP33) seeks to maximise opportunities to supply genuinely affordable housing on new developments, subject to viability and site context. The development of the Wimbourne Street site will contribute to delivering the Council's aspirations to make best use of council land by building new social rented and low-cost home ownership homes, enabling the Council to better meet the housing needs of the local community and contribute towards the delivery of more genuinely affordable housing, supporting the objectives of LP33.

## **7.0 EQUALITY IMPACT ASSESSMENT**

- 7.1 The shortage of affordable housing is a significant issue within Hackney, with 3,000 households living in temporary accommodation and nearly 13,000 on the housing waiting list. Of the new homes on Wimbourne Street, 66% will be genuinely affordable - 27 social rented and 12 shared ownership homes - and will therefore contribute towards meeting some of this housing need.
- 7.2 The Housing Supply Programme proposes to build new mixed communities that are better integrated with their surrounding areas and have well designed homes, improved community facilities, and safer, more attractive environments; enhancing the quality of life of many residents, which supports the borough in meeting its Public Sector Equality Duty.
- 7.3 The Council is committed to building new homes that are adaptable to the varying needs of occupiers over time and that will enable people to live independently in their homes for longer. The housing mix for the Wimbourne Street development has been considered in line with housing needs of the Wenlock Barn Estate. The development contains six homes that meet Part M4 (3) – 'wheelchair user dwellings and adaptable dwellings' and 53 homes that meet the M4 (2) requirements.
- 7.4 All of the shared ownership and outright sale homes will be marketed in line with Hackney's Sales and Marketing Strategy, which gives priority to those who live and/or work in the borough.

## **8.0 SUSTAINABILITY & SOCIAL VALUE**

- 8.1 The Wimbourne Street scheme will provide high quality housing and commercial space, as well as new and improved landscaping and public realm, enhancing the ecological value and biodiversity of the site. The scheme also aligns with Hackney's Transport Strategy and TfL's Healthy Streets Indicators, aiming to prioritise walking and cycling, providing safe

environments with opportunities for play, shade and shelter, and opportunities to rest in a clean environment.

- 8.2 The development will be car-free with substantial provision of cycle parking, a car club space and electric vehicle charging points. In addition, the project will be delivering new and upgraded, attractive pedestrian and cycle routes across the site.
- 8.3 The new buildings for the Wimbourne Street development will provide high quality energy efficient homes that meet current regulatory requirements relating to sustainability including Building Regulations, the Mayor's London Plan and the Council's Housing SPG. The new homes have been designed with Air Source Heat Pumps (ASHP) to achieve the required energy levels in accordance with current London Plan energy targets, and to support the transition from fossil fuels to renewable energy.
- 8.4 During the demolition and enabling works, the soil on the site will be tested for contamination and remediated appropriately.
- 8.5 The recycling of construction waste and the development of a Site Waste Management Plan are mandatory, and the preferred contractor has committed to minimising construction waste as much as possible.
- 8.6 The contractor will be obliged to minimise construction related disruption, for example dust nuisance, to residents and other neighbouring buildings.
- 8.7 A Construction Management Plan covering construction traffic management, noise, dust and vibration will be submitted to the Local Planning Authority and will require approval prior to works commencing.
- 8.8 The appointed Contractor will be required to provide local training and employment opportunities, for which a number of Key Performance Indicators (KPIs) have been established. KPIs will be monitored regularly at site meetings. The contractor and Employer's Agent (EA) will provide information that will form the basis of each score, which will be documented at each meeting. The contractor will undertake to use reasonable endeavours to source materials from local suppliers and manufacturers, and has been encouraged to use small and medium sized businesses in its supply chain.
- 8.9 The appointed contractor will be required to provide the Council with a local labour return for the scheme every three months during the construction phase and must notify the Council's Hackney Works team of all vacancies for employees, self-employed, sub-contractors and any other form or type of employment or service arising from construction of the development. The Council will endeavour to find suitable candidates to put forward for these roles, within five working days, unless otherwise agreed in advance. After such time vacancies can be filled through alternative channels.

- 8.10 As part of the Unilateral Undertaking, a sum of £23,048.10 will be paid as a planning obligation to Hackney Works as a contribution towards the cost of training and supporting out of work residents into jobs during the construction/demolition phase of the development.
- 8.11 The preferred bidder has committed to paying all of its staff and subcontractors the London Living Wage, for the term of the contract.

## **9.0 CONSULTATIONS**

- 9.1 Extensive consultation has been undertaken with the relevant bodies representing residents and neighbouring buildings from the estate, Ward Councillors and local residents. These have been in the form of public engagement events and meetings at various stages of the project prior to planning submission. Statutory consultation has also been undertaken as part of the Planning application.
- 9.2 Key stakeholders include:
- Local residents including tenants and leaseholders of neighbouring buildings
  - Hoxton West Ward Councillors
  - LBH staff managing and maintaining the estate.
- 9.3 Key stakeholders were consulted within the Council, to discuss specific aspects of the proposed scheme. Comments made at these meetings have been incorporated into the design, where possible. These include:
- Planning
  - Highways
  - Strategic Property Services
  - Refuse and Recycling
  - Sales and Marketing
  - Housing Services.
- 9.4 Officers will continue to consult with local residents and other key stakeholders throughout the key stages of the project.

## **10.0 RISK ASSESSMENT**

- 10.1 In line with best practice, the Project Team has a risk management plan for the project. It defines in detail the risk management process to be used, and the various activities together with those responsible for the application of the process. This is consistent with the requirements of the Council's risk

management quality procedures. Potential risks to the project are identified, assessed, monitored and reported on a quarterly basis.

## **11.0 COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

- 11.1 The report recommends awarding the construction contract for the Wimbourne Street site to Bidder B, who scored highest overall. The price of the bid was higher than the pre-tender estimate and so the cost optimisation period will be used to try and reduce these costs down to a point that is acceptable and which doesn't compromise the viability of the programme overall.
- 11.2 Looking at the Wimbourne Street and Buckland Street sites together, if the savings suggested by Bidder B are achieved, then the viability overall will have worsened by around £1.3m compared to pre-tender estimates. It is possible that sales price inflation will offset this, however in the event that this inflation is not sufficient, savings will need to be made on another site within the HSP to maintain agreed viability levels across the programme. Project Finances will be revisited following the cost optimisation period.
- 11.3 It should be noted that there is risk exposure relating to the cost optimisation period as set out in Exempt Appendix 1 and Exempt Appendix 2. Taking account of the very challenging market conditions currently being experienced, the fee being a small percentage of the total contract value and the likelihood of costs increasing if procurement is re-started, this risk is accepted.
- 11.4 Entering into the build contract with conditions as set out in Exempt Appendix 1, is therefore accepted.

## **12.0 COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES**

- 12.1 On 5 October 2020 Cabinet Procurement Committee agreed that, in respect of the development at Wimbourne Street, authority be delegated to the Group Director of Neighbourhoods and Housing to give approval of the Contract Award, where required, and in consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, to meet the GLA's programme requirements.
- 12.2 Following the reorganisation of the Council's senior leadership structure effective from 1 November 2020 (including transfer of Regeneration to the Chief Executive's Directorate), the delegated authority to approve this decision rests with the Group Director, Chief Executive's Directorate, and in



consultation with the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services.

- 12.3 This Report sets out the details of the evaluation of the tenders for the main works package of such development and therefore the Group Director, Chief Executive's Directorate having consulted the Group Director of Finance and Corporate Resources and the Director of Legal and Governance Services, is authorised to award the works contract in this Report.
- 12.4 Authority to award the main works contract by delegated powers was sought in order to ensure that the Council meets the construction deadlines agreed with the Greater London Authority (GLA). The construction deadlines have since altered, but nevertheless it is important that this contract is awarded as soon as possible in order to ensure that the tender period does not expire and therefore secure the best value price for the works. A delegated powers report can be agreed outside of the usual cycle of Cabinet Procurement and Insourcing Committee and provides more flexibility in the timing of the contract award and, it is hoped, helps the Council meet the targets for this project.
- 12.5 The Council used the Hyde National Framework Partnership (Lot 6) to procure the works in this Report. Details of the evaluation exercise are set out herein.
- 12.6 Details of contract conditions to be proposed to Bidder B, subject to contract award, are set out in Exempt Appendix 1.

### **13.0 COMMENTS OF THE CATEGORY LEAD PROCUREMENT**

- 13.1 This contract is being procured via a Framework in compliance with the Public Contracts Regulations 2015 and the form of contract will be under the JCT, with Hackney amendments.
- 13.2 A comprehensive tender evaluation was completed and officers were supported by their specialised advisors.
- 13.3 The tenders were designed to support the changes to Building Information Management Regulations (through a provisional sum) which will provide for a golden thread from design to everyday management at project handover.

## **APPENDICES**

### **Exempt Appendix 1 - Wimbourne Street Contract Conditions**

### **Exempt Appendix 2 - Wimbourne Street Tender Analysis Report**

## **EXEMPT**

By Virtue of Paragraph(s) 3 Part 1 of schedule 12A of the Local Government Act 1972 the appendices are exempt because it contains Information relating to the financial or business affairs of any particular person (including the authority holding the information) and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

## **BACKGROUND PAPERS**

None.

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#### **AUTHORISATION OF GROUP DIRECTOR, CHIEF EXECUTIVE'S DIRECTORATE**

**Name: Mark Carroll, Group Director, Chief Executive's Directorate**



**Signature:**

**Date: 9th November 2021**

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<b>PROCUREMENT OF A DESIGN AND BUILD CONTRACTOR FOR COLVILLE ESTATE PHASE 2C</b>	
<b>CABINET PROCUREMENT AND INSOURCING COMMITTEE</b>  <b>MEETING DATE</b>  5 December 2022	<b>CLASSIFICATION:</b>  Open with Appendix 1 and Exempt Appendices 2 and 3  If exempt, the reason will be listed in the main body of this report.
<b>WARD(S) AFFECTED</b>  Hoxton East and Shoreditch	
<b>REASON</b>  Spending	
<b>CABINET MEMBER</b>  Cllr Guy Nicholson, Deputy Mayor for Delivery, Inclusive Economy and Regeneration	
<b>GROUP DIRECTOR</b>  Rickardo Hyatt, Group Director, Climate, Homes and Economy	

## **1. INTRODUCTION**

- 1.1. The Delegated Powers Report (DPR), approved on 26 August 2022, and attached as Appendix 1 to this Cover Report, sets out the procurement process undertaken to appoint the preferred contractor for the Pre-Construction Services Agreement (PCSA) for Colville Estate Phase 2C. This completes the first stage of the two stage procurement strategy set out in detail in the report to the July 2021 Cabinet Procurement and Insourcing Committee (CPIC), Key Decision CE R66.
- 1.2. Colville Estate Phase 2C is the second and final part of Phase 2 of the Colville Estate regeneration masterplan which secured outline Planning approval in 2012 (Planning Reference: 2011/0734). The development, once completed, will provide 93 much needed mixed tenure homes, and will support substantial improvements to the public realm on the estate. This phase will also provide a new community centre and low carbon energy centre, serving the whole of the Colville Estate and neighbouring Britannia masterplan development.
- 1.3. The Council is working towards entering into a Joint Contracts Tribunal (JCT) PCSA 2016 Contract with London Borough of Hackney agreed amendments with the preferred contractor. This report to CPIC is for information on progress with the procurement of a contractor to be appointed under a Design and Build Contract 2016 issued by the JCT and incorporating London Borough of Hackney's schedule of Contract Amendments in order to construct Colville Estate Phase 2C and associated work. There will be a further report to CPIC at completion of the second stage of the procurement process, before the Council enters into contract for the main works.
- 1.4. Since the DPR was approved in August 2022, the Local Planning Authority has issued the Decision Notice for the Section 73 Planning application for Colville Estate Phase 2C and the new Unilateral Undertaking for the whole estate on 12 September 2022.
- 1.5. To enable the Colville Phase 2C construction to proceed, three existing residential blocks will be demolished as part of the contractor's work. A confirmed Compulsory Purchase Order is in place for Phase 2C, and the buildings and land will vest in the Council as vacant possession has been secured. The Council is in the process of erecting hoarding to the vacant blocks in preparation for demolition.

## **2. RECOMMENDATIONS**

- 2.1. **That the Cabinet Procurement and Insourcing Committee note the contents of the report.**

## **3. FIRST STAGE OF THE TENDER PROCESS**

- 3.1. The first stage tender process is set out in the attached DPR, including details of the price and energy centre considerations, tender evaluation and moderation undertaken and the post tender clarifications. In accordance with the criteria contained in the Invitation to Tender (ITT) documents, the tendering contractors were required to submit a series of qualitative and quantitative documents. This enabled the Council to take account of both quality and price in order to ascertain the most economically advantageous tender.
- 3.2. The financial information submitted in the tender submission pricing document was assessed and benchmarked against the Build Cost Information Service (BCIS) indices by the Quantity Surveyor (QS) to verify the details of the tender, interrogate the financial figures submitted and examine the assumptions made.
- 3.3. The bidders were asked to identify possible cost savings and programme optimisation opportunities within their bids. Although this element and response were not scored, the details will be explored further with the successful contractor during the PCSA period to ensure that the project is delivered within the agreed budget and any potential efficiencies can be included.
- 3.4. Bidder B (see Exempt Appendix 2 - Colville Estate Phase 2C Tender Report) achieved the highest score overall and is the preferred tenderer, as their bid was deemed to be the Most Economically Advantageous Tender. The Tender Report recommended that the contract for the PCSA at Colville Estate Phase 2C be awarded to Bidder B.

#### **4. SECOND STAGE OF THE TENDER PROCESS**

- 4.1. During the second stage of the tender, the preferred contractor will enter into the PCSA, along with a Tendering Protocol, a draft of which was provided as part of the ITT. The Tendering Protocol requires the contractor to procure a minimum of 80% of the net build cost (trade packages) to a minimum of three sub-contractors on an open book basis, with the remaining 20% anticipated to be made up of services/statutory authorities' costs which cannot be procured competitively or through contractors' estimates.
- 4.2. The preferred contractor will assist in the design and development of the construction issue drawings, help to develop workable method statements and develop relationships with the supply chain to gather essential information for the scheme to be constructed. Once these elements are resolved during this stage of the process, the Council will enter into a detailed contract negotiation with the contractor to agree the final price, the contract conditions and the agreed programme.
- 4.3. Two-stage tendering will provide the Council with a delivery partner, with the benefit of pre-agreed Overheads and Profit and management costs for the scheme, while delivering at actual market costs. On this basis, neither the

Council nor the delivery partner should be at unnecessary risk of either over or under-pricing risk due to possible market fluctuations. By implementing the Tendering Protocol, the contractor is required to demonstrate that it has satisfactorily secured a competitive build cost for the scheme.

- 4.4. At conclusion of the second stage process under the PCSA, and subject to validation from the Quantity Surveyor that compliance with the obligations of the Tendering Protocol have been demonstrated, and value for money has been evidenced for the procurement of the trade packages, the Employer's Requirements (ERs) will be updated to reflect the agreed contractor proposals. At this point, the contractor will apply its Preliminaries, Design & Build Risk, Overheads and Profit from the first stage tender process to the agreed net build cost to form the costs for the lump sum building contract. Approval will be sought to enter into the JCT Design and Build Contract 2016 with Hackney approved amendments in line with the Key Decision CE R66.

## **5. CONSULTATION AND STAKEHOLDERS**

- 5.1. The Regeneration team meets regularly with Colville Estate Tenants and Residents Association, who are supported by Public Participation, Consultation and Research (PPCR), the Independent Tenant and Leaseholder Advisor for the Colville Estate. Steering Group meetings, chaired by a ward councillor, take place monthly to enable consultation and participation in the regeneration programme, including updating residents on progress with the Phase 2C development. As soon as the preferred contractor is appointed under the PCSA Contract, that is anticipated by the end of November 2022, a 'meet the contractor' event will be arranged on the estate, and regular meetings will be set up to discuss the contractor's proposals, including the Construction Management Plan.

## **6. CONTRACT MANAGEMENT**

- 6.1. The necessary resources and skills to ensure that the project will be successfully managed have been identified and are either available within the Council or have been procured externally.
- 6.2. The project will be managed by a Project Manager in Regeneration who will be overseen by the Interim Head of Estate Regeneration and Housing Supply Programme. The project delivery team is:
- Project Sponsor – Interim Director, Regeneration;
  - Project Head of Service – Interim Head of Estate Regeneration and Housing Supply Programme;
  - Project Lead – Project Manager, Estate Regeneration Programme;
  - Design Advice – Regeneration Strategic Design Team;
  - Employer's Agent (EA); and
  - Cost Consultant/Quantity Surveyor (QS).



- 6.3. During the pre-construction and construction periods, the Colville Estate Phase 2C project will be managed on a day-to-day basis by the Project Manager in the Council's Estate Regeneration team. The building contract will be administered by the Council's EA. The EA and QS team will carry out monthly valuations of works completed on site and certify the value of these works. During the Pre-Construction Phase, the EA will attend contract Design Team Meetings, which will be programmed by the contractor, and are likely to take place at least monthly (or as required) in order to meet the contract programme.
- 6.4. The contractor's project manager and construction contract manager will report monthly to the Council's Project Manager on agreed Key Performance Indicators, with updates provided regularly to the Council's Director, Regeneration as project sponsor. The EA team will also act as Clerk of Works to ensure that a comprehensive monitoring service is provided to the Council, to make sure that the quality of workmanship and finishes of the homes and public realm are delivered as intended.

## **7. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

- 7.1 The report recommends awarding the contract for pre-construction services to bidder B, who had the highest score overall.
- 7.2 The price element of the scoring was based on the required prelims, overheads and profit percentages against the net construction costs, using the Employer's Agents cost plan as a base. Bidder B submitted the mid priced bid of the five received, but had a superior quality score compared to the others.
- 7.3 Rapid cost inflation is currently being experienced within the construction market and is likely to continue during the PCSA period. We will need to work closely with the successful bidder to try and bring down costs where possible, utilising their experience and expertise to ensure the project is at an acceptable viability position before proceeding further. All options should be considered, including re-design of areas of high spend.
- 7.4 Another internal Gateway review will be held after the PCSA period has concluded, where Finance approval will be required before entering into the JCT contract.
- 7.5 The PCSA sum charged by bidder B seems reasonable at around 2% of total estimated works costs. This is in line with previous contracts that have gone through a similar process. This cost is at risk and will be payable even if we do not proceed past the PCSA period, however it will result in a RIBA stage 4 design, which LBH will own.

## **8. COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES**

- 8.1 On 19th July 2021 Cabinet Procurement and Insourcing Committee agreed to delegate the approval of the Contract Award for this matter to the Group Director, Chief Executive's Directorate. Following reorganisation of the Council's senior leadership structure the relevant decision making powers then sat with the Group Director, Climate, Homes and Economy. Therefore the Delegated Powers Report was presented to the Group Director for approval.
- 8.2 Details of the procurement process undertaken by the Council to make the recommendation to award the works contract are set out in Appendix 1

## **APPENDICES**

**Open Appendix 1- Colville Estate Phase 2C Key Officer Decision (Award of Contract for Pre-Construction Services Agreement)**

**Exempt Appendix 1 - Colville Estate Phase 2C Tender Report**

**Exempt Appendix 2 - Colville Estate Phase 2C PCSA Contract**

## **EXEMPT**

By Virtue of Paragraph(s) 3 Part 1 of schedule 12A of the Local Government Act 1972 the appendices are exempt because it contains Information relating to the financial or business affairs of any particular person (including the authority holding the information) and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

## **BACKGROUND PAPERS**

None.

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**DELEGATED REPORT OF THE GROUP DIRECTOR, CLIMATE, HOMES AND ECONOMY**

**AUTHORITY TO APPOINT THE CONTRACTOR FOR THE PRE-CONSTRUCTION SERVICES AGREEMENT FOR COLVILLE ESTATE PHASE 2C**

**MEETING DATE**

5 December 2022

**CLASSIFICATION:**

**Open with Appendix 1  
and Exempt Appendices 2 and 3**

**If exempt, the reason will be listed in the  
main body of this report.**

**WARD(S) AFFECTED**

Hoxton East and Shoreditch

**REASON**

Spending

**GROUP DIRECTOR**

Rickardo Hyatt, Group Director, Climate, Homes and Economy

## **1. SUMMARY**

- 1.1 The Council's Estate Regeneration Programme (ERP) was first approved by Cabinet in July 2011. The Cabinet report outlined the Council's approach to the development of a strategy for the delivery of high quality new build housing and improved living standards across a number of housing estates in the borough. The programme was updated and approved by Cabinet in March 2014 and again in October 2015. A further update to the programme was agreed in April 2019. The Colville Estate regeneration programme in Hoxton East and Shoreditch ward is one of the developments in the Council's ERP.
- 1.2 Colville Estate Phase 2C is the second and final part of Phase 2 of the Colville Estate regeneration masterplan which secured outline planning approval in 2012 (Planning Reference: 2012/0734). The original scheme design for Colville Phase 2 was submitted for reserved matters approval to the Local Planning Authority (LPA) in August 2012 as a single planning application for the whole of Phase 2. The application received reserved matters approval in November 2012.
- 1.3 There are up to a further four phases of the Colville Estate regeneration that will require reserved matters planning approval at future dates. As each phase of the regeneration programme is progressed, existing residents are offered rehousing in the new build homes on the estate. For the phases completed this has meant that over 50% of the residents have had to move on a temporary basis to alternative properties, while the new homes were being built on the existing sites of their former homes. For future phases, including Phase 2C, a 'double decant' will not be required, and residents will be able to move directly into the new homes built.
- 1.4 The approved masterplan provides for 884 new homes to be built across the Colville Estate, with Bridport House, containing 41 social rent homes, having been completed in 2011 prior to the approval of the overall regeneration programme for the estate. Over the course of the regeneration of the Colville Estate, 935 new homes will be built, of which at least 50% will be genuinely affordable homes for social rent and shared ownership/shared equity. In addition, the overall regeneration of the Colville Estate will enable significant estate-wide public realm improvements, new retail facilities, a new community centre and an energy centre to be delivered.
- 1.5 The original intention was to build out Colville Estate Phase 2 as a single contract with one contractor building 209 new mixed tenure homes, three retail units, a new community centre and an energy centre serving the whole of the Colville Estate, with the ability to provide energy to neighbouring sites such as the Britannia leisure centre redevelopment. Phase 2 was subsequently divided into two sub-phases for delivery purposes, to enable a phased decant of residents that minimised the number of households being disturbed from having to move twice, and in order to retain the existing retail

units on the estate until such time as the retailers could move into the new units in the first of the two sub-phases. Phase 2A&B, the first of the sub-phases comprising 116 mixed tenure homes, was completed in February 2019.

- 1.6 The second sub-phase, Phase 2C, was originally envisaged to proceed as soon as Phase 2A&B was completed and residents had moved from the existing blocks that would comprise the Phase 2C site into the new homes. However, due to the passage of time it was agreed with the Colville Estate Tenants and Residents Association (CETRA) that there should be an opportunity to review the homes built in the Phase 2A&B scheme, along with obtaining feedback from the residents who had moved into the new homes, and incorporate improvements, where possible, to the new homes in the Phase 2C scheme.
- 1.7 There was, in addition, the recognition that updated statutory and regulatory changes would require a review of the energy centre proposals, part of Colville Phase 2C, to provide a low carbon solution for the estate. Therefore, a re-assessment of the energy strategy for the consented scheme was required as part of the design review that was commissioned. This was concluded with the submission of a Section 73 (S73) application, a Minor Material Amendment to the approved scheme, in May 2021.
- 1.8 The S73 application has required a new Unilateral Undertaking for the Colville Estate to be completed, for which approval is expected in August 2022, following the recommendation for approval received from the Planning officer.
- 1.9 The development, once completed, will provide 93 much-needed mixed tenure homes and will contribute to assisting with the current shortage of affordable housing in the borough. Colville Estate Phase 2C will also support substantial improvements to the public realm on the estate including a shared garden for the new community centre, contributing to the Council's commitment to making Hackney a child-friendly borough, as well as providing high quality public realm for people of all ages.
- 1.10 The report prepared for the July 2021 Cabinet Procurement and Insourcing Committee (CPIC) set out in detail the two stage procurement strategy and background to Colville Estate Phase 2C (Key Decision CE R66).
- 1.11 CPIC approved the business case for the selection of the Pre-Construction Services Agreement (PCSA) contractor for Colville Estate Phase 2C, as set out in the report: to undertake procurement for the PCSA contract by way of a mini competition from Lot 12 of the Procure Partnerships Framework and delegate the authority to the Group Director, Chief Executive's Directorate, where required, and in consultation with the Group Director of Finance and Corporate Resources, to award the PCSA contract for Colville Estate Phase 2C.

- 1.12 Following the reorganisation of the Council's senior leadership team, effective from 1 February 2022, including transfer of the Regeneration function to the Climate, Homes and Economy Directorate, the delegated authority to award this contract now rests with the Group Director, Climate, Homes and Economy, in consultation with the Group Director of Finance and Corporate Resources.
- 1.13 Approval to appropriate the land at Colville Estate Phase 2C for planning purposes was resolved by Cabinet on 20 June 2016.

## **2. RECOMMENDATIONS**

**In accordance with Key Decision CE R66, this Delegated Powers Report recommends that:**

- 2.1 The Group Director, Climate, Homes and Economy, in consultation with the Group Director of Finance and Corporate Resources, approves entering into a Pre-Construction Services Agreement (which may include but is not limited to enabling works, demolition, surveys, utilities) for Colville Estate Phase 2C to Bidder B as set out in Exempt Appendix 1.**
- 2.2 Subject to the the award of contract in 2.1 above, the Director of Legal, Democratic and Electoral Services agrees to enter into the JCT Pre-Construction Services Agreement 2016 and any other ancillary legal documentation relating thereto with Bidder B at Colville Estate Phase 2C, and the Director of Legal, Democratic and Electoral Services shall prepare, agree, settle and sign the necessary legal documentation to effect the proposals contained within this report and Exempt Appendices 1 and 2.**

## **3. REASONS FOR DECISION**

- 3.1 This report outlines the process that has been followed in selecting a preferred contractor for the PCSA for Colville Estate Phase 2C.
- 3.2 The parcels of land to be developed at Colville Estate Phase 2C are currently occupied by existing residential blocks and an area of the estate that was cleared in 2015. Demolition of the existing buildings will be undertaken by the contractor appointed for the Phase 2C development.
- 3.3 The regeneration of Colville Estate Phase 2C represents the opportunity to complete the delivery of the Colville Estate Phase 2 development, and, as a multi-phased project, will help to unlock future phases. The Colville Estate energy centre will be delivered as part of Phase 2C. This element of the development is a requirement for the regeneration masterplan, and will



supply energy to all phases of the new Colville Estate, as well as the Britannia project.

- 3.4 The main works contract for Colville Estate Phase 2C requires the successful contractor to deliver:
- 52 social rented homes;
  - 19 shared ownership homes;
  - 22 outright sale homes;
  - a new community centre;
  - an energy centre for the Colville Estate regeneration and neighbouring Britannia masterplan development; and
  - associated public realm and landscape works including improved facilities for play and recreation.
- 3.5 Authority to award the PCSA contract for Colville Estate Phase 2C by delegated powers was sought in order to ensure that the Council meets the construction deadlines for the Mayor of London's Building Council Homes for Londoners: Affordable Homes Programme. The construction programme has since altered, but nevertheless it is important that the PCSA contract is awarded as soon as possible in order to secure the best value price for the main works.
- 3.6 The Council will act as developer for the outright sale and shared ownership homes at Colville Estate Phase 2C, marketing and disposing of the properties in line with the Council's approved Sales and Marketing Framework.
- 3.7 A market review and marketing strategy will be produced for the sales homes within Phase 2C, with authority to proceed to market properties delegated to the Group Director of Climate, Homes and Economy and Group Director of Finance and Resources.
- 3.8 A pre-tender cost plan estimate was prepared for the Council by its external Quantity Surveyor (QS), setting out the estimated costs of construction, based on the pre-tender stage estimate and designs developed to RIBA Stage 3+. The pre-tender costs pertaining to the PCSA, on which the tender cost submissions were based, are set out in Exempt Appendix 1.
- 3.9 It is recommended that the Council enters into a Joint Contracts Tribunal (JCT) PCSA 2016 contract with Hackney Council agreed amendments with Bidder B.
- 3.10 As part of the tender process, contractors were asked for their options for innovation, which will include an element of cost reduction and removing risk. This will provide the opportunity for added value to the Council, as the preferred contractor from the first stage procurement develops the detailed design and provides tendered packages of works for consideration.

## **4. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 4.1 The pre-tender estimate for the works is above the UK procurement threshold for works of £5,336,937 and is therefore subject to the Public Contracts Regulations 2015 (PCR2015). A number of procurement routes were considered, such as an Open Procedure, Restricted Procedure and a Competitive Procedure with Negotiation, but were ultimately rejected in favour of a two stage tendering process due to the size and complexities of the Colville Estate Phase 2C project. It was considered better suited to a two stage tender process, where the contractor is procured earlier in the process and can bring their expertise and knowledge to resolving the more complex issues related to the scheme delivery before the construction takes place.
- 4.2 Using an EU legacy compliant framework with large sized building contractors was considered a favourable option given the potential to reach a good number of suitable contractors for this development. A range of EU legacy compliant Frameworks were reviewed with the Council's Employer's Agent (EA) and Procurement Services.
- 4.3 Four frameworks were selected for soft market testing. The results were positive, with the widest range of suitable contractors on the Procure Partnerships Framework, Lot 12, interested in the two stage tender route.
- 4.4 The procurement strategy was agreed by CPIC in July 2021 (Key Decision CE R66) to proceed with Lot 12 of the Procure Partnerships Framework as the most suitable procurement route for Colville Estate Phase 2C on a two stage tender basis.

## **5. PROCUREMENT PROCESS AND EVALUATION**

### **5.1 Tender process - first stage**

- 5.1.1 The two-stage tender process required the issue of the entire suite of Pre-Contract Documents, Contract Documents and draft Employer's Requirements at the first stage.
- 5.1.2 At return of the first stage tender, bidders were asked to confirm that they would comply with the terms of the Pre-Contract Documents and Contract Documents, and that they would broadly meet the requirements of the Employer's Requirements, which would be developed during the second stage under the PCSA.
- 5.1.3 A PCSA and the Design and Build Contract 2016 issued by the Joint Contracts Tribunal and incorporating the London Borough of Hackney agreed schedule of Contract Amendments are being used. The full suite of documents forming Hackney's New Build Design Specification Version 5,

initially dated October 2017 with updates, is included as an Appendix to the Employer's Requirements.

- 5.1.4 In accordance with the criteria contained in the Invitation to Tender document, the tendering contractors were required to submit a series of qualitative and quantitative documents. This enabled the Council to take account of both quality and price in order to ascertain the most economically advantageous tender. The bidders submitted method statements and details for the PCSA period and the master construction programme; project delivery; site logistics; design team and maintaining integrity of design; sustainability and social value; community engagement; local employment and skills training; quality control and the London Living Wage.
- 5.1.5 The procurement route undertaken for the Colville Estate Phase 2C contract was by way of a mini competition from Lot 12 of the Procure Partnerships Framework, inviting the five contractors who had previously expressed an interest through the soft market testing exercise to submit tenders for the PCSA.

#### **Price and energy centre considerations**

- 5.1.6 At the point of issuing tenders, the Council had not determined whether it would progress with a requirement for the Colville Estate Phase 2C Contractor to provide a shell and core for the energy centre for an Energy Services Company (ESCO) to fit out within its programme and coordination; or whether it would require the Contractor to fit out the Energy Centre and offer the associated works for adoption by an ESCO. To allow some flexibility as this decision is being determined, tender returns were split into two parts:
- Option A (including Colville 2C Contractor Energy Centre fit-out); and,
  - Option B (excluding Colville 2C Contractor Energy Centre fit-out).
- 5.1.7 For each Option (Option A and Option B), the bidder's Preliminaries, Design and Build (D&B) Risk, Overheads and Profit would be applied to the net build costs provided in the Invitation to Tender by the QS to form the estimated contract sums (the Bid Prices).
- 5.1.8 It was identified that the lowest Bid Price would score the full weighting. The other offers would then receive scores expressed as an inverse proportion of the lowest price. All results would be rounded to two decimal places:

$$(\text{Lowest price/Bidder's price}) \times \text{weighting} = \text{Bidder's price score}$$

The tenders were evaluated on the basis of 60:40/quality:price. The criteria for assessing the pricing element of the tenders were set out as follows:

Option	Maximum available % points
Option A (including energy centre fit-out): Preliminaries Cost, D&B Risk, Overheads and Profit	20%
Option B (excluding energy centre fit-out): Preliminaries Cost, D&B Risk, Overheads and Profit	20%

5.1.9 The financial information submitted in the Pricing Document was assessed and benchmarked against the Build Cost Information Service (BCIS) indices by the QS, to verify the details of the tender, interrogate the financial figures submitted and examine the assumptions made.

5.1.10 The Evaluation Panel for the tender process comprised:

- Project Manager, Regeneration (LBH);
- Project Officer, Regeneration (LBH);
- Head of Strategic Design, Regeneration (LBH);
- Regeneration Employer Engagement Officer (LBH);
- Employer's Agent and Principal Designer (calfordseaden LLP, acting on behalf of the Council);
- Quantity Surveyor/Cost Consultant (calfordseaden LLP); and
- Members of the Colville Estate Tenants and Residents Association Steering Group.

5.1.11 Three representatives of CETRA took part in the evaluation process. Following a procurement training session organised by the Project team to provide background information, guidance and examples of model answers to reference in the evaluation process, the CETRA members reviewed, scored and evaluated three of the quality questions: Sustainability and Social Value, Local Employment and Training, and Community Engagement. They also participated in the moderation process, providing a single moderated score for CETRA.

5.1.12 The procurement process was managed and coordinated by the Council's Procurement team. Legal Services (Procurement and Property Solicitors) and the Insurance team provided advice to the Evaluation Panel.

#### Invitation to Tender

5.1.13 The Invitation to Tender (ITT) documents were published on the e-tendering portal, ProContract, on 3 December 2021 to all interested contractors on the Procure Partnerships Framework Lot 12. Contractors were required to submit bids by 10 February 2022. The ProContract reference is DN583339.

- 5.1.14 Visits took place on 11 and 12 January 2022 to enable the potential bidders to walk around the Colville Estate with the Project team and EA, and to ask questions. Each bidder was given an allotted time to ensure confidentiality of the potential bidders. All five bidders attended a site visit.
- 5.1.15 The Council's Project team coordinated tender communications through its tendering portal, with the EA team providing information for distribution as required.
- 5.1.16 During the tender period, a total of 141 clarification logs were issued to bidders via ProContract, responding to their queries. This included a list of 64 clarifications to queries raised during the bidders' days. These logs are contained in Exempt Appendix 1 to this report.

#### Tender Evaluation

- 5.1.17 Five bids were received by the deadline and, after review by the EA, were deemed compliant and were fully evaluated.
- 5.1.18 The tenders were evaluated on the basis of 60:40/quality:price.
- 5.1.19 Following the submission of bids, post tender clarifications were raised by the EA and QS with bidders via ProContract, to clarify any errors in the tenders submitted or any apparent inconsistencies prior to the evaluation process. A total of 41 post-tender clarifications logs were also issued. These logs are contained in Exempt Appendix 1.
- 5.1.20 All bidders provided qualifications to the tendered contract terms for the JCT PCSA and/or D&B contract and/or Employer's Requirements. After review with the Legal Services, Procurement and Insurance teams, a response was issued on ProContract to all bidders on 19 May 2022, setting out the Council's position and identifying where it was willing to consider some of the requested changes to respond to market conditions at the time. All bidders replied to the Council's position on contract terms, with the preferred bidder accepting the proposed position. Further details are included in Appendix 1.

#### Quality Evaluation - 60%

- 5.1.21 For the quality element of the tender, bidders were required to set out responses addressing the following criteria:
- Programme: PCSA works programme and indicative construction programme;
  - Project team and management;
  - Opportunity and risk register;
  - Project delivery and site logistics;
  - Sustainability and social value;
  - Community engagement;

- Local employment and training;
- Quality control; and
- Commitment to paying the London Living Wage (pass/fail criterion).

5.1.22 Quality responses were evaluated by the panel and scored 0-5 based on the scoring methodology set out in the tender documentation.

The scoring criteria were set out as follows:

Score	Commentary
0	Very weak or no answer
1	Poor - well below expectations
2	Satisfactory but slightly below expectations
3	Good – meets expectations
4	Very good - slightly exceeds expectations
5	Exceptional - well above expectations

The scores were moderated over three meetings chaired by the Procurement team, and the final scores reached.

#### Price Evaluation - 40%

5.1.23 The tender prices submitted, for the Overheads, D&B Risk, Profit and Preliminaries at the first stage of the procurement, were scored using the published pricing evaluation methodology, whereby the lowest priced bid achieved the highest score, with the other prices scored relative to the highest scored price. It had been agreed at the time of issuing the tender documentation that there would be two options for the provision of the energy centre included for pricing purposes:

- Option A - including the contractor fitting out the energy centre; and
- Option B - excluding the contractor fitting out the energy centre.

Each of the options was allocated 20% of the price score, and then combined for evaluation purposes.

5.1.24 The prices were also assessed against the pre-tender estimates that had been prepared by the EA and QS.

5.1.25 To conclude the evaluation process the overall scores achieved by each submission were based on the combined scores for quality and price.

### Post Tender Clarifications to achieve Cost Optimisation:

- 5.1.26 The bidders were asked to identify possible cost savings and programme optimisation opportunities within their bids. Although this element and response were not scored, the details will be explored further with the successful bidder during the PCSA period to ensure that the project is delivered within the agreed budget and any potential efficiencies can be included.

## **5.2 Recommendation**

- 5.2.1 A summary of the quality and price scores for each tender, and the respective total overall scores are set out in the table below:

	Quality (60%)	Price (40%)	Total (100%)
Bidder A	30.6	40	70.6
Bidder B	45	38.1	83.1
Bidder C	25.8	36.3	62.1
Bidder D	41.4	39.2	80.6
Bidder E	35	37.1	72.1

- 5.2.2 Bidder B achieved the highest score overall and is therefore the preferred tenderer, as their bid was deemed to be the Most Economically Advantageous Tender.
- 5.2.3 On the basis of the above scores it is recommended that the contract for the PCSA at Colville Estate Phase 2C is awarded to Bidder B.

## **5.3 Second stage of the tender process**

- 5.3.1 During the second stage of the tender, the preferred contractor will enter into the PCSA, along with a Tendering Protocol, a draft of which was provided as part of the ITT. The Tendering Protocol requires the contractor to procure a minimum of 80% of the net build cost (trade packages) to a minimum of three sub-contractors on an open book basis, with the remaining 20% anticipated to be made up of services/statutory authorities' costs which cannot be procured competitively or through contractors' estimates. As part of the first stage tender process, the contractor has undertaken to meet the objectives of the Protocol that require design and development of the Colville Phase 2C scheme, site investigation works, liaison with statutory authorities and procurement of the works.
- 5.3.2 At conclusion of the second stage process under the PCSA, and subject to validation from the QS that compliance with the obligations of the Tendering Protocol have been demonstrated and value for money has been evidenced for the procurement of the trade packages, the Employer's Requirements will be updated to reflect the agreed contractor proposals. At this point, the

contractor will apply its Preliminaries, D&B Risk, Overheads and Profit from the first stage tender process to the agreed net build cost to form the costs for the lump sum building contract.

- 5.3.3 Approval will be sought to enter into the JCT Design and Build Contract 2016 with Hackney approved amendments in line with the Key Decision CE R66: that is, to agree to delegate the approval of the Contract Award for the Design and Build Contract to the Group Director, Chief Executive's Directorate (Group Director, Climate, Homes and Economy), where required, and in consultation with the Group Director of Finance and Resources, and subject to the Award of Contract to authorise the Director of Legal (Director of Legal, Democratic and Electoral Services) to agree and enter into all necessary legal documentation in relation thereto.

## 5.4 Key milestones

### 5.4.1

<b>Key Milestones</b>	
Report to CPIC (procurement approach)	19 July 2021
Issue Tender	3 December 2021
Bidder site visits	11 and 12 January 2022
Tender returns (1st stage)	10 February 2022
Tender Evaluation (1st stage)	February to May 2022 (including clarification and negotiation meetings if required)
Tender Report	July 2022
Delegated authority report (PCSA) considered by Group Directors	August 2022
Standstill period	10 days after tenderers are informed of the outcome
Report on award of PCSA reported to CPIC for information	September 2022
Finalise second stage tender response	January 2023
Delegated authority report (2nd stage) considered by Group Directors	February 2023
Report on award of contract (2nd stage) reported to CPIC for information	March 2023
Start on site (demolition) / Contract start	March 2023



## **6. POLICY CONTEXT**

- 6.1 The regeneration of housing estates and their wider neighbourhoods is a key objective of the Council. In 2015/16, the Council carried out a borough-wide consultation exercise, 'Hackney a Place for Everyone'. Key findings from the consultation suggested the Council needs to build more social housing and more 'genuinely affordable housing'. There was a strong value placed on community cohesion and a desire to encourage social mixing. This was followed in November 2017 by Cabinet approving 'The Hackney Housing Strategy 2017 - 2022', which set out a new approach to building genuinely affordable housing through the Council's ambitious house building programme and building mixed sustainable communities.
- 6.2 The Colville Estate remains part of the Estate Regeneration Programme and the Council's wider plans to continue delivering much-needed new Council homes. These will add to the almost 1,500 new homes started or completed between May 2018 and May 2022, more than half of which were for social rent, shared ownership and Hackney Living Rent.
- 6.3 The Council's Sustainable Community Strategy 2018-2028 has five priorities, and the Colville Estate Phase 2C development assists in meeting those priorities in the following ways.
- 6.4 The first priority is centred around creating an area where everyone can enjoy a good quality of life and where the whole community can benefit from growth. The Colville Estate Phase 2C development will include a mix of homes with differing levels of affordability, which caters to all ages and accommodates people's changing needs over time.
- 6.5 In line with the second priority, the construction of Colville Estate Phase 2C will create jobs, training and apprenticeship opportunities for local people, which will allow residents and businesses to fulfil their potential and enjoy the benefits of increased prosperity.
- 6.6 In line with the third priority, the designs for the Colville Estate Phase 2C development are centred around creating a greener and more environmentally sustainable community, for example through the provision of high quality public realm and landscaping, which contributes to enhancing biodiversity. The energy centre included in this phase of the Colville Estate regeneration will reduce carbon emissions through the use of air-source heat pump technology, thereby contributing to the third priority of the strategy: a greener and environmentally sustainable community which is prepared for the future.
- 6.7 The fourth priority of creating an open, cohesive, safer and supportive community will be achieved through the provision of improved landscaping and new play areas as part of the development; as well as offering employment and training opportunities during the construction phase, for

example local labour, apprenticeships, and Hackney 100 placements. The scheme also includes a new community centre that will provide modern facilities for activities and groups for estate residents and the local area.

- 6.8 The proposed improvements to the public realm will help create a healthy and safer neighbourhood which is pedestrian, cyclist and child friendly to support the fifth priority relating to promoting healthy and active residents.
- 6.9 Hackney's Local Plan 2033 (LP33) seeks to maximise opportunities to supply genuinely affordable housing on new developments, subject to viability and site context. The development of Colville Estate Phase 2C will contribute to delivering the Council's aspirations to make best use of Council land by building new social rented and low-cost home ownership homes, enabling the Council to better meet the housing needs of the local community and contribute towards the delivery of more genuinely affordable housing, supporting the objectives of LP33.

## **7. EQUALITY IMPACT ASSESSMENT**

- 7.1 The shortage of affordable housing is a significant issue within Hackney, with 3,000 households living in temporary accommodation and nearly 8,000 on the housing waiting list. Of the new homes to be built in Colville Estate Phase 2C, 76% will be genuinely affordable - 52 social rented and 19 shared ownership homes - and will therefore contribute towards meeting some of this housing need.
- 7.2 The Estate Regeneration Programme proposes to build new mixed communities that are better integrated with their surrounding areas and have well designed homes, improved community facilities, and safer, more attractive environments, thus enhancing the quality of life of many residents, which supports the borough in meeting its Public Sector Equality Duty.
- 7.3 The Council is committed to building new homes that are adaptable to the varying needs of occupiers over time and that will enable people to live independently in their homes for longer. The housing mix for Colville Estate Phase 2C has been considered in line with the housing needs of the Colville Estate regeneration programme and will rehouse residents in the next phase of the redevelopment, together with some residents from the following phase. There will be a proportion of wheelchair adaptable homes which will be allocated on the basis of housing need.
- 7.4 The shared ownership and outright sale homes will be marketed in line with Hackney's Sales and Marketing Strategy which gives priority to those who live and/or work in the borough.

## **8. SUSTAINABILITY & SOCIAL VALUE**

### **Procuring green**

- 8.1 The Colville Estate Phase 2C scheme will provide high quality housing, a new community centre and energy centre for the estate and neighbouring Britannia materplan development, as well as new and improved landscaping and public realm, enhancing the ecological value and biodiversity of the site. The scheme also aligns with Hackney's Transport Strategy and TfL's Healthy Streets Indicators, aiming to prioritise walking and cycling, providing safe environments with opportunities for play, shade and shelter, and to rest in a clean environment.
- 8.2 The development will be car-free, apart from existing residents who are rehoused into Phase 2C and who currently have existing permits to park on the estate, with substantial provision of cycle parking and electric vehicle charging points. In addition, the project will be delivering new and upgraded attractive pedestrian routes across the estate.
- 8.3 The new buildings for Colville Estate Phase 2C will provide high quality, energy efficient homes that meet current regulatory requirements relating to sustainability including Building Regulations, the Mayor's London Plan and the Council's Housing Supplementary Planning Guidance. The new energy centre to be provided in Phase 2C has been designed with Air Source Heat Pumps (ASHP) to achieve the required energy levels in accordance with current London Plan energy targets, and to support the transition from fossil fuels to renewable energy.
- 8.4 During the demolition and enabling works, the soil on the site will be tested for contamination and remediated appropriately.
- 8.5 The recycling of construction waste and the development of a Site Waste Management Plan are mandatory, and the preferred contractor has committed to minimising construction waste as much as possible.
- 8.6 The contractor will be obliged to minimise construction related disruption, for example dust nuisance, to residents and other neighbouring buildings.
- 8.7 A Construction Management Plan covering construction traffic management, noise, dust and vibration will be discussed during the PCSA period with the preferred contractor and CETRA, and submitted to the LPA. It will require approval prior to the works commencing.

### **Procuring for a better society**

- 8.8 The preferred contractor will be required to provide local training and employment opportunities, including apprenticeship and work experience placements, disability internships, and a commitment to work with our

Sector-based Work Academy Programme (SWAP) for which a number of Key Performance Indicators (KPIs) will be established. KPIs will be monitored regularly at site meetings. The contractor and EA will provide information that will form the basis of each score, which will be documented at each meeting. The contractor will be required to use reasonable endeavours to source materials from local suppliers and manufacturers, and will be encouraged to use small and medium sized businesses in its supply chain.

- 8.9 The appointed main works contractor will be required to provide a draft Employment and Skills Plan to the Council for approval prior to works commencing on site. They will also be required to prepare and implement an active programme for recruitment in order to achieve a local labour target of 25%. In line with the Unilateral Undertaking obligations, the contractor must employ at least one apprentice per £2 million of construction contract value. An option to price for meeting the aspiration of one apprentice per £1 million of contract value was included in the tender documentation so that a comparison could be made as part of the tender evaluation process. As part of the Colville Estate Unilateral Undertaking, a fee of £1,500 per apprentice will be payable to fund pre-employment recruitment and post employment mentoring and support.
- 8.10 The appointed contractor will be required to provide the Council with a local labour return for the scheme every three months during the construction phase, and must notify the Council of all vacancies for employees, self-employed, sub-contractors and any other form or type of employment or service arising from construction of the development to our Hackney Works team. The Council will endeavour to find suitable candidates to put forward for the roles within five working days unless otherwise agreed in advance. After such time vacancies can be filled through alternative channels.
- 8.11 The preferred contractor will be required to pay all employed staff and sub-contractors the London Living Wage for the term of the contract. This commitment was provided as part of the tender submission by the preferred contractor.

### **Procuring for fair delivery**

- 8.12 The tender documents that were issued to each bidder were identical, and each tenderer was given the same opportunity to review and respond. Tenderers submitted clarification questions through the bidding process. Where a clarification was not commercially sensitive, the clarification and the Council's response were anonymised and issued to all bidders. The clarification questions and replies are attached as appendices to the Tender Report which is attached as Exempt Appendix 1 to this report.
- 8.13 Each bidder was asked to comply with the Council's requirements with regards to the specification, local labour, employment and skills, and the Fair Payment Charter. The successful bidder is required to agree to the Council's

targets in these areas, including payment of the London Living Wage to all employees and their sub-contractor supply chain, and cooperation with Hackney Works to promote diversity in their workforce.

- 8.14 The preferred contractor will also be required to commit to stringent health and safety protocols on site plus any Covid-safe working practices which are required. The ITT included a question on the actions that the contractor would take to promote positive health and mental wellbeing for those working on the project and protect against the risks of possible harm. The preferred contractor will be monitored on their provision in these areas for employees.
- 8.15 KPIs will be agreed with the contractor and will be scored at agreed intervals during the construction period.

## **9. CONSULTATION/STAKEHOLDERS**

- 9.1 Extensive consultation has been undertaken with the relevant bodies representing residents and neighbouring buildings from and close to the estate, Ward Councillors and local residents. These have been in the form of public engagement events and meetings at various stages of the project prior to planning submission. Statutory consultation has also been undertaken as part of the S73 Planning application. Monthly consultation meetings take place with the CETRA Regeneration Steering Group to consult and provide updates on the regeneration programme for the Colville Estate.
- 9.2 Key stakeholders include:
- Estate residents, including those who will be moving into the Phase 2C homes;
  - Colville Estate Tenants and Residents Association;
  - Hoxton East and Shoreditch Ward Councillors;
  - London Borough of Hackney staff managing and maintaining the estate; and
  - Adjoining owners.
- 9.3 All new social rent homes in Phase 2C will be allocated to existing Colville Estate residents. These residents will predominantly be those who are currently living elsewhere on the estate in the existing blocks that will comprise Phases 4 and 5 of the Colville Estate regeneration programme. In addition, resident leaseholders in Phase 5 of the Colville Estate regeneration will have the opportunity to buy a property in Phase 2C under one of the rehousing options for leaseholders on regeneration estates as set out in the Council's Estate Regeneration Programme Leaseholder and Freeholder Options Document (October 2018). There will be no remaining resident leaseholders in Phase 4 of the Colville Estate requiring one of the rehousing options for Phase 2C.

- 9.4 Extensive consultation has taken place on the Colville Estate, initially for the masterplan planning application in 2011 and 2012, and subsequently for the individual phases of the regeneration, including the consultation for the Phase 2C design review and Section 73 planning submission in 2020 and 2021. Throughout this period, there was engagement with CETRA through the Regeneration Steering Group, as well as residents from the estate and local stakeholders from the neighbouring area. This included monthly steering group meetings over the period and monthly design meetings over the twelve months leading up to the submission of the Section 73 planning application for Phase 2C.
- 9.5 The Regeneration team met with CETRA, who are supported by Public Participation, Consultation and Research (PPCR), the Independent Tenant and Leaseholder Advisor for the Colville Estate, on a regular basis throughout the design review process for Colville Phase 2C. This was initially to consider the potential improvements that could be incorporated in the design as a result of feedback from the residents who had moved into the earlier Phase 2A&B properties, and later to review the design proposals as they were developed by the architects for Phase 2C.
- 9.6 Due to the Covid-19 pandemic, restrictions were in place throughout the resident consultation period for Phase 2C. Engagement was not possible on the usual basis of in person meetings and drop in events or exhibitions, but virtual meetings were held with CETRA on the design review on a monthly basis from September 2020 to June 2021. In advance of each meeting, the proposals to be discussed were sent to residents to enable them to view the drawings in preparation for the meetings. The architects also adapted their drawings to make them more user friendly for the virtual discussions taking place. These meetings enabled consultation on the proposed design changes to the previously agreed scheme and included specific meetings to review the landscaping proposals for Phase 2C and the new low carbon energy centre being provided. Feedback was incorporated in the design as it was developed for the Section 73 Planning submission.
- 9.7 Consultation events to obtain feedback from the residents who are going to be moving into the Phase 2C homes took place in November 2020, with an estate-wide consultation taking place in January 2021 for the public realm proposals to the Phase 2C area of the estate. Due to the pandemic, these events were also restricted to virtual consultation methods. CETRA and PPCR were consulted about the proposed methods of consultation, and provided invaluable suggestions which allowed the display materials and the feedback forms to be improved. A newsletter, advertising the proposed changes to the public realm and inviting comments through a feedback form, was distributed in January 2021. The newsletter also advertised that further information about the changes was available on the Council's website.

- 9.8 Six online workshops took place in November 2020, including one session for Turkish speaking residents, with a pack of information on the Phase 2C proposals being sent to all residents who are likely to be moving into the new homes being built in the next phase. Phone consultations were also offered to residents who were unable or did not wish to join online discussions. The key areas discussed were: flat layouts (open plan versus separate kitchen and living space), the balance between room sizes and the function of outdoor spaces. In total, 22 of the 52 residents who were invited to attend provided their comments.
- 9.9 At the estate-wide consultation events in January 2021, feedback was sought from residents on landscaping and public realm proposals for the scheme. A booklet, prepared by the architects and detailing the proposals, was sent to all residents on the estate, together with a questionnaire for the residents to provide their feedback. Three online consultation sessions, with a Turkish interpreter available for one of the sessions, were held to discuss the consultation documents and to obtain feedback on the proposed public realm improvements. The key themes of the discussion covered the relationship between public and private gardens and the landscaped spaces on the scheme, the introduction of semi and fully recessed balconies, the provision of CCTV as part of security measures and the importance of grounds maintenance for new planting and landscaped areas.
- 9.10 In summary, the residents who provided feedback through the consultation events were supportive of the proposals for Colville Phase 2C. Where possible, the suggestions for improvements were included in the Section 73 Planning submission.
- 9.11 Two consultation events were held on 24 and 26 June 2021 to allow residents to review proposed finishes to the new social rent homes and to provide feedback on proposed kitchen and bathroom colourways. The first of the two events aimed to provide a dedicated session for Turkish speaking residents, although all residents were welcome to attend both events. The Regeneration Project team, PPCR and the scheme architects, Karakusevic Carson Architects (KCA), were in attendance at both events to explain the information to the residents and to answer any queries they may have had. The feedback received informed the final options that were taken forward for design. These were published in the Summer 2021 Colville Estate Newsletter which was distributed estate-wide.
- 9.12 Key stakeholders were consulted within the Council, to discuss specific aspects of the proposed scheme. Comments made at these meetings have been incorporated into the design, where possible. These stakeholders included:
- Planning;
  - Highways;
  - Refuse and Recycling;

- Sales and Marketing;
- Energy and Carbon Management; and
- Housing Services.

9.13 The Regeneration team continues to consult with the CETRA Steering Group, including their involvement in the stage one procurement process for the preferred contractor, local residents and other key stakeholders through the key stages of the project.

## 10. RISK ASSESSMENT

10.1 In line with best practice, the Project team has a risk management plan for the project. It defines in detail the risk management process to be used, and the various activities together with those responsible for the application of the process. This is consistent with the requirements of the Council's risk management quality procedures. Potential risks to the project are identified, assessed, monitored and reported on a quarterly basis.

10.2 The following table sets out key risks and mitigations to the project:

Risk	Likeli hood	Impact	Overall	Action to avoid or mitigate risk
	L – Low; M – Medium; H - High			
The required contribution to the energy centre costs is not achieved	M	M	M	The Colville Project team is working with the Energy and Carbon Management Team, and other internal stakeholders such as the Britannia project team, to agree on the delivery mechanism and ongoing operation and management of the Colville energy centre. The Colville scheme will require some subsidy / contribution from outside the Colville project budget to deliver the energy centre as corporate infrastructure. If this is not possible, other planned and emerging developments within the area may be able to link to the energy centre and share the costs of its provision.



Tenders returned over budget	L	M	M	<p>The tender documentation package is thorough, concise and robust in order to minimise the risk of over pricing.</p> <p>If necessary, to achieve the agreed Cost Plan, value optimisation will take place as part of the second stage of the tender process and interrogation of the priced works packages by the EA team, ensuring that viability of the scheme is achieved, without compromising the quality of the design.</p> <p>All prices will be benchmarked by the Council's EA against BCIS information and other in-house information that they hold on similar projects.</p> <p>The EA and QS team will interrogate the prices received and where necessary ask for the contractor to justify anything that appears inflated. Since the work packages will be priced on an open book basis as part of the second stage of the tender process, it will be possible to examine the entire measured works thoroughly and, subject to their approval, move the project to site more quickly after the tender period has concluded.</p> <p>A quality question was included in the tender pack relating to innovation, to enable the bidding contractors to suggest cost savings which the Project team will review and decide whether or not to accept as part of the second stage of the procurement.</p>
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Tenders returned under budget and contractor attempting to offload risk onto the Council	L	H	H	<p>The scheme has been designed to RIBA Stage 3+ and the associated drawings formed part of the contract documentation. The requirements of the contractor have been clearly set out and make it difficult for the contractor to avoid taking on any of the risk elements. The responsibility of the contractor to obtain approval from Building Control in relation to elements relating to fire risk and of building compliance with the relevant approvals will be scrutinised.</p> <p>All prices will be benchmarked by the Council's EA and QS against BCIS information and other in-house information that they hold on similar projects.</p>
Contractor goes into liquidation during construction phase	L	H	M	<p>The framework provider carries out financial checks prior to allowing the contractor to become a member. Updated information will be requested as part of the procurement process which will also be scrutinised by Hackney's Finance Team.</p> <p>The Council and the contractor will enter into a performance bond which will pay out up to 10% of the Contract Sum if the contractor becomes insolvent. In addition, the contractor will be required to provide a parent company guarantee which offers security in the event of a default on a contract by a contractor that is controlled by a parent company (or holding company). Typically, such a default might be caused by the insolvency of the contractor. The NHBC defects warranty has insolvency</p>

				provisions up to 10% of the Contract Sum.
Quality of scheme does not meet expectations	L	H	L	<p>The detailed tender documentation – the drawings, specifications and ERs (developed with the input of Housing Services) provide a robust framework to ensure that the proposals are delivered as designed and specified.</p> <p>There is the potential for the existing architects to have ongoing involvement in the scheme as a client-side advisor.</p> <p>The Council has appointed an EA team, including Clerk of Works services, from the Fusion 21 Framework. The EA Scope of Services clearly communicates the Council's aspirations for achieving high quality new schemes, with a rigorous monitoring role to be undertaken in order to deliver quality and minimise defects.</p> <p>The scope also requires that the EA provide specialist Clerks of Works for Landscaping and Mechanical and Electrical Packages, areas which tend to be most vulnerable to poor quality delivery.</p> <p>The JCT D&amp;B Contract 2016 contains standard clauses which provide the Employer with remedies if work or workmanship is not in accordance with the Contract.</p>

## **11. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

- 11.1 The report recommends awarding the contract for pre-construction services to bidder B, who had the highest score overall.
- 11.2 The price element of the scoring was based on the required prelims, overheads and profit percentages against the net construction costs, using the Employer's Agents cost plan as a base. Bidder B submitted the mid priced bid of the five received, but had a superior quality score compared to the others.
- 11.3 Rapid cost inflation is currently being experienced within the construction market and is likely to continue during the PCSA period. We will need to work closely with the successful bidder to try and bring down costs where possible, utilising their experience and expertise to ensure the project is at an acceptable viability position before proceeding further. All options should be considered, including re-design of areas of high spend.
- 11.4 Another internal Gateway review will be held after the PCSA period has concluded, where Finance approval will be required before entering into the JCT contract.
- 11.5 The PCSA sum charged by bidder B seems reasonable at around 2% of total estimated works costs. This is in line with previous contracts that have gone through a similar process. This cost is at risk and will be payable even if we do not proceed past the PCSA period, however it will result in a RIBA stage 4 design, which LBH will own.

## **12. COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES**

- 12.1 On 19 July 2021 Cabinet Procurement and Insourcing Committee agreed to delegate the approval of the Contract Award for this matter to the Group Director, Chief Executive's Directorate. Following reorganisation of the Council's senior leadership structure the relevant decision making powers now sit with the Group Director, Climate, Homes and Economy. Therefore this Delegated Powers Report is presented to the Group Director for approval.
- 12.2 Details of the procurement process undertaken by the Council to make the recommendation to award the works contract are set out in this Report.

### **13. COMMENTS OF THE PROCUREMENT CATEGORY LEAD**

- 13.1 The Colville Estate Phase 2C procurement exercise has followed the approved recommendations set out in the Cabinet Procurement and Insourcing Committee's (CPIC) approved report of 19 July 2021. The approval was to commence the procurement under a two stage tender process of a single contractor for Phase 2C of the Colville Estate redevelopment by calling-off a compliant framework. This has been achieved.
- 13.2 The second stage tender would follow agreement under the terms declared as part of the first stage tender. It is important to ensure those conditions are clear, compliant and followed.
- 13.3 It is the considered opinion of the Procurement team that this exercise followed a compliant process and has resulted in the Most Economically Advantageous Tender recommendation that meets the CPIC approved business case.

### **APPENDICES**

**Exempt Appendix 1 - Colville Estate Phase 2C Tender Report**

**Exempt Appendix 2 - Colville Estate Phase 2C PCSA Contract**

### **EXEMPT**

By Virtue of Paragraph(s) 3 Part 1 of schedule 12A of the Local Government Act 1972 the appendices are exempt because it contains Information relating to the financial or business affairs of any particular person (including the authority holding the information) and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

### **BACKGROUND PAPERS**

None.

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## **AUTHORISATION OF GROUP DIRECTOR, CLIMATE, HOMES AND ECONOMY**

**Name: Rickardo Hyatt, Group Director, Climate, Homes and Economy**

**Signature:** 

**Date: 26.08.2022**

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## TENDER REPORT

Colville Estate Phase 2C

For and on behalf of:

London Borough of Hackney  
1 Hillman Street  
Hackney  
London E8 1DY

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Date:	July 2022
Ref:	L180296/C3/0413/JPH/G35
Rev:	Rev A

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## 1. THE PROJECT

- 1.1 As part of the London Borough of Hackney's (the Council's) Estate Regeneration Programme (ERP), the Council intends to address the current housing crisis through the construction of mixed tenure new-build homes on Council owned estates through estate regeneration.
- 1.2 The Colville Estate (the Estate) is located between Penn Street, Branch Place and Whitmore Road in Hackney N1, next to Shoreditch Park. The majority of the original estate was completed in the 1950s, with a couple of blocks built in the early 1970s and has been included in the Council's Regeneration Programme since 2011. The Council's aspiration is to complete the regeneration of the estate and optimise the use of the land the Council owns for the benefit of local residents, primarily to provide affordable housing and employment and skills opportunities for local people, plus associated infrastructure and public realm improvements.
- 1.3 The Estate benefits from a masterplan for the Colville Estate regeneration, planning reference 2011/0734. This was approved in 2012 and two site phases under reserved matters planning approval have been completed since then (the Previous Phases), these being;
- Under Phase 2A&B - 70 social rent homes, 11 shared ownership homes, 35 outright sale homes and 3 retail units
  - Under Phase 3 (developed by Anthology) - 198 outright sale homes and a ground floor commercial space
- 1.4 Over the course of the regeneration of the Colville Estate including subsequent phases (the Subsequent Phases), 925 new homes will be built. In addition, the overall regeneration of the Colville Estate provides significant estate-wide public realm improvements, new retail facilities and a new community centre.
- 1.5 Further redevelopments have taken place close by (the Nearby Sites), these being;
- Penn Street Site (London City Mission/Thornsett)
  - Britannia Masterplan Site - Leisure Centre and School Academy
- 1.6 The Site, Phase 2C, which comprises the design, construction and defects rectification of 93 new mixed tenure homes, a community centre and an energy centre, site clearance, decontamination, demolition, associated services and diversions, drainage, infrastructure, external works and public realm. The energy centre will have the capacity to support the Previous Phases, the Subsequent Phases and the Britannia Masterplan.
- 1.7 The development of the Site presents a unique set of challenges that are required to be considered, designed and programmed prior to commencement. These include but are not limited to the following:
- Several nearby Sites are under way or soon to commence.
  - The Site requires Thames Water consent to build over an existing trunk sewer and to divert another section of major arterial sewer.
  - The Site will require build-over consent from Crossrail.
  - The Estate is fully occupied and construction logistics will need major consideration.
  - The Site is commencing at a time of significant regulatory change with updates to the Building Regulations and introduction of the Building Safety Act requiring careful coordination and planning.
  - The Site has been tendered during a time of unprecedented economic uncertainty as a result of post-BREXIT shortages of materials and labour, COVID-19 pandemic and most recently the war in Ukraine which has exacerbated these pressures.

## 2 PROJECT STATUS

### 2.1 Planning:

2.1.1 The original intention was to build out Colville Estate Phase 2, which received reserved matters planning approval in 2012, Planning reference 2012/2584, as a single contract with a contractor/developer building 209 new mixed tenure homes, three retail units, a new community centre and an energy centre serving the whole of the Colville Estate.

2.1.2 Phase 2 was subsequently divided into two sub phases for delivery purposes. The second sub phase, Phase 2C, was originally envisaged to proceed as soon as Phase 2A&B was completed and residents had moved from the existing blocks that would comprise the Phase 2C site into the new homes. However, due to the passage of time it was agreed with the Colville Estate Tenants and Residents Association (CETRA) that there should be an opportunity to review the homes built in the Phase 2A&B scheme, along with obtaining feedback from the residents who had moved into the new homes and incorporate improvements where possible to the new homes in the Phase 2C scheme.

2.1.3 There was, in addition, the recognition that updated statutory and regulatory changes would require a review of the energy centre proposals, to provide a low carbon solution for the Estate and the Britannia Masterplan. A re-assessment of the energy strategy for the consented scheme was required as part of the design review that was commissioned. This was concluded with the submission of a Section 73 application to the planning approved scheme. Resolution to grant planning consent is in place, pending a unilateral undertaking being signed.

### 2.2 Demolition:

2.2.1 Demolition of three vacant residential blocks is required. Prior to demolition, a full demolition and refurbishment asbestos survey will be carried out.

### 2.3 Design:

2.3.1 The planning stage design was carried out by Karakusevic Carson Architects (KCA) with support from Max Fordham (MEP and Sustainability), Lewis Hubbard (Civil Engineers), Elliot Wood (Structural Engineers) and Studio ONB (Landscape Architects).

2.3.2 KCA and the other designers have provided three sets of drawings for tender, these being;

- Planning Drawings, which identify the planning secured elements of the design.
- Indicative Drawings (Design Intent), which identify additional details to lock-in to the Building Contract but not planning.
- Indicative Drawings (Additional Information), which demonstrate how the Indicative Drawings (Design Intent) can be achieved but are not a contract obligation to comply with.

2.3.3 It is noted that the planning stage MEP design is based on previous building and energy regulations which were relevant at the time of design and receipt of the resolution to grant planning permission. The building regulations are due to be updated in June 2022 and this will lead to the introduction of new approved documents and a significant update to Approved Document L (energy efficiency). The Council is in the process of registering the Site with Building Control prior to June 2022 to avoid the need to implement these new Building Regulations.

### 3 PRE-TENDER ESTIMATE & PROCUREMENT ADVICE

- 3.1 calfordseaden provided detailed elemental cost estimates of the Site. These estimates include a number of clear exclusions and recommendations for the Council to make contingency allowances in its development appraisal.
- 3.2 calfordseaden updated the tender stage elemental cost estimate in June 2021 to capture the RIBA 3+ Design Freeze. This provided a build cost estimate as follows:

Block	Cost	GIA	Cost £/m2	Notes
Block C2	£ 11,812,767	2,532 m <sup>2</sup>	£ 4,665 /m <sup>2</sup>	
Block E	£ 40,244,033	7,004 m <sup>2</sup>	£ 5,746 /m <sup>2</sup>	
Combined Total	£ 52,056,800	9,536 m <sup>2</sup>	£ 5,459 /m <sup>2</sup>	
Total provision for Energy Centre and ASHP installation included within the Combined Total above	£ 14,960,747	731 m <sup>2</sup>	£ 20,466 /m <sup>2</sup>	Brought forward from Cost Summary build up. GIA of 731m2 includes for Energy Centre area and ASHP area

- 3.3 The June 2021 estimate was updated in May 2022 to capture the subsequent time and associated inflation associated with the eight months of the Council's procurement process, which coincided with unprecedented inflation associated with a number of factors including the war in Ukraine. This provided an updated build cost estimate summarised as follows:

Block	Cost	GIA	Cost £/m2	Notes
Block C2	£ 13,012,024	2,532 m <sup>2</sup>	£ 5,139 /m <sup>2</sup>	
Block E	£ 44,329,647	7,004 m <sup>2</sup>	£ 6,329 /m <sup>2</sup>	
Combined Total	£ 57,341,671	9,536 m <sup>2</sup>	£ 6,013 /m <sup>2</sup>	
Total provision for Energy Centre and ASHP installation included within the Combined Total above	£ 16,479,594	731 m <sup>2</sup>	£ 22,544 /m <sup>2</sup>	Brought forward from Cost Summary build up. GIA of 731m2 includes for Energy Centre area and ASHP area

- 3.4 A copy of the May/June 2022 elemental cost estimate is included within the appendices to this report (the Pre-Tender Estimate).

#### 4 THE TENDER:

##### Two Stage Tender Process:

- 4.1 calfordseaden, Employer's Agent, provided a series of procurement reports during the planning design stages to explore various procurement options available to the Council for the Site. A copy of the procurement report is contained in the appendices of this report.
- 4.2 Due to the complexity of the Site, together with the economic pressures impacting the construction market making it difficult for tenderers to predict build cost inflation and the Council's governance requirements to enable the conversion of a tender into a building contract, it was decided to progress the procurement of the Site via a two-stage tender process.
- 4.3 The two-stage tender would require the issue of the entire suite of Pre-Contract Documents, Contract Documents and draft Employer's Requirements at the first stage.
- 4.4 At return of the first stage tender, tenderers were to confirm that they would comply with the terms of the Pre-Contract Documents and Contract Documents, and that they would broadly meet the requirements of the Employer's Requirements which would be developed during the second stage under a Pre Construction Services Agreement (PCSA).
- 4.5 At return of the first stage tender, tenderers were to confirm their overheads, profit, Design & Build risk allowance and preliminaries costs which were split into PCSA stage and Contract stage and presented on a schedule of preliminaries drawdown.
- 4.6 During the second stage of the tender, the selected tenderer (the Contractor) would enter into a PCSA and implement the Tendering Protocol. The Tendering Protocol would require that the Contractor procure a minimum of 80% of the net build cost (Trade Packages) to a minimum of three sub-contractors on an open book basis with the remaining 20% of the net build cost anticipated to be made up of services/statutory authorities' costs, elements which cannot be procured competitively or through contractor's estimates. Although not prescriptive in the works required to achieve the objectives of the Tendering Protocol, all tenderers have undertaken to meet the objectives which will require design and development of the existing scheme, site investigation works, liaison with statutory undertakers and procurement of the Works. All tenderers have presented their preliminary resource allowances for the PCSA stage within the schedule of preliminaries drawdown, which has been assessed for consistency.
- 4.7 At conclusion of the second stage process under the PCSA, and subject to validation from the quantity surveyor that compliance with the obligations of the tendering protocol have been demonstrated and value for money has been evidenced for the procurement of the Trade Packages, the Employer's Requirements would be updated to reflect the agreed Contractor Proposals, the contractor would apply its preliminaries, D&B risk price, Overheads and Profit to the agreed net build cost and this would form the costs for the lump sum building contract – at this point the risk would transfer to the Contractor under a Building Contract.

##### Tender Documents:

- 4.8 The Building Contract shall be an amended form of JCT 2016 Design & Build Contract. The tender documents comprised the following:
  - a. Pre-Contract Documents
    - a) PCSA
    - b) Amendments to the PCSA
    - c) Tendering Protocol
    - d) Schedule of Preliminaries Drawdown



- b. Contract Section 1 – Contract Matters
    - a) Contract Particulars - Tender Stage
    - b) JCT 2016 D&B Amendments, Performance Bond, Parent Company Guarantee, Consultant Warranty, Sub-Contractor Warranty and Contractor Collateral Warranty
  - c. Contract Section 2 – Employer’s Requirements
    - a) The Employer’s Requirements
    - b) Technical Specification
    - c) Associated Appendices
  - d. Contract Section 3
    - a) Site Information
  - e. Contract Section 4
    - a) Contractor Proposals
    - b) Contract Sum Analysis
- 4.9 We have included copies of the invitation to tender, form of offer and the criteria for assessing tender submissions documents in the appendices to this report.

Sectional Completion:

- 4.10 The tender documents provided for sectional completion are as follows:
- Section 1: Demolition and facilitating works
  - Section 2: Energy Centre
  - Section 3: Show Unit Block E
  - Section 4: Show Unit(s) Block C
  - Section 5: Block E
  - Section 6: Block C2
  - Section 7: Community Centre
  - Section 8: External Landscaping Block E
  - Section 9: External Landscaping Block C2
- 4.11 Tenderers were required to propose their Sectional Completion dates within their tender returns, which would be reviewed under the PCSA for implementation into the Building Contract.

Pricing Options:

- 4.12 At the point of issuing tenders, the Council had not determined whether it would progress with a requirement for the Contractor to provide a shell and core for the energy centre for an Energy Services Company (ESCO) to fit-out within its programme and coordination; or whether it would require the Contractor to fit out the Energy Centre and offer the associated works for adoption by an ESCO. In consideration of this delayed decision, calfordseaden suggested splitting the pricing element of the tender returns into parts A and B as set out below.
- 4.13 It was identified that for each Option (Option A and Option B), the Bidder’s Preliminaries, D&B Risk, Overheads and Profit shall be applied to the net build costs which are provided to form the estimated contract sums (the Bid Prices). The net build costs used for this purpose are as follows (these pre-date the May/June 2022 update to the estimate):
- Option A (including Contractor Energy Centre fit-out) - £43,501,807.00
  - Option B (excluding Contractor Energy Centre fit-out) - £39,094,789.00

Tender Scoring / Assessment Criteria:

4.14 It was identified that the lowest Bid price will score the full weighting. The other offers will then receive scores expressed as an inverse proportion of the lowest price. All results will be rounded to two decimal places: (Lowest price/Bidder's price) x weighting = Bidder's price score

4.15 The criteria for assessing the pricing element of the tenders were set out as follows:

	Max Available Points
Option A (including energy centre fit-out): Preliminaries Cost, D&B Risk, Overheads and Profit	20%
Option B (excluding energy centre fit-out): Preliminaries Cost, D&B Risk, Overheads and Profit	20%

4.16 The criteria for assessing the quality element of the tenders were set out as follows:

ITP Quality Questions	Weighting
Method Statement 1: Programme	8 %
PCSA Works Programme	4 %
Indicative Construction Programme	4 %
Method Statement 2: Project Team & Management	10 %
Project team and key personnel	5 %
Design Team	3 %
Design Management	2 %
Method Statement 3: Opportunity & Risk Register	5 %
Risk Register	3 %
Cost savings	2 %
Method Statement 4: Project Delivery and Site Logistics	7 %
Logistics	5 %
Phasing and Sequencing	2 %
Sustainability and Social Value	5 %
Sustainability	3 %
Supply chain	2 %
Local Employment & Training	6 %
Apprentices, work placements and local labour	2 %
Provide details of key personnel, CVs and resources allocated to this part of the contract. Name the individual(s) and include a brief description of the individual's role and responsibilities and time allocation to the project.	2 %
Please provide a Social Value Plan that details how you will mobilise and deliver the Contract in a manner that provides a solution that aligns with the Council's social values, and Green Economy requirements, and aims to provide comprehensive long term social benefits within Hackney.	
People working in the construction industry are more likely than average to experience work-related stress and other mental health issues and sadly every working day, two construction workers take their own life.	2 %
Please can you describe what actions you would take to promote positive health and mental wellbeing for those working on this project and protect against the risks of possible harm?	
Method Statement 5: Quality Control	9 %
Quality Control, Handover and Defects Management	5 %
Record Information	4 %
Method Statement 6: Community Engagement	10 %

Community Engagement Strategy -	4 %
Local Resident Engagement	4 %
Supporting local initiatives	2 %

4.17 The scoring criteria were set out as follows:

SCORING SCALE	
Score	Commentary
0	Very weak or no answer
1	Poor - well below expectations
2	Satisfactory but slightly below expectations
3	Good – meets expectations
4	Very good - slightly exceeds expectations
5	Exceptional - well above expectations

## 5 TENDER PROCESS

5.1 The Site was tendered to a shortlist of five tenderers via the Procure Partnerships Framework, following a Soft Market Testing exercise of three potential Frameworks in 2021. The largest amount of interest from potential tenderers came from the Procure Partnerships Framework.

5.2 The following timeline was applied to the tender:

Date Stated in ITT	Stage	Date Achieved
11&12/01/22	Bidders day(s) - visit to the Colville Estate for a walkaround and presentation from Project Team	11 & 12 January 2022
14/01/22	Deadline for clarification questions	27 January 2022
27/01/22	Deadline for return of First Stage Bids	10 February 2022
11/02/2022	Evaluation of Bids complete	<ul style="list-style-type: none"> <li>• Tenders received by CSLLP 14 February 2022</li> <li>• Quality Review Completed by CSLLP 21 March 2022</li> <li>• Initial Financial Assessment Issued 29 March 2022</li> </ul>
February 2022	Negotiation Phase- Second step (if required)	April 2022 (request sent to LBH for review of contract terms at start of April 2022)
February/March 2022	Best and Final Offer – Third step (if required)	20 May 2022 (LBH completed review of contract terms 16 May 2022)
March 2022	Evaluation of Bids and recommendation for the successful First Stage Bid.	TBC
March 2022	Completion of the Authority approval and award decision processes.	TBC
March 2022	Notification by the Authority of the award decision, debriefing unsuccessful Bidders and commencement of the standstill period.	TBC
March 2022	Expiry of standstill period.	TBC
24/03/22	Appointment of the successful Bidder, award of the Pre-Construction Services Agreement (PCSA) and notification of First Stage conclusion to participants.	TBC
29/09/22	Conclusion of the Second Stage Tendering Protocol under the PCSA and progression into a Building Contract – which may be adjusted as required by the Bidders to facilitate the implementation of the PCSA Works and delivery of the Tendering Protocol.	TBC

- 5.3 The Council's project team coordinated tender communications through its tendering portal, with the calfordseaden team providing information for distribution as required.
- 5.4 During the tender period, a total of 141 clarification logs were issued to tenderers via Pro Contract Procurement Portal, responding to their queries. This included a list of an additional 64 clarifications to queries raised during the bidders' days. These logs are contained in the appendices to this report.
- 5.5 A total of 41 post-tender clarification logs were also issued. These logs are contained in the appendices to this report.
- 5.6 The responses to the questions in the ITT were scored by the various parties as set out later in this report in accordance with the assessment criteria and scores available on a question-by-question basis.

## 6 TENDERS RECEIVED

- 6.1 Upon completion of the tender period, tenders were received from five tenderers on the Procure Partnerships Framework.
- 6.2 All tenderers returned duly completed Forms of Tender and these are included within the appendices to this report.
- 6.3 The following table sets out the initial tender returns prior to analysis and subsequent clarifications:

Option A (Assumes fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£43,501,807.00	£12,928,945.00	3.4%	£1,918,645.57	0.50%	291,746.99	<b>£58,641,144.56</b>
Bidder B	Kier	£43,501,807.00	£9,078,892.87	3.2%	£1,682,582.40	1.00%	542,632.82	<b>£54,805,915.09</b>
Bidder C	John Graham	£43,501,807.00	£5,817,638.71	2.9%	£1,405,604.20	0.75%	380,437.87	<b>£51,105,487.79</b>
Bidder D	Morgan Sindall	£43,501,807.00	£5,949,610.29	2.5%	£1,211,559.72	1.00%	506,629.77	<b>£51,169,606.78</b>
Bidder E	Vinci	£43,501,807.00	£6,608,007.00	5.0%	£2,505,490.70	0.80%	420,922.44	<b>£53,036,227.14</b>

Option B (Assumes no fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£39,094,789.00	£12,667,852.00	3.4%	£1,759,929.79	0.50%	267,612.85	<b>£53,790,183.65</b>
Bidder B	Kier	£39,094,789.00	£8,945,305.40	3.2%	£1,537,283.02	1.00%	495,773.77	<b>£50,073,151.20</b>
Bidder C	John Graham	£39,094,789.00	£5,630,261.40	2.9%	£1,274,663.94	0.75%	344,997.86	<b>£46,344,712.19</b>
Bidder D	Morgan Sindall	£39,094,789.00	£5,909,610.29	2.5%	£1,102,607.78	1.00%	461,070.07	<b>£46,568,077.14</b>
Bidder E	Vinci	£39,094,789.00	£6,564,887.00	5.0%	£2,282,983.80	0.80%	383,541.28	<b>£48,326,201.08</b>

7 TENDER EXPIRY PERIOD

- 7.1 Tenders were received on 10 February 2022 and the 9-month offer period expires on 10 November 2022.

## 8 TENDER QUALITY EXAMINATION

8.1 The quality part of the tender return made up 60% of the tender score.

8.2 The evaluation of tenders was independently conducted by;

- a) The Council: Miranda Ferrier, Elizabeth Wall, Ken Rorrison and Dean Clarke
- b) CETRA: Sue Forde, Claudia Neil and Elvis Donkor
- c) calfordseaden EA: Jonathan Harris and Katie Welsh

8.3 A moderated scoring meeting, chaired by Roy Bean from the Council's Procurement Team, was held over three meetings which took place on:

- a) Monday 4 April 2022
- b) Friday 8 April 2022
- c) Monday 11 April 2022

8.4 The following moderated scores were recorded:

	Bidder Name	Quality Submission Score 60% of combined score
Bidder A	John Graham	30.6
Bidder B	Kier	45
Bidder C	McLaren	25.8
Bidder D	Morgan Sindall	41.4
Bidder E	Vinci	35



## 9 TENDER PRICE EXAMINATION

- 9.1 Arithmetical checks were carried out on the five tenders and no errors were found.
- 9.2 The price element made up 40% of the overall score (split between option A and option B (20% and 20% respectively). The Preliminaries, D&B Risk, Overheads and Profit were applied to the budget estimate for the net build cost of each option and then Individual scores were compared using the following formula: (lowest tender price / subject tender price) x 20% in each case.
- 9.3 calfordseaden produced a tender sum analysis comparison schedule, which aligned all preliminaries from the tender returns to allow each return to be compared on an elemental basis. This identified qualifications in individual tenders, significant differences in allowances/assumptions against elements of the preliminaries, notable omissions or potential for “front loading” the proposed preliminaries.
- 9.4 calfordseaden explored the contractors’ proposals and identified specific clarifications, qualifications, exclusions and other relevant considerations between the tender return submissions. These were carried through onto the tender queries list for distribution to the individual tenderers as clarifications.

10 COMPLIANCE OF TENDERS

- 10.1 Tenders were checked for compliance and tenderers were asked to provide clarifications relating to their Contractor Proposals, qualifications, exclusions, method statements and qualifications relating to the contract terms.
- 10.2 calfordseaden compiled a schedule of tender queries relating to the tender sum analysis and Contractor's Proposals submitted by each tenderer .
- 10.3 Following various meetings throughout late April and early May, the Council confirmed its position on the qualifications relating to the Contract Terms on 16 May 2022. calfordseaden issued a schedule summarising this position on 17 May 2022 and responses were received back from tenderers on 27 May 2022.
- 10.4 A copy of the above post-tender clarification logs can be found within the appendices.

## 11 TENDER PRICE EQUALISATION

11.1 Once responses were received from tenderers on 14 February 2022, the tenders were equalised to ensure that consistent allowances were equalised across tenders. A schedule is included in the appendices which provides this equalisation schedule.

11.2 At conclusion of this exercise, the equalised tender returns provide the following:

Option A (Assumes fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£43,501,807.00	£9,271,074.00	3.4%	£1,794,277.95	0.50%	272,835.79	£54,839,994.75
Bidder B	Kier	£43,501,807.00	£6,718,590.87	3.2%	£1,607,052.73	1.00%	518,274.51	£52,345,725.11
Bidder C	John Graham	£43,501,807.00	£4,734,973.69	2.9%	£1,374,748.25	0.75%	372,086.47	£49,983,615.41
Bidder D	Morgan Sindall	£43,501,807.00	£5,648,093.29	2.5%	£1,204,172.56	1.00%	503,540.73	£50,857,613.57
Bidder E	Vinci	£43,501,807.00	£7,213,219.00	5.0%	£2,535,751.30	0.80%	426,006.22	£53,676,783.52

Option B (Assumes no fit-out of Energy Centre):

		NET BUILD COST ESTIMATE	PRELIMINARIES (£)	OVER HEADS (%)	Overheads as a figure (e x f)	PROFIT (%)	Profit as a figure (h x i)	ESTIMATED BUILD COST (h + j)
Bidder A	McLaren	£39,094,789.00	£9,079,411.00	3.4%	£1,637,922.80	0.50%	249,060.61	£50,061,183.41
Bidder B	Kier	£39,094,789.00	£6,585,332.40	3.2%	£1,461,763.88	1.00%	471,418.85	£47,613,304.14
Bidder C	John Graham	£39,094,789.00	£4,556,096.38	2.9%	£1,244,050.23	0.75%	336,712.02	£45,231,647.63
Bidder D	Morgan Sindall	£39,094,789.00	£5,608,089.29	2.5%	£1,095,220.52	1.00%	457,980.99	£46,256,079.79
Bidder E	Vinci	£39,094,789.00	£7,170,019.00	5.0%	£2,313,240.40	0.80%	388,624.39	£48,966,672.79

## 12 CONTRACT TERMS

12.1 All tenderers provided qualifications to the tendered contract terms (PCSA and/or Building Contract and/or Employer's Requirements).

12.2 Meetings were held with the Council's Legal and Procurement teams throughout April and May 2022 and at conclusion of these meetings, the following list was issued to all tenderers on 19 May 2022, setting out the Council's position and identifying where it was willing to consider some of the requested changes to respond to market conditions at the time:

Contract Provisions	
Liability Cap	The Employer will not agree to the introduction of a liability cap
Third Party Agreements	The Contractor will be required to progress third party agreements with Thames Water and Crossrail during the PCSA Stage. The Contractor will be required to provide the requisite indemnity to these third parties.
Normid Clause (Employer's Permission to Settle Insurance Claims)	The Employer accepts the amendment of wording in clause 6.15.3.1 for the Contractor to "first notify the Employer" as opposed to "seek permission".
Collateral Warranties - Purchaser and Tenant	The definition of Purchaser and Tenant shall be amended to a definition of a Purchaser or Tenant of a non-residential part of the Works or three or more residential units.
Collateral Warranties - Funder	The definition of Funder shall be amended to exclude purchasers of individual residential units.
	The Employer accepts the provision of reasonable amendments to Collateral Warranties, which shall be at the reasonable discretion of the Employer.
Ground Conditions	It is accepted and assumed that at the point of entering into the PCSA, the Contractor will not be able to take the risk on ground conditions. At the point of entering into the Building Contract, the Contractor will be required to price and accept the risk.
Covid 19 Provisions	The Employer accepts the introduction of a Pandemic Clause as a Relevant Event. It is proposed that the following shall be added:
	<p>Covid 19 shall be defined as follows:</p> <p>"...any localised or widespread occurrence of an infectious disease caused by any pathogen, whether bacterial, viral, or any other biological or natural agent which results, directly or indirectly, from the strain of coronavirus known as coronavirus infectious disease 2019 (Covid-19) and/or the causative virus known as severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2), including any mutations of Covid-19 and/or SARS-CoV-2.</p>

	<p>The following defined terms shall be added:</p> <p>"Covid-19 Related Matter: any of the following matters arising after the Base Date from a Covid-19 Related Event:</p> <p>any of the following matters arising after the Base Date from a Covid-19 Related Event:</p> <p>(a) the implementation of mandatory public health measures by any government, local, national or supranational agency, authority, court, inspectorate, minister, ministry, regulator, official or public or statutory person (save where such measures are occasioned by any act, omission or default of the Contractor) which result in:</p> <p>(i) the inability of the Contractor to obtain sufficient labour or supervision required for such labour; or</p> <p>(ii) unavoidable site closure, restricted access or amended working methods;</p> <p>material shortages of plant or materials due to delays in their manufacture, importation or transportation</p> <p>PROVIDED THAT the Contractor proves that the Covid-19 Related Matter could not reasonably have been foreseen by either party or, in the case of the Contractor, by any competent design and build contractor experienced in the carrying out of works for projects of a similar size, scope, value, character and complexity to the Works, as at the Base Date."</p>
	<p>A new Relevant Event shall be added as follows:</p> <p>"a Covid-19 Related Matter, provided that, subject to clause 8.11.1.1 but notwithstanding any other provision of this Contract, the Contractor's sole and exclusive remedy for any delay to the progress of the Works arising directly or indirectly out of a Covid-19 Related Event or any additional costs or expenses arising directly or indirectly out of a Covid-19 Related Event shall be the right to apply for an extension of time pursuant to clause 2.24 and this clause 2.26[TBC]. The Contractor waives any rights it may have under any other clause to make a claim relating indirectly or directly to a Covid-19 Related Matter or a Covid-19 Related Event and, for the avoidance of doubt, the Employer shall have no liability for any additional costs or expenses attributable to a Covid-19 Related Event"</p>
Performance Bond	<p>The Contractor shall be required to provide a Bond in the form presented in the Schedules to the Amendments (not ABI).</p>
	<p>The Employer accepts that the Bond shall be in place until Practical Completion and then reduce by 50% until expiry of the Defects Liability Period.</p>
Parent Company Guarantee	<p>The Contractor shall allow for provision of a Parent Company Guarantee as well as a Performance Bond (the Bond shall be as set out above).</p>

Base Date	The Base Date shall remain as drafted, which is "the Date of Contract" - we do not consider that this will be cause for concern as the PCSA period will be opportunity for the Employer and the Contractor to identify and capture specific requirements which may emerge in the lead-in to the Date of Contract.
Concurrent Delays	The definition of Concurrent Delay shall remain as drafted.
	Concurrent Delays shall retain opportunity for consideration as a Relevant Event but shall not grant consideration to a Relevant Matter
Copyright of Materials	It is accepted by the Employer that ownership of the Copyright to designs, drawn information, specifications etc shall be subject to payments being made to the Contractor where due.
Assignment	The Employer shall limit the number of assignments of the Contract to two occasions.
	The Employer shall limit the number of assignments of Collateral Warranties to two occasions.
Fax	Reference to serving Notice by fax may be deleted.
Liquidated Damages	The Liquidated Damages shall be agreed during the PCSA Stage once Sections and Sectional Sums are further defined. The Council provides the following indication of sums to be applied:
	The indicative figures are per block, per week: Block C2 - £9,513.75; Block E1 - £8,461.54; Block E2 - £9,192.05.
Single Point Design Liability	Given the context of a two-stage tender, where the Contractor shall work closely with the Employer to develop the Employer's Requirements in accordance with the Tendering Protocol, concerns relating to Contractor accepting the Employer's Requirements are not considered necessary and relative wording shall remain unchanged.
PCSA	
PCSA Subsumed	It is agreed that the entire PCSA shall be subsumed into the Building Contract at the point that the Building Contract is executed.
2.22.1 & 2.22.4 of the PCSA	It is agreed that this specific procurement process is not required and that the provisions of the Tendering Protocol shall prevail.
Employer's Requirements	
Tolerances	A maximum tolerance of +/- 1.5% in areas shall be permitted provided at all times such change does not compromise compliance with Development Control, Regulatory Control or Funding requirements.

12.3 All tenderers have responded to the Council's position relating to qualification of contract terms on 27 May 2022. The responses are included in the appendices.

12.4 The responses can be summarised as follows:

- a) John Graham (Bidder A) – retained some qualifications.
- b) Kier (Bidder B) – accepted the proposed position as set out above.
- c) McLaren (Bidder C) – indicated possible acceptance, but identified further discussion was required.

- d) Vinci (Bidder E) – retained some qualifications.
- e) Morgan Sindall (Bidder D) – retained some qualifications.

### 13 CONTRACT RISK

13.1 The tenderers provided a risk register within their tender returns and this has been a useful tool in cross referencing the pre-tender project team's risk register.

13.2 We would highlight that the following provisional sums are present in the proposed PCSA period:

- a) Thames Water full consent and buildover agreement to be obtained during the PCSA period.
- b) Thames Water diversion agreement to be obtained during PCSA period.
- c) Crossrail consent and buildover agreement to be obtained during PCSA period.
- d) Asbestos surveys to be completed and firm price for removal achieved during PCSA period.
- e) Full Waste Acceptance Criteria testing and soil sampling to be carried out for firm price to be achieved during the PCSA period.
- f) Full requirements of the Building Safety Act to be identified and progressed under the PCSA Period and carried through into the Building Contract.
- g) Following BREXIT and COVID-19 induced build cost inflation, further inflation has been evident as a consequence of the war in Ukraine. We are advised anecdotally by various contractors that this is likely to have peaked at the close of Q2 2022; however it is impossible to predict subsequent events and associated impact.

13.3 The following matters require subsequent attention from the Council:

- a) Register project with building control before June 2022. Failure to do so will require the project to comply with the new approved documents and the updated approved document L.
- b) The Council to provide its EIRs and COBLe requirements for inclusion in the Contract in reasonable time to allow the Contractor to progress Gateway 2 and comply with Gateway 3 under the Building Safety Act.
- c) Obtain final Planning Application and Unilateral Undertaking approval.
- d) Confirmation of registration of the Building Control application under current regulations.

13.4 We have provided a copy of the last update to the risk register in the appendices to this report. This logs the risks which have been identified by the client team pre-tender.



## 14 CONCLUSIONS AND RECOMMENDATIONS

14.1 Following the Tender Evaluation, the moderated panel scores and financial ranking assessment, we set out the outcome of the tender exercise below:

	Bidder Name	Quality Submission Score (60/100)	Financial Submission Score (40/100)	Total Score
Bidder A	John Graham	30.6	40	70.6
Bidder B	Kier	45	38.1	83.1
Bidder C	McLaren	25.8	36.3	62.1
Bidder D	Morgan Sindall	41.4	39.2	80.6
Bidder E	Vinci	35	37.1	72.1

14.2 It is evident that applying the Council's tender assessment criteria results in Kier (Bidder B) being the highest scoring tenderer.

14.3 In consideration of the foregoing and given that Kier (Bidder B) has accepted the contract terms which the Council is willing to agree to, it is recommended that the Council progress the second stage of the tender with Kier (Bidder B) to implement the PCSA stage works and to allow it to procure a lump sum building contract for our subsequent review and recommendation at conclusion of the acceptable implementation of the tendering protocol under the PCSA.

14.4 The below table expresses the unadjusted PCSA stage costs and the subsequent Preliminaries and OH&P costs which would be applied to an eventual net build cost under a JCT D&B 2016 Form of Contract:

	Contractor	Not Equalised	PCSA (£)	Post Contract (£)	Total (£)
Bidder A	Contractor A (McLaren)	Energy Centre Option A	£1,458,150.00	£11,470,795.00	£12,928,945.00
		Energy Centre Option B	£1,448,150.00	£11,219,702.00	£12,667,852.00
Bidder B	Contractor B (Kier)	Energy Centre Option A	£1,174,394.99	£7,904,497.88	£9,078,892.87
		Energy Centre Option B	£1,174,394.99	£7,770,910.41	£8,945,305.40
Bidder C	Contractor C (John Graham)	Energy Centre Option A	£813,352.00	£5,004,286.72	£5,817,638.71
		Energy Centre Option B	£813,352.00	£4,816,909.40	£5,630,261.40
Bidder D	Contractor D (Morgan Sindall)	Energy Centre Option A	£995,688.50	£4,953,921.79	£5,949,610.29
		Energy Centre Option B	£955,688.50	£4,953,921.79	£5,909,610.29
Bidder E	Contractor E (Vinci)	Energy Centre Option A	Drawdown and Split not Provided		
		Energy Centre Option B			

14.5 Note that if Vinci (Bidder E) become the preferred contractor further clarification will need to be sought on their proposed PCSA value.



Signed:

Jonathan Harris BSc (Hons) MRICS  
For and on behalf of  
calfordseaden LLP

Date: 15 July 2022

## APPENDIX 1

### Stage 3+ Elemental Cost Plan

# The Colville Estate Ph 2

## Elemental Cost Plan Rev 8

For and on Behalf of:

London Borough of Hackney

Date	May 2022
Ref	L180296/0209/E8/PJN/G35

Image Credit: Karakusevic Carson Architects

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Regulated by RICS

## Elemental Cost Estimate

Colville Estate, Phase 2C - Plots C2 and E

### Approval Sign-off

Revision	Estimator	Reviewer	Status	Approval Date
0	PJM/MJH/SG	SLT/JH	Initial Cost Estimate	04-05-2020
1	PJN	JH	Apportionment of works to serve Britannia House	05-06-2020
2	PJN	PJN	Incorporating review of Energy Centre Provision	18-06-2020
3	PJN	PJN	Incorporates capacity for connection to ELC, Leisure Centre, Community Centre and Commercial units	29-06-2020
4	PJN	JH	Update of Energy Centre costs	20-07-2020
5	PJN/SG/MH	JH/DP	Stage 3 Cost Plan update	26-02-2021
6	PJN/SG	JH	Stage 3 updated information	19-03-2021
7	PJN/AP/MH	JH/SLT	Stage 3+ Cost Plan	01-06-2021
8	PL	JH	Stage 3+ Cost Plan Inflation Update	09-06-2022

**Colville Estate, Phase 2C - Plots C2 and E**  
**Elemental Cost Estimate**

**Contents**

- 1 Executive Summary
- 2 Cost Summary Build Up
- 3 Assumptions
- 4 Exclusions
- 5 Elemental Estimate
- 6 Area Schedule
- 7 Accommodation Schedule
- 8 Definitions

**Appendices**

Appendix A - Schedule of Drawings

Appendix B - Existing and Proposed Site Layout Plan

Appendix C - Unit Fit Out Cost Schedules

Appendix D - Preliminaries Build-up

Appendix E - Design, Tender Procurement and Construction Programme 24.02.2021

Appendix F - BCIS Indices

Appendix G - Boundary of Energy Centre, ASHP and Associated Works

Appendix H - Energy Centre Cost Build Up

Appendix I - Risk Register

## Colville Estate, Phase 2C - Plots C2 and E

### 1. Executive Summary

#### **1.1** GENERALLY

1.1.1 This Cost Plan has been prepared for the proposed development on the Colville Estate known as Colville Phase 2C. This development comprises 2nr blocks, namely Block C2 and Block E.

Block C2 contains 25 units over 6 storeys and abuts Block C1 which was constructed as part of a previous phase of the regeneration programme.

Block E contains 68 units over 9 storeys and includes a ground floor Community Centre and an Energy Centre on ground and first floor.

1.1.2 The Energy Centre includes the capacity to serve the entire Colville Estate comprising Plots A to J (925 units), associated commercial units (3nr), Britannia Estate comprising 480 units, associated commercial units (12nr), School including Early Learning Centre (10,423m<sup>2</sup>) and a Leisure Centre (8,227m<sup>2</sup>).

1.1.3 The proposed works include for the demolition of existing buildings and associated site development works.

1.1.4 This elemental Cost Estimate is based upon KCA Stage 3+ drawings issued up to 10 May 2021 and other supplementary information listed in the Appendices of this report.

1.1.5 For clarity, this Cost Plan does not include for any potential adjustments following Client sign off.

1.1.6 The base date for this estimate is 2Q 2021.

1.1.7 The estimated construction cost including demolition costs is as follows:-.

Block	Cost	GIA	Cost £/m <sup>2</sup>	Notes
Block C2	£ 13,012,024	2,532 m <sup>2</sup>	£ 5,139 /m <sup>2</sup>	
Block E	£ 44,329,647	7,004 m <sup>2</sup>	£ 6,329 /m <sup>2</sup>	
Combined Total	£ 57,341,671	9,536 m <sup>2</sup>	£ 6,013 /m <sup>2</sup>	
Total provision for Energy Centre and ASHP installation included within the Combined Total above	£ 16,479,594	731 m <sup>2</sup>	£ 22,544 /m <sup>2</sup>	Brought forward from Cost Summary build up. GIA of 731m <sup>2</sup> includes for Energy Centre area and ASHP area

1.1.8 A design and construction contingency allowance of 4% (2% + 2%) has been included within this Cost Plan.

#### **1.2** PROGRAMME

1.2.1 This Cost Plan is based upon the current programme assessment. The proposed Design, Tender and Construction programme is contained within the Appendices.

1.2.2 This Cost Plan is based upon an anticipated start on site in January 2023 as advised by LBH.

1.2.3 This cost plan is based upon a 120 week construction period comprising 16 weeks demolition and 104 weeks construction period.

1.2.4 There is no allowance within the dates noted above for an extended construction period due to the impact of Covid.

## Colville Estate, Phase 2C - Plots C2 and E

### 1. Executive Summary

#### 1.3 INFLATION

1.3.1 Tender and Construction Inflation are included within this Cost Plan and based upon the BCIS indices as follows:-

1.3.2 For your assistance Tender and construction inflation projected by the BCIS Tender and Construction Indices (contained within Appendix F) and incorporated within this cost plan is forecast as follows:-

Item	Calculation	Uplift (%)	Combined Cost Uplift (£)
Tender inflation from 2Q 2021 to 1Q 2023 based upon the BCIS All-in TPI indices last updated May 2022	$373 - 331 / 331 \times 100$	12.69%	£ 6,281,357
Construction inflation from January 2023 to April 2025 based upon General Building Cost Index last updated May 2022	$456.9 - 432.7 / 432.7 \times 100 \times 50\%$ (mid-point)	2.80%	£ 1,561,835
<b>Total Tender and Construction Inflation</b>			<b>£ 7,843,192</b>

1.3.3 It is our view that inflation may well exceed the BCIS forecast given the current uncertainty in future market conditions due to the impact of COVID-19, Brexit and the War in Ukraine.

1.3.4 The consequences of Covid 19, Brexit and the War in Ukraine may result in a prolongation of the construction programme due to delays in the supply chain delivery.

1.3.5 Delays in obtaining the Thames Water build over agreement may result in an extension to the contract procurement programme.

1.3.6 Delays in obtaining Crossrail BAPA agreement may result in an extension to the contract procurement programme.

#### 1.4 CAVEATS

1.4.1 We draw your attention to the following items contained within this cost Plan:-

##### 1.4.1.1 Energy centre fit out cost

All costs associated with the construction and fit out of the energy centre are included within Block E

##### 1.4.1.2 Incoming services connections

Notional allowances of circa £250,000 has been included within this Cost Plan for new incoming residential and community centre services connections.

##### 1.4.1.3 Services diversions

This Cost Plan includes notional allowances amounting to circa £1,000,000 for services diversions. This provision is based upon the diversion routes indicated on Lewis Hubbard drawings. Quotations for these works are awaited.

No allowance has been included for services diversions beyond the site boundary.

##### 1.4.1.4 Brick supply rate

External wall costs are based on using Danish Peterson Tegl facing bricks type D38 and D76. Allowances of £1,200 /1000 and £1,400/1000 respectively included for supply only.

The facing bricks are from mainland Europe and will, therefore, potentially be subject to fluctuation in cost, as a consequence of Brexit.

##### 1.4.1.5 Incoming HV, and LV main and fit out of substations

A notional allowance of £1,500,000 has been included for UKPN contribution to incoming electrical mains services pending receipt of quotations. Max Fordham have advised that the cost will be a "seven figure" sum.

**Colville Estate, Phase 2C - Plots C2 and E****1. Executive Summary****1.4.1.6 Surveys**

There is no allowance within this Cost Plan for fees associated with surveys obtained by LBH to facilitate design development to Stage 3+.

**1.4.1.7 Preliminaries**

The Preliminaries allowance is based upon a Construction period of 120 weeks with start on site in January 2023 and completion in April 2025. There is no provision for any potential extended construction period post Covid due to delays in the contractors supply chain delivery.

Preliminaries allowance is based upon a single phase project with sectional completion of each block. There is no allowance for additional costs arising from Client instructed phasing of the works.



**Colville Estate, Phase 2C - Plots C2 and E**  
**2. Cost Summary Build Up**

			Block C2			Block E					Combined Total		
			GIA 2,532 m²			GIA 7,004 m²					GIA 9,536 m²		
						Sub-Total Excluding Energy Centre and ASHP Cost							
						Energy Centre and ASHP Cost							
						Total							
			£	£/m²	%	£	£	£	£/m²	%	£	£/m²	%
0.1	Contaminated land		67,000	26.46	1%	95,400	35,000	130,400	18.62	0%	197,400	20.70	0%
0.2	Major demolition works		261,380	103.23	2%	231,600	63,140	294,740	42.08	1%	556,120	58.32	1%
0.3	Temporary support to adjacent structures		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
0.4	Specialist groundworks (earth modelling)		23,316	9.21	0%	33,176	12,180	45,356	6.48	0%	68,672	7.20	0%
0.5	Temporary diversion works		265,500	104.86	2%	702,400	0	702,400	100.29	2%	967,900	101.50	2%
0.6	Extraordinary site investigation works		10,000	3.95	0%	6,454	3,546	10,000	1.43	0%	20,000	2.10	0%
<b>0</b>	<b>Facilitating works Sub-total</b>		<b>627,196</b>	<b>247.71</b>	<b>5%</b>	<b>1,069,030</b>	<b>113,866</b>	<b>1,182,896</b>	<b>168.89</b>	<b>3%</b>	<b>1,810,092</b>	<b>189.82</b>	<b>3%</b>
1.1	Substructure		663,520	262.05	5%	1,245,443	518,979	1,764,423	251.92	4%	2,427,943	254.61	4%
<b>1</b>	<b>Substructure Sub-total</b>		<b>663,520</b>	<b>262.05</b>	<b>5%</b>	<b>1,245,443</b>	<b>518,979</b>	<b>1,764,423</b>	<b>251.92</b>	<b>4%</b>	<b>2,427,943</b>	<b>254.61</b>	<b>4%</b>
2.1	Frame		178,404	70.46	1%	563,598	43,568	607,166	86.69	1%	785,570	82.38	1%
2.2	Upper floors		399,753	157.88	3%	997,146	74,137	1,071,283	152.95	2%	1,471,035	154.26	3%
2.3	Roof		345,703	136.53	3%	376,455	104,945	481,399	68.73	1%	827,102	86.73	1%
2.4	Stairs and ramps		190,725	75.33	1%	217,513	10,050	227,563	32.49	1%	418,288	43.86	1%
2.5	External walls		1,180,034	466.05	9%	2,568,213	63,853	2,632,066	375.79	6%	3,812,100	399.76	7%
2.6	Windows and external doors		311,860	123.17	2%	941,425	24,280	965,705	137.88	2%	1,277,565	133.97	2%
2.7	Internal walls and partitions		349,537	138.05	3%	857,675	58,800	916,475	130.85	2%	1,266,012	132.76	2%
2.8	Internal doors		386,925	152.81	3%	892,300	0	892,300	127.40	2%	1,279,225	134.15	2%
<b>2</b>	<b>Superstructure Sub-total</b>		<b>3,342,941</b>	<b>1,320.28</b>	<b>26%</b>	<b>7,414,323</b>	<b>379,632</b>	<b>7,793,956</b>	<b>1,112.79</b>	<b>18%</b>	<b>11,136,897</b>	<b>1,167.88</b>	<b>19%</b>
3.1	Wall Finishes		170,428	67.31	1%	554,486	3,360	557,846	79.65	1%	728,274	76.37	1%
3.2	Floor Finishes		273,105	107.86	2%	758,088	16,962	775,050	110.66	2%	1,048,155	109.92	2%
3.3	Ceiling Finishes		125,625	49.62	1%	326,720	10,280	337,000	48.12	1%	462,625	48.51	1%
<b>3</b>	<b>Internal finishes Sub-total</b>		<b>569,159</b>	<b>224.79</b>	<b>4%</b>	<b>1,639,294</b>	<b>30,602</b>	<b>1,669,896</b>	<b>238.42</b>	<b>4%</b>	<b>2,239,054</b>	<b>234.80</b>	<b>4%</b>
4.1	Fittings, furnishings and equipment		372,970	147.30	3%	878,024	0	878,024	125.36	2%	1,250,994	131.19	2%
<b>4</b>	<b>Fittings, furnishings and equipment</b>		<b>372,970</b>	<b>147.30</b>	<b>3%</b>	<b>878,024</b>	<b>0</b>	<b>878,024</b>	<b>125.36</b>	<b>2%</b>	<b>1,250,994</b>	<b>131.19</b>	<b>2%</b>
5.1	Sanitary appliances		154,525	61.03	1%	361,550	3,500	365,050	52.12	1%	519,575	54.49	1%
5.2	Services equipment		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
5.3	Disposal installations		71,180	28.11	1%	200,420	28,250	228,670	32.65	1%	299,850	31.44	1%
5.4	Water installations		141,195	55.76	1%	315,400	370,000	685,400	97.86	2%	826,595	86.68	1%
5.5	Heat source		419,000	165.48	3%	604,000	6,548,750	7,152,750	1,021.24	16%	7,571,750	794.02	13%
5.6	Space heating and air conditioning		143,006	56.48	1%	355,509	0	355,509	50.76	1%	498,515	52.28	1%
5.7	Ventilation systems		271,775	107.34	2%	721,720	150,140	871,860	124.48	2%	1,143,635	119.93	2%
5.8	Electrical installations		228,060	90.07	2%	356,655	1,196,300	1,552,955	221.72	4%	1,781,015	186.77	3%
5.9	Standby generator installation		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
5.10	Lift and conveyor installations		105,000	41.47	1%	302,000	0	302,000	43.12	1%	407,000	42.68	1%
5.11	Fire and lightning protection		205,796	81.28	2%	457,141	555,000	1,012,141	144.51	2%	1,217,937	127.72	2%
5.12	Communication, security and control systems		95,911	37.88	1%	244,616	130,000	374,616	53.49	1%	470,527	49.34	1%
5.13	Specialist installations		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
5.14	Builder's work in connection with services		184,050	72.69	1%	348,554	64,900	413,454	59.03	1%	597,504	62.66	1%
<b>5</b>	<b>Services Sub-total</b>		<b>2,019,498</b>	<b>797.59</b>	<b>16%</b>	<b>4,267,565</b>	<b>9,046,840</b>	<b>13,314,405</b>	<b>1,900.97</b>	<b>30%</b>	<b>15,333,903</b>	<b>1,608.00</b>	<b>27%</b>
6.1	Prefabricated buildings and building units		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
<b>6</b>	<b>Prefabricated buildings and building units Sub-total</b>		<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>
7.1	Minor demolition works and alteration works		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
<b>7</b>	<b>Works to existing buildings Sub-total</b>		<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>
8.1	Site preparation works		34,860	13.77	0%	56,260	0	56,260	8.03	0%	91,120	9.56	0%
8.2	Roads, paths and pavings		139,000	54.90	1%	190,200	0	190,200	27.16	0%	329,200	34.52	1%
8.3	Soft landscaping, planting and irrigation systems		74,650	29.48	1%	121,425	0	121,425	17.34	0%	196,075	20.56	0%
8.4	Fencing, railings and walls		86,400	34.12	1%	42,050	0	42,050	6.00	0%	128,450	13.47	0%
8.5	External fixtures		113,875	44.97	1%	116,050	0	116,050	16.57	0%	229,925	24.11	0%
8.6	External drainage		115,464	45.60	1%	196,588	0	196,588	28.07	0%	312,052	32.72	1%
8.7	External services		93,000	36.73	1%	222,500	1,610,000	1,832,500	261.64	4%	1,925,500	201.92	3%
8.8	Minor building works and ancillary buildings		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
<b>8</b>	<b>Site Development Works Sub-total</b>		<b>657,249</b>	<b>259.58</b>	<b>5%</b>	<b>945,073</b>	<b>1,610,000</b>	<b>2,555,073</b>	<b>364.80</b>	<b>6%</b>	<b>3,212,322</b>	<b>336.86</b>	<b>6%</b>
	<b>Building works estimate</b>		<b>8,252,534</b>	<b>3,259.29</b>	<b>63%</b>	<b>17,458,752</b>	<b>11,699,920</b>	<b>29,158,672</b>	<b>4,163.15</b>	<b>66%</b>	<b>37,411,205</b>	<b>3,923.15</b>	<b>65%</b>
<b>9</b>	<b>Main contractor's preliminaries (see Appendix D)</b>		<b>1,359,633</b>	<b>536.98</b>	<b>10%</b>	<b>3,114,477</b>	<b>473,790</b>	<b>3,588,267</b>	<b>512.32</b>	<b>8%</b>	<b>4,947,900</b>	<b>518.87</b>	<b>9%</b>
	<b>Sub-total</b>		<b>9,612,167</b>	<b>3,796.27</b>	<b>74%</b>	<b>20,573,229</b>	<b>12,173,710</b>	<b>32,746,939</b>	<b>4,675.46</b>	<b>74%</b>	<b>42,359,105</b>	<b>4,442.02</b>	<b>74%</b>
<b>10</b>	<b>Main contractor's overheads and profit</b>	6.00%	<b>576,730</b>	<b>227.78</b>	<b>4%</b>	<b>1,234,394</b>	<b>730,423</b>	<b>1,964,816</b>	<b>280.53</b>	<b>4%</b>	<b>2,541,546</b>	<b>266.52</b>	<b>4%</b>
	<b>Works cost estimate</b>		<b>10,188,897</b>	<b>4,024.05</b>	<b>78%</b>	<b>21,807,623</b>	<b>12,904,132</b>	<b>34,711,755</b>	<b>4,955.99</b>	<b>78%</b>	<b>44,900,652</b>	<b>4,708.54</b>	<b>78%</b>
11.1	Consultants' fees	0.00%	0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
11.2	Main contractor's pre-construction fee	0.00%	0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%
11.3	Main contractor's design fee	6.00%	611,334	241.44	5%	1,308,457	774,248	2,082,705	297.36	5%	2,694,039	282.51	5%
<b>11</b>	<b>Project/Design fees Sub-total</b>		<b>611,334</b>	<b>241.44</b>	<b>5%</b>	<b>1,308,457</b>	<b>774,248</b>	<b>2,082,705</b>	<b>297.36</b>	<b>5%</b>	<b>2,694,039</b>	<b>282.51</b>	<b>5%</b>
	<b>Sub-total</b>		<b>10,800,230</b>	<b>4,265.49</b>	<b>83%</b>	<b>23,116,080</b>	<b>13,678,380</b>	<b>36,794,460</b>	<b>5,253.35</b>	<b>83%</b>	<b>47,594,691</b>	<b>4,991</b>	<b>83%</b>
12.1	Other development/project costs		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%

Colville Estate, Phase 2C - Plots C2 and E  
2. Cost Summary Build Up

			Block C2			Block E					Combined Total			
			GIA	2,532	m²	Sub-Total Excluding Energy Centre and ASHP Cost		GIA	7,004	m²	Total	GIA	9,536	m²
			£	£/m²	%	£	£	£	£/m²	%	£	£/m²	%	
12	Other development/project costs Sub-total		0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%	
	Base cost estimate		10,800,230	4,265.49	83%	23,116,080	13,678,380	36,794,460	5,253.35	83%	47,594,691	4,991.05	83%	
13.1	Design development risk	2.00%	216,005	85.31	2%	462,322	273,568	735,889	105.07	2%	951,894	99.82	2%	
13.2	Construction risk	2.00%	216,005	85.31	2%	462,322	273,568	735,889	105.07	2%	951,894	99.82	2%	
13.3	Employer change risk	0.00%	0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%	
13.4	Employer other risk	0.00%	0	0.00	0%	0	0	0	0.00	0%	0	0.00	0%	
13	Risks Sub-total		432,009	170.62	3%	924,643	547,135	1,471,778	210.13	3%	1,903,788	199.64	3%	
	Cost limit (excluding inflation)		11,232,240	4,436.11	86%	24,040,723	14,225,516	38,266,239	5,463.48	86%	49,498,478	5,190.70	86%	
14.2	Tender inflation from 1Q 2021 to 3Q 2021 - BCIS All-in Tender Price Indices - See Appendix F		12.69%	1,425,371	562.94	11%	3,050,768	1,805,218	4,855,986	693.32	11%	6,281,357	658.70	11%
	Cost limit (excluding construction inflation)		12,657,611	4,999.06	97%	27,091,491	16,030,733	43,122,225	6,156.80	97%	55,779,835	5,849.40	97%	
14.3	Construction inflation from August 2021 to June 2024 - See Appendix F		2.80%	354,413	139.97	3%	758,562	448,861	1,207,422	172.39	3%	1,561,835	163.78	3%
	Cost limit at 2Q 2021		13,012,024	5,139.03	100%	27,850,053	16,479,594	44,329,647	6,329.19	100%	57,341,671	6,013.18	100%	
No of units			25			68					93			
Cost per unit			£ 520,481			£ 651,907					£ 616,577			
£ 57,341,671														

## Colville Estate, Phase 2C - Plots C2 and E

### 3. Assumptions

- 1 **Procurement** - Work will be procured under a fixed-price competitively tendered single stage Design and Build Contract.
- 2 **Phasing** - Construction works will be carried out as a single phase and includes for Sectional Completion of each block.
- 3 **Accommodation mix** - Numbers of units and types are taken from the drawings listed in the Appendix A.
- 4 **Early Learning Centre (Britannia)** - The area of the Early Learning Centre, located on Britannia Estate, is assumed to be 433m<sup>2</sup> in line with LBH email dated 20 July 2020.
- 5 **Asbestos discovery / removal** - A provisional allowance of circa £60,000 has been included for the discovery / disposal of asbestos during demolition works.
- 6 **Foundations** - Foundation design is based upon information provided by Elliott Wood and comprises generally piled foundations, pile caps and ground beams with basement excavation, piled retaining wall and raft foundation to Block E2 above proposed Crossrail route.
- 7 **Piling** - Piles have been assumed to be 450mm diameter CFA piles, 20m deep.
- 8 **Raft Foundation** - Raft foundation design is provisional pending results of site investigations and geotechnical analysis.
- 9 **Precast concrete beam and block floor** - Precast concrete beam and block ground floor slab has been included to Block C2 houses with reinforced in-situ concrete ground floor slab elsewhere.
- 10 **Timber upper floors** - Timber upper floor construction has been included to Block C2 houses. Reinforced concrete upper floors included elsewhere.
- 11 **Loadbearing wall construction** - Loadbearing external wall construction included to Block C2 houses. Reinforced concrete frame construction included elsewhere.
- 12 **Facing bricks** - External wall costs are based on using Peterson Tegl facing bricks type D38 and D76. Allowance of £1,200 /1000 and £1,400/1000 respectively included for supply only.
- 13 **Sprinklers** - Residential and Commercial sprinkler installation included.
- 14 **Below ground drainage** - All below ground drainage assumed to be gravity fed . No allowance for pumped drainage.
- 15 **Energy Centre** - The Energy Centre cost allowance includes for the capacity to serve Colville Estate Plot A to Plot J (comprising 925 units) and Britannia Estate (comprising 480 units - together with associated commercial units, leisure centre, early learning centre, school and community centre).
- 16 **Energy Centre** - Costs in connection with the fit out of the energy centre are included within Block E Cost.
- 17 **Energy Centre** - The cost build up to the fit out of the Energy Centre together with the associated flue extract and ashp installation located on the roof of Block E2 is contained within the Appendices to this report.
- 18 **UKPN Contribution** - A provisional allowance of £1,500,000 has been included for UKPN contribution to incoming electrical mains services pending receipt of quotations.
- 19 **Services diversions** - Provisional allowances for services diversions are based upon the information contained on Lewis Hubbard drawings. No allowance has been included for services diversions beyond the site boundary.
- 20 **ASHP installation** - Communal ASHP plant installation located on the main roof of Block E.
- 21 **Inflation** - The Base Date of this Cost Plan is 2Q 2021. Tender Inflation has been included from 2Q 2021 to 3Q 2021. Construction Inflation has been included from August 2021 to an assumed construction completion date of June 2024.
- 22 **Preliminaries** - The preliminaries allowance includes for two tower cranes.
- 23 **Information used** - The information used in the preparation of this estimate is listed in the Appendices to this report.

## Colville Estate, Phase 2C - Plots C2 and E

### 4. Exclusions

The following items are excluded from this Order of Cost Estimate. They are **known** to have costs and allowances should be provided from other budgets:

- 1 Professional/legal fees, planning/building control fees, statutory fees, site surveys, monitoring costs, environmental audits.
- 2 Project insurances.
- 3 Value Added Tax (VAT).
- 4 Inflation except as stated in the assumptions and Summary.
- 5 Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), party wall over-sailing licences, scaffold licences, sale or letting fees/costs and other developer's costs.
- 6 Costs arising from a Section 106 agreement.
- 7 Costs arising from a Section 278 agreement and Section 38 agreements.
- 8 Costs arising from a Community Infrastructure Levy assessment.
- 9 Independent Commissioning Management fees.
- 10 Client finance costs and insurances.
- 11 Monitoring of existing buildings.
- 12 Local Authority charges, road closures, etc.
- 13 Archaeological survey or excavation costs.
- 14 Any off-site reinforcement of services infrastructure in excess of the indicative £1.5M UKPN contribution included within this Cost Plan.
- 15 Costs associated with obtaining Thames Water build over agreement.
- 16 Costs associated with obtaining Crossrail BAPA. Agreement.

The following items are excluded from this Order of Cost Estimate. They **may** result in additional costs and a separate contingency allowance should be retained to cover these costs.

- 17 Phasing costs.
- 18 BREEAM assessment fee costs.
- 19 Abnormal ground conditions including discovery and disposal of hazardous contamination. A provisional allowance has been included for disposal of non-hazardous contaminated spoil.
- 20 Decant strategy.
- 21 Feature hoarding.
- 22 Out of hours working.
- 23 Cost of project collaboration tool (e.g. project intranet).
- 24 Show homes, marketing suites and marketing costs (acceleration of works to accommodate show flat is included).
- 25 Fibre cable diversions beyond the site boundary.
- 26 Sewerage pumps.
- 27 Deep sewer outfalls in excess of 3m.
- 28 Artworks and external public realm features.
- 29 Measures associated with barriers against methane/carbon dioxide gas.
- 30 Costs associated with rights of light compliance.
- 31 PV installation - Not required.
- 32 Measures associated with blast protection - awaiting results of site analysis and report.



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
<b>0</b>	<b>FACILITATING WORKS</b>										
0.1	<b>Toxic/hazardous/contaminated material removal</b>										
0.1.2	<u>Contaminated Land</u>										
0.1.2.1	Disposal of non hazardous contaminated spoil	m³	100	670	67,000	1,304	95,400	35,000	130,400	1,974	197,400
	<b>Sub-total</b>				<b>67,000</b>		<b>95,400</b>	<b>35,000</b>	<b>130,400</b>		<b>197,400</b>
<b>0.2</b>	<b>Major demolition works</b>										
0.2.1	<u>Demolition works</u>										
0.2.1.1	Demolition of existing buildings to include ground floor slab (Rosemary House) - 279m2 footprint	nr	200,000	1	200,000	-			-	1	200,000
0.2.1.2	Demolition of existing buildings to include ground floor slab (houses at junction of Harvey Street and Penn Street) - 90m2 footprint	nr	50,000		-	1	41,135	8,865	50,000	1	50,000
0.2.1.3	Demolition of existing buildings to include ground floor slab (Sillitoe House) - 227m2 footprint	nr	175,000		-	1	143,973	31,028	175,000	1	175,000
0.2.1.4	Asbestos removal ( <b>Provisional</b> )	m2	100	279	27,900	317	21,133	10,567	31,700	596	59,600
0.2.1.5	Enabling works in connection with demolition ( <b>provisional</b> )	m2	70	279	19,530	317	14,793	7,397	22,190	596	41,720
0.2.1.6	Extra for breaking out obstructions, disposal and backfilling ( <b>provisional</b> )	m2	50	279	13,950	317	10,566	5,284	15,850	596	29,800
	<b>Sub-total</b>				<b>261,380</b>		<b>231,600</b>	<b>63,140</b>	<b>294,740</b>		<b>556,120</b>
0.4	<b>Specialist Groundworks</b>										
0.4.2	<u>Soft strip works</u>										
0.4.2.1	Excavation to formation level (assumed 600mm depth)	m³	12	402	4,824	782	6,864	2,520	9,384	1,184	14,208
0.4.2.2	Disposal of clean surplus spoil (note - no allowance for imported fill - assumed none required)	m³	46	402	18,492	782	26,312	9,660	35,972	1,184	54,464
	<b>Sub-total</b>				<b>23,316</b>		<b>33,176</b>	<b>12,180</b>	<b>45,356</b>		<b>68,672</b>
<b>0.5</b>	<b>Temporary diversion works</b>										
0.5.1	<u>Temporary diversion works</u>										
0.5.1.1	Diversion of existing gas main	m	500	-	-	71	35,500	-	35,500	71	35,500
0.5.1.2	Excavating and removing redundant gas main and backfilling	m	150	27	4,050	101	15,150	-	15,150	128	19,200
0.5.1.3	Diversion of existing water main	m	500	-	-	59	29,500	-	29,500	59	29,500
0.5.1.4	Excavating and removing redundant water main and backfilling	m	150	75		56	8,400	-	8,400	131	8,400
0.5.1.5	Diversion of existing electric main	m	500	83	41,500	114	57,000	-	57,000	197	98,500
0.5.1.6	Excavating and removing redundant electricity main and backfilling	m	150	206	30,900	106	15,900		15,900	312	46,800
0.5.1.7	Diversion of existing BT Open reach cable	m	500	140	70,000	63	31,500	-	31,500	203	101,500
0.5.1.8	Excavating and removing redundant BT cable and backfilling	m	150	137	20,550	73	10,950		10,950	210	31,500
0.5.1.9	Diversion of existing fibre optic cable	m	2,000	-	-	63	126,000	-	126,000	63	126,000
0.5.1.10	Excavating and removing redundant fibre cable and backfilling	m	500	-	-	44	22,000		22,000	44	22,000
0.5.1.11	Diversion of 600 x 900mm ovoid combined Thames Water sewer pipe	m	4,000	1	4,000	80	320,000		320,000	81	324,000
0.5.1.12	Excavating and removing redundant 600 x 900mm Thames Water sewer pipe and backfilling	m	500	39	19,500	61	30,500		30,500	100	50,000
0.5.1.8	Diversion of existing services in connection with distribution of services from energy centre to Block C2 ( <b>provisional</b> )	m	500	150	75,000		-		-	150	75,000
	<b>Sub-total</b>				<b>265,500</b>		<b>702,400</b>	<b>-</b>	<b>702,400</b>		<b>967,900</b>
0.6	<b>Extraordinary site investigation works</b>										
0.6.1	<u>Site investigation</u>										
0.6.1.2	Allowance for site investigation	item	10,000	1	10,000	1	6,454	3,546	10,000	2	20,000
	<b>Sub-total</b>				<b>10,000</b>		<b>6,454</b>	<b>3,546</b>	<b>10,000</b>		<b>20,000</b>
<b>1</b>	<b>SUBSTRUCTURE</b>										
1.1	<u>Piling</u>										
1.1.1	Excavate for piling mat (assumed 0.75m deep)	m³	12	523	6,276	1,025	9,144	3,156	12,300	1,548	18,576
1.1.2	Installation of piling mat 750mm deep using imported material	m³	40	523	20,920	1,025	30,480	10,520	41,000	1,548	61,920
1.1.3	Disposal of excavated material off site	m³	46	523	24,058	1,025	35,052	12,098	47,150	1,548	71,208
1.1.4	Disposal of surface and ground water	m²	5	697	3,485	1,366	5,080	1,750	6,830	2,063	10,315

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
1.1.5	Setting out of piling (Blocks C2 and E1)	nr	35	137	4,795	91	1,770	1,415	3,185	228	7,980
1.1.6	Bringing piling plant to site, maintain and removing from site on completion (Block C2)	item	15,000	1	15,000	-	-	-	-	1	15,000
1.1.7	Bringing piling plant to site, maintain and removing from site on completion (Block E)	1tem	10,000	-	-	1	8,227	1,773	10,000	1	10,000
1.1.8	Setting up plant at each pile location	nr	48	137	6,576	91	2,428	1,940	4,368	228	10,944
1.1.9	450mm Diameter in-situ concrete CFA pile 20m long	m	90	2,740	246,600	1,820	91,036	72,764	163,800	4,560	410,400
1.1.10	Disposal of pile arising's off site	m³	46	3,874	178,208	2,573	65,788	52,584	118,372	6,447	296,580
1.1.11	Cutting back tops of 600mm piles and clearing arising's from site	nr	60	137	8,220	91	3,035	2,425	5,460	228	13,680
1.1.12	Pile probing	nr	75	137	10,275	91	3,793	3,032	6,825	228	17,100
1.1.13	Allowance for pile load testing	item	5,000	1	5,000	1	3,227	1,773	5,000	2	10,000
1.1.14	Allowance for pile integrity testing	nr	20	137	2,740	91	1,012	808	1,820	228	4,560
1.1.15	Special attendance on piling contractor	nr	10,000	1	10,000	2	14,681	5,319	20,000	3	30,000
1.1.16	Pile caps 600mm deep including excavation, earthwork support, working space, disposal of excavated material, concrete (RC, formwork and reinforcement (100kg/m³)	m³	550	44	24,420	56	20,919	9,771	30,690	100	55,110
1.1.17	Ground beams 450 x 600mm including excavation, earthwork support, working space, disposal of excavated material, concrete (RC, formwork and reinforcement (100kg/m³)	m³	550	38	20,642	56	21,589	9,101	30,690	93	51,332
1.2	<u>Raft foundation (Block E2)</u>							-			
1.2.1	Allowance for 5m deep excavation to footprint of Block E2 (excavate and dispose off site assuming non-hazardous material) in support of engineered solution of Crossrail build over (Block E2)	m³	100	-	-	3,688	271,800	97,000	368,800	3,688	368,800
1.2.2	Backfilling to Block E2 with imported granular material 250mm thick bed	m2	40	-	-	739	21,800	7,760	29,560	739	29,560
1.2.3	Lean mix concrete blinding bed below raft foundation 50mm thick	m2	10	-	-	739	5,450	1,940	7,390	739	7,390
1.2.4	Reinforced concrete (RC 40) raft foundation 750mm thick	m³	135	-	-	554	55,080	19,710	74,790	554	74,790
1.2.5	Formwork to edge of bed 750mm high	m	40	-	-	110	3,160	1,240	4,400	110	4,400
1.2.6	Reinforcement to raft foundation slab (100kg/m2)	t	1,100	-	-	74	59,950	21,340	81,290	74	81,290
1.2.7	450mm diameter Secant piled foundation wall 8m deep to Block E2	m2	325	-	-	1,100	276,900	80,600	357,500	1,100	357,500
1.2.8	Reinforced concrete capping beam to secant piled wall including concrete, formwork and reinforcement	m	450	-	-	110	35,550	13,950	49,500	110	49,500
1.2.9	150mm Reinforced concrete liner wall to secant piling in waterproof concrete including concrete, formwork and reinforcement	m2	350	-	-	440	110,600	43,400	154,000	440	154,000
1.2.10	Shear connectors Ancon DSD OSA and compressible joint filler	m	175	-	-	30	875	4,375	5,250	30	5,250
1.4	<u>Lowest floor construction</u>							-		-	
1.4.1	Beam and block suspended floor slab with 150mm deep PC beams and infill blocks (Block C2 - houses)	m2	62	353	21,886	-	-	-	-	353	21,886
1.4.2	75mm Insulation to beam and block floor	m2	18	353	6,354	-	-	-	-	353	6,354
1.4.3	Lean mix concrete blinding bed 50mm thick to ground floor slab	m2	10	344	3,440	627	2,770	3,500	6,270	971	9,710
1.4.4	Reinforced concrete (RC 40) gf slab construction 300mm thick	m³	135	103	13,932	188	11,219	14,175	25,394	291	39,326
1.4.5	Formwork to edge of bed 300mm high	m	20	79	1,580	184	2,747	933	3,680	263	5,260
1.4.6	Formwork to soffit of 300mm ground floor suspended slab above raft (Block E2)	m2	40	-	-	739	21,800	7,760	29,560	739	29,560
1.4.7	Reinforcement to ground slab (35kg/m2)	t	1,100	12	13,244	22	18,134	6,006	24,140	34	37,384
1.4.8	Extra for forming movement joints within 300mm concrete slab	m	50	11	550	32	1,219	381	1,600	43	2,150
1.4.9	Heave protection below RC slab	m²	30	344	10,320	627	14,130	4,680	18,810	971	29,130
1.4.10	Extra over lowest floor construction for forming reinforced concrete lift pits in watertight construction	nr	5,000	1	5,000	3	15,000	-	15,000	4	20,000
	<b>Sub-total</b>				<b>663,520</b>		<b>1,245,443</b>	<b>518,979</b>	<b>1,764,423</b>		<b>2,427,943</b>
2	<b>SUPERSTRUCTURE</b>										
2.1	<b>Frame</b>										
2.4.1	<u>Concrete Frames</u>										
2.4.1.1	200 x 800mm reinforced concrete (RC40) columns	m³	155	55	8,525	169	24,324	1,871	26,195	224	34,720

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.4.1.2	300 x 800mm reinforced concrete (RC40) columns	m³	155	-	0	17	2,493	142	2,635	17	2,635
2.4.1.3	400 x 800mm reinforced concrete (RC40) columns	m³	155	-	0	10	1,466	84	1,550	10	1,550
2.4.1.4	450 x 450mm reinforced concrete (RC40) Columns	m³	155	-	0	6	880	50	930	6	930
2.4.1.5	400 x 1200mm reinforced concrete (RC40) columns within Energy Centre	m³	155	-	0	9	-	1,395	1,395	9	1,395
2.4.1.6	400mm diameter reinforced concrete (RC 40) column	m³	155	-	0	1	155	-	155	1	155
2.4.1.7	250 x 800mm reinforced concrete (RC40) downstand beam	m³	155	2	310	-	-	-	0	2	310
2.4.1.8	250 x 1000mm reinforced concrete (RC40) downstand beam	m³	155	2	310	1	130	25	155	3	465
2.4.1.9	300 x 1000mm reinforced concrete (RC40) downstand beam	m³	155	-	0	2	293	17	310	2	310
2.4.1.10	1200 x 1500mm reinforced concrete (RC40) downstand beam	m³	155	-	0	20	2,933	167	3,100	20	3,100
2.4.1.11	1200 x 2000mm reinforced concrete (RC40) downstand beam	m³	155	-	0	29	4,253	242	4,495	29	4,495
2.4.1.12	250mm thick reinforced concrete (RC40) wall	m³	155	146	22,630	542	78,262	5,748	84,010	688	106,640
2.4.1.13	Formwork to RC columns	m²	45	684	30,780	2,103	87,875	6,760	94,635	2,787	125,415
2.4.1.14	Formwork to RC columns circular	m²	75	-	0	17	1,275	-	1,275	17	1,275
2.4.1.15	Formwork to RC transfer beams	m²	45	5	225	151	6,417	378	6,795	156	7,020
2.4.1.16	Formwork to RC walls (measured both sides) including kickers	m²	40	1,168	46,720	3,856	143,408	10,832	154,240	5,024	200,960
2.4.1.17	Reinforcement to columns (75kg/m)	t	1,100	26	28,380	84	86,358	6,537	92,895	110	121,275
2.4.1.18	Reinforcement to transfer beams (100kg/m)	t	1,100	2	1,980	1	934	166	1,100	3	3,080
2.4.1.19	Reinforcement to transfer beams (160kg/m) to 1500 and 2000mm deep beams	t	1,100	-	0	4	3,830	218	4,048	4	4,048
2.4.1.20	Reinforcement to walls (60kg/m)	t	1,100	35	38,544	116	118,312	8,936	127,248	151	165,792
	<b>Sub-total</b>				<b>178,404</b>		<b>563,598</b>	<b>43,568</b>	<b>607,166</b>		<b>785,570</b>
2.2	<b>Upper Floors</b>										
2.2.1	<u>In-situ Concrete Floors</u>										
2.2.1.1	Suspended reinforced concrete (RC 32/40) floor slab 185mm thick (balconies)	m³	135	26	3,510	142	19,170	-	19,170	168	22,680
2.2.1.2	Suspended reinforced concrete (RC 32/40) floor slab 250mm thick	m³	135	386	52,110	1,542	190,350	17,820	208,170	1,928	260,280
2.2.1.3	Suspended reinforced concrete (RC 32/40) floor slab 250mm thick to if mezzanine	m²	135	-	0	41	-	5,535	5,535	41	5,535
2.2.1.4	Formwork to soffit of 185mm slabs	m²	40	141	5,622	768	30,703	-	30,703	908	36,324
2.2.1.5	Formwork to soffit of 250mm slabs	m²	40	1,544	61,760	6,332	241,440	11,840	253,280	7,876	315,040
2.2.1.6	Formwork to edge of slab 185mm high	m	35	122	4,270	497	17,395	-	17,395	619	21,665
2.2.1.7	Formwork to edge of slab 250mm high	m	35	385	13,475	1,383	46,079	2,326	48,405	1,768	61,880
2.2.1.8	Formwork to edge of lift / stair openings in slabs 250mm high	m	35	120	4,200	187	6,545	-	6,545	307	10,745
2.2.1.9	Formwork to step in slab to balconies	m	35	85	2,975	510	17,850	-	17,850	595	20,825
2.2.1.10	Reinforcement to suspended slabs (35kg/m²)	t	1,100	59	64,855	248	261,937	11,396	273,333	307	338,188
2.2.1.11	Power floated finish to suspended concrete slab	m²	8	1,685	13,476	7,100	55,577	1,220	56,797	8,784	70,273
2.2.1.12	Insulation above community centre and energy centre slab	m²	40	-	0	600	10,000	14,000	24,000	600	24,000
2.2.1.13	Movement joints within suspended floor slabs (Block C2)	item	5,000	1	5,000	-	-	-	0	1	5,000
2.2.1.14	Movement joints within suspended floor slabs (Block E)	item	10,000	-	0	1	10,000	-	10,000	1	10,000
2.2.2	<u>Steel frame and floors</u>										
2.2.2.1	Steel trimmer beams to terracore house floor construction (34nr)	m	120	137	16,440	-	-	-	0	137	16,440
2.2.2.2	SHS steel columns (5nr)	m	120	18	2,160	-	-	-	0	18	2,160
2.2.2.3	Precast concrete padstones	nr	40	68	2,720	-	-	-	0	68	2,720
2.2.2.4	BWIC with steel trimmer beams including surface treatment, fixings and base plates	item	7,500	1	7,500	-	-	-	0	1	7,500
2.2.2.5	Lifting beam to energy centre	item	10,000	-	0	1	-	10,000	10,000	1	10,000
2.2.5	<u>Balconies and walkways</u>										
										-	-



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.2.5.1	Reinforced concrete balcony construction (Included within in-situ concrete floors above)	m³	175	-	0	-	-	-	0	0	-
2.2.5.2	Thermal break to balconies	m	150	85	12,750	510	76,500	-	76,500	595	89,250
2.5.3	<u>Timber floors</u>						-	-			
2.5.3.1	220mm deep posi joist timber floor with 18mm plywood decking	m²	65	903	58,695	-	-	-	0	903	58,695
2.5.3.2	Extra for doubled up joist with chord fixing	m	40	89	3,560	-	-	-	0	89	3,560
2.5.3.3	Extra for trimmer joist to stairwell	m	15	33	495	-	-	-	0	33	495
2.5.3.4	Builders work in connection with timber floors including strutting and joist hangers	item	5,000	1	5,000	-	-	-	0	1	5,000
2.5.3.5	200mm Insulation quilt between joists	m²	20	903	18,060	-	-	-	0	903	18,060
2.5.3.6	Plywood boarding, glued and screwed to top and bottom of floors	m²	20	1,806	36,120	-	-	-	0	1,806	36,120
2.2.6	<u>Drainage to balconies</u>					-	-	-		0	
2.2.6.1	Aluminium square rainwater goods to balconies	nr	200	25	5,000	68	13,600	-	13,600	93	18,600
	<b>Sub-total</b>				<b>399,753</b>		<b>997,146</b>	<b>74,137</b>	<b>1,071,283</b>		<b>1,471,035</b>
2.3	<b>Roof</b>										
2.3.1	<u>Roof structure</u>										
2.3.1.1	<u>Reinforced concrete roof structure</u>										
2.3.1.1.1	Reinforced concrete (RC 32/40) flat roof structure 300mm thick to 2f communal terrace (Block E)	m³	135	-	0	77	1,620	8,775	10,395	77	10,395
2.3.1.1.2	Reinforced concrete (RC 32/40) flat roof structure 300mm thick	m³	135	89	12,015	259	26,177	8,789	34,965	348	46,980
2.3.1.1.3	Reinforced concrete (RC32/40) flat roof structure 250mm thick to lift / stair overrun	m³	135	11	1,485	12	1,620	-	1,620	23	3,105
2.3.1.1.4	Reinforced concrete (RC32/40) upstand 200 x 1000mm high to communal terrace (Block E1)	m³	135	-	0	4	540	-	540	4	540
2.3.1.1.5	Formwork to soffit of roof slabs	m²	40	341	13,640	1,168	38,040	8,680	46,720	1,509	60,360
2.3.1.1.6	Formwork to edge of slab 250 / 300mm high	m	15	76	1,140	264	3,960	-	3,960	340	5,100
2.3.1.1.7	Formwork to edge of openings in roof slabs 250mm high	m	15	70	1,050	120	1,800	-	1,800	190	2,850
2.3.1.1.8	Formwork to sides of upstand	m	75	-	0	38	2,850	-	2,850	38	2,850
2.3.1.1.9	Reinforcement to Block E 2f terrace 300mm thick roof slab (50kg/m²)	t	1,100	-	0	13	10,505	3,575	14,080	13	14,080
2.3.1.1.10	Reinforcement to Block C 300mm thick roof slab (66kg/m²)	t	1,100	20	21,562	-	-	-	0	20	21,562
2.3.1.1.11	Reinforcement to 250mm roof slab (50kg/m²)	t	1,100	2	1,694	2	1,848	-	1,848	3	3,542
2.3.1.1.12	Reinforcement to Block E 300mm roof slab (35kg/m²)	t	1,100	-	0	30	24,640	8,360	33,000	30	33,000
2.3.1.1.13	Floated finish to suspended concrete slab	m²	4	341	1,364	1,168	3,586	1,086	4,672	1,509	6,036
2.3.1.2	<u>Timber roof structure</u>									-	-
2.3.1.2.1	200mm deep timber rafters at 400mm centres to pitched roof (Block C2)	m²	70	57	3,990					57	3,990
2.3.1.2.2	220mm deep posi joists at 400mm centres timber roof structure at fourth floor (Block C2)	m²	65	157	10,205	-	-	-	0	157	10,205
2.3.1.2.3	220mm deep posi joists at 400mm centres timber roof structure over houses (Block C2)	m²	65	130	8,450	-	-	-	0	130	8,450
2.3.1.2.4	Extra for trimming joists to openings	m	25	44	1,100	-	-	-	0	44	1,100
2.3.1.2.5	200mm Insulation quilt between joists	m²	20	287	5,740	-	-	-	0	287	5,740
2.3.1.2.6	200mm Insulation quilt between rafters	m²	20	80	1,600	-	-	-	0	80	1,600
2.3.1.2.7	Bwic with timber roof structure	item	3,000	1	3,000	-	-	-	0	1	3,000
2.3.1.2.8	Plywood boarding, glued and screwed to top and bottom of rafters	m²	20	344	6,880	-	-	-	0	344	6,880
2.3.1.3	<u>Steel roof structure</u>					-	-	-	0	-	-
2.3.1.3.1	Cranked steel beams 203UC	m	150	22	3,300	-	-	-	0	22	3,300
2.3.1.3.2	Steel tie beam	m	120	31	3,720	-	-	-	0	31	3,720
2.3.1.3.3	Steel bracing	m	70	10	700	-	-	-	0	10	700
2.3.1.3.4	Precast concrete padstones	nr	40	6	240	-	-	-	0	6	240
2.3.1.3.5	BWIC with steel roof structure including surface treatment and fixings	item	2,000	1	2,000	-	-	-	0	1	2,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.3.2	<u>Roof coverings</u>										
2.3.2.1	Warm deck roofing system covering to concrete flat roofs and terraces	m²	60	341	20,460	1,168	43,980	26,100	70,080	1,509	90,540
2.3.2.2	Warm deck roofing system to timber roof structure	m2	60	287	17,220	-			0	287	17,220
2.3.2.3	Arubis Nordic Brown Light vertical standing seam pre-weathered copper roof covering to pitched roof over first floor with geotextile underlay	m2	230	80	18,354					80	18,354
2.3.2.4	Extra for IKO Permatec green roof finish to 1f roof (Block C2)) and main roof (Block E)	m²	50	399	19,950	606	30,300		30,300	1,005	50,250
2.3.2.4	Paving to shared community roof area (Ref Q22/175A))	m2	70	89	6,230	126	8,820		8,820	215	15,050
2.3.2.5	FP McCann 450 x 450mm square concrete pavers on pedestals with capping sheet to balconies	m2	60	287	17,220	158	9,480		9,480	445	26,700
2.3.2.5	Paving to main roof 600m wide walkway (Block E1)	m	40		0	73	2,920		2,920	73	2,920
2.3.2.7	Roof finish to lift / stair overrun (Block C2)	m²	60	44	2,640	-	-		0	44	2,640
2.3.2.8	Roof finish to lift / stair overrun (Block E)	m²	60		0	48	2,880		2,880	48	2,880
2.3.2.9	Extra for stainless steel trim and gravel border to perimeter of brown / green roof	m	35	388	13,580	186	6,510	-	6,510	574	20,090
2.3.2.10	Skirting to flat roofs including terrace areas	m	30	457	13,710	320	9,600	-	9,600	777	23,310
2.3.2.11	Capping layer to encapsulate insulation to bio-diverse roof areas	m2	15	399	5,985	606	9,090	-	9,090	1,005	15,075
2.3.2.12	Tapered Insulation to flat roof area including roof terrace	m²	40	628	25,120	1,168	29,320	17,400	46,720	1,796	71,840
2.3.4	<u>Roof drainage</u>										
2.3.4.1	Drainage installation to roof and terrace areas	m²	28	628	17,584	1,168	20,524	12,180	32,704	1,796	50,288
2.3.4.2	Irrigation pipe system to community roof	m	30	-	0	101	3,030		3,030	101	3,030
2.3.6	<u>Roof features</u>										
2.3.6.1	Automatic opening roof vent including bwic (AOV)	nr	5,000	1	5,000	2	10,000		10,000	3	15,000
2.3.6.2	Stainless steel / galvanised steel roof access hatch and ladder access to roof - houses and lift overrun (Block C2)	nr	5,000	7	35,000	-	-		0	7	35,000
2.3.6.3	Bwic with energy centre flue	item	10,000	-		1	-	10,000	10,000	1	10,000
2.3.6.4	Ecology features (log piles) to Block E1 roof	nr	4,000		0	2	8,000	-	8,000	2	8,000
2.3.6.6	Planting to shared community roof area	m2	30	115	3,450	158	4,740		4,740		8,190
2.3.6.7	Raised planters to shared community roof area (6nr)	m2	500	20	10,000				0		10,000
2.3.6.8	Timber fence to shared community roof area (F4)	m	150	-	0	26	3,900		3,900		3,900
2.3.6.9	Benches to shared community roof area	m	1,225	-	0	43	52,675		52,675		52,675
2.3.6.10	Benches B1a to shared community roof area	m	1,225	5	6,125	-	-		0		6,125
2.3.6.11	Seating to shared community roof area	nr	500	3	1,500	7	3,500		3,500		5,000
2.3.6.12	Garden shed to community roof area	nr	700	1	700	-	-		0		700
2.3.6.13	Cold frame to shared community roof area	nr	500	2	1,000	-	-		0		1,000
	<b>Sub-total</b>				<b>345,703</b>		<b>376,455</b>	<b>104,945</b>	<b>481,399</b>		<b>827,102</b>
2.4	<b>Stairs and Ramps</b>										
2.4.1	<u>Stair/ramp structures</u>										
2.4.1.1	Timber stair structure 900mm wide to town houses, comprising 1nr straight flights and 2nr quarter space landings formed with winders (Block C2)	nr	2,500	20	50,000	-	-		0		50,000
2.4.1.2	Timber stair structure 900mm wide to duplex unit, comprising 2nr straight flights and 2nr quarter space landings formed with winders (Block E)	nr	3,000	-	0	6	18,000		18,000		18,000
2.4.1.3	Precast concrete staircasre to energy centre gf to 1f mezzanine	nr	5,000			1	-	5,000	5,000		5,000
2.4.1.4	Precast concrete stair structure 1250mm wide to circulation areas, 250mm going comprising 3nr straight flights, 1nr quarter turn formed with winders and 1nr half space landing - gf - 1f (Block C)	nr	6,500	1	6,500	-	-		-	1	6,500
2.4.1.5	Precast concrete stair structure 1200mm wide to circulation areas, 250mm going comprising 2nr straight flights and 1nr half space landing 1f to 6f (Block C)	nr	6,000	5	30,000	1	6,000		6,000	6	36,000
2.4.1.6	Precast concrete stair structure 1200mm wide to circulation areas, 250mm going comprising 4nr straight flights and 3nr quarter space landings Core 1 gf - 1f (Block E)	nr	7,000	-	-	1	7,000		7,000	1	7,000
2.4.1.7	Precast concrete stair structure 1200mm wide to circulation area, 250mm going comprising 2nr straight flights and 1nr half space landing Core 1 1f - 6f (Block E)	nr	6,000		-	5	30,000		30,000	5	30,000
2.4.1.8	Precast concrete stair structure 1200mm wide to circulation area, 250mm going comprising 3nr straight flights, 2nr quarter space landings and 1nr half space landing Core 2 gf - 2f (Block E)	nr	10,000		-	1	10,000		10,000	1	10,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.4.1.9	Precast concrete stair structure 1200mm wide to circulation area, 250mm going comprising 2nr straight flights and 1nr half space landing Core 2 2f - Roof (Block E)	nr	6,000		-	7	42,000		42,000		42,000
2.4.2	<u>Stair/ramp finishes</u>										
2.4.2.1	Nora Noraplan Signa rubber floor finish to precast concrete treads risers and landings, nosing's and painted strings and soffits (1f - top floor per storey)	nr	2,500	6	15,000	15	37,500		37,500	21	52,500
2.4.2.2	End grain Oak timber finishes to precast concrete treads risers and landings, nosing's and painted strings and soffits (gf - 1f)	nr	3,000	1	3,000	2	6,000		6,000	3	9,000
2.4.2.2	Engineered timber floor finish staircase to treads, risers and landings, nosing's and painted strings and soffits	nr	2,500	20	50,000	6	15,000		15,000		65,000
2.4.2.3	Finishes to precast concrete staircase to energy centre	nr	1,000			1	-	1,000	1,000		1,000
2.4.3	<u>Stair/ramp balustrades and handrails</u>										
2.4.3.1	IGP Duraxal PPC steel balustrading	m	350	36	12,600	90	31,500		31,500	126	44,100
2.4.3.2	Guardrailing to edge of enegy centre mezzanine floor	m	150		0	27	-	4,050	4,050	27	4,050
2.4.3.3	Hardwood handrail to communal staircase with PPC metal concealed fixings	m	125	27	3,375	68	8,438		8,438	95	11,813
2.4.3.4	Redwood softwood painted balustrade and handrail to houses and duplex units	m	225	90	20,250	27	6,075		6,075	117	26,325
	<b>Sub-total</b>				<b>190,725</b>		<b>217,513</b>	<b>10,050</b>	<b>227,563</b>		<b>418,288</b>
2.5	<b>External Walls</b>										
2.5.1	<u>External enclosing walls above ground level</u>										
2.5.1.1	Facing bricks Type 01 - Petersen Tegl D38 facing bricks; flush pointing with natural lime mortar; ; based upon a PC rate of £1,200.00/ thousand for supply	m²	132	1,478	195,096	3,913	498,300	18,216	516,516	5,391	711,612
2.5.1.2	Facing bricks Type 02 - Petersen Tegl D76 facing bricks to town houses; flush pointing with natural lime mortar; ; based upon a PC rate of £1,400.00/ thousand for supply Block C2	m2	142	695	98,690	-	-	-	0	695	98,690
2.5.1.3	Extra over Type 01 facing bricks for forming rustication at base of building with raking fillet to projecting brick courses (Block E)	m2	40	-	0	110	4,400	-	4,400	110	4,400
2.5.1.4	Extra for metal fire rated weephole formers	nr	1	8,692	8,692	15,652	15,100	552	15,652	24,344	24,344
2.5.1.6	Brick cladding to lift / stair overrun	m²	137	103	14,111	75	10,275	-	10,275	178	24,386
2.5.1.7	Extra for Type 01 special bricks (Block E)	m	42	-	0	409	17,178		17,178	409	17,178
2.5.1.8	Pigmented cast stone single element sill reveals and lintel window surround with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	450	-	0	280	126,000		126,000	280	126,000
2.5.1.10	Pigmented cast stone single element sill with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	300	299	89,700	630	182,400	6,600	189,000	929	278,700
2.5.1.11	Pigmented cast stone single element lintel with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	300	299	89,700	630	182,400	6,600	189,000	929	278,700
2.5.1.12	Pigmented cast stone coping and string course with colour matched flush mortar joints, latex mould, sealed and waxed close textured finish	m	250	295	73,750	264	66,000		66,000	559	139,750
2.5.1.13	Cast stone 20mm deep fluted band course spaced at 75mm centres, 750mm wide with grit blasted finish to base of external wall	m	400	176	70,400	184	62,000	11,600	73,600	360	144,000
2.5.1.14	Pigmented polished cast stone feature panels, 20mm recessed mortar joints, latex mould, sealed and waxed close textured finish to ground floor civic areas (Block E)	m2	450		0	179	80,550	-	80,550	179	80,550
2.5.1.15	Metsec structural steel framing to internal skin of cavity wall	m²	40	2,173	86,920	3,913	151,000	5,520	156,520	6,086	243,440
2.5.1.16	Forming cavity between skins of hollow wall and tying together with Ancon stainless steel ties	m²	5	2,173	10,865	3,913	18,875	690	19,565	6,086	30,430
2.5.1.17	100mm Rockwool cavity insulation	m²	30	2,173	65,190	3,913	113,250	4,140	117,390	6,086	182,580
2.5.1.18	Ancon brick support anchors (each floor level)	m	150	737	110,550	1,381	202,800	4,350	207,150	2,118	317,700
2.5.1.19	Horizontal fire stopping at floor levels between edge of floor slab and external brickwork	m	30	737	22,110	1,381	40,560	870	41,430	2,118	63,540
2.5.1.20	Movement joints witin brickworks including half brick / full brick shadow gap detail	m	50	435	21,750	783	37,950	1,200	39,150	1,218	60,900
2.5.1.21	Brick integrated bird / bat nesting boxes	nr	40	20	800	60	2,400	-	2,400	80	3,200
2.5.2	<u>External walls below ground level</u>										
2.5.2.1	Brick cavity wall below dpc in 2nr skins of Class B semi engineering bricks 600mm high including forming 75mm cavity and tying together with Ancon stainless steel wall ties	m²	175	106	18,550	110	16,275	2,975	19,250	216	37,800
2.5.2.2	Concrete filling to 75mm cavity between skins of hollow wall	m³	250	8	2,000	8	1,750	250	2,000	16	4,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.5.2.3	Hyload Original damp proof course to skins of external cavity wall 100mm wide	m	5	352	1,760	368	1,550	290	1,840	720	3,600
2.5.4	<u>External soffits</u>									-	
2.5.4.1	Cast GRC soffit to balcony soffits	m²	600	127	76,200	724	434,400		434,400	851	510,600
2.5.4.2	Pigmented cast stone feature panels to entrance soffit and lintels, acid etched with scalloped edge detail, latex mould, sealed and waxed close textured finish (Block E)	m²	600	4	2,400	10	6,000		6,000	10	8,400
2.5.5	<u>Subsidiary walls, balustrades, handrails, railings and proprietary balconies</u>										
2.5.5.1	Powder coated galvanised steel balustrade and railings to balconies	m	400	207	82,800	632	252,800		252,800	839	335,600
2.5.5.2	Powder coated galvanised steel balustrade and railings to openings	m	400	95	38,000	110	44,000		44,000	205	82,000
	<b>Sub-total</b>				<b>1,180,034</b>		<b>2,568,213</b>	<b>63,853</b>	<b>2,632,066</b>		<b>3,812,100</b>
2.6	<b>Windows and External Doors</b>										
2.6.1	<u>External Windows</u>										
2.6.1.1	Velfac Powder coated composite aluminium / timber framed, triple glazed tilt-turn bronze anodized balcony windows / doors with standard set of satin stainless steel ironmongery	m²	460	436	200,560	1,560	717,600		717,600	1,996	918,160
2.6.1.2	Shueco aluminium triple glazed bronze anodized windows to community centre with satin stainless steel ironmongery	m²	460	-	0	140	64,400		64,400	140	64,400
2.6.1.3	Shueco aluminium triple glazed bronze anodized windows to energy centre with satin stainless steel ironmongery	m2	460	-	0	28	-	12,880	12,880	28	12,880
2.6.1.4	Frameless aluminium security roller shutter to community centre with satin stainless steel ironmongery	m2	525	-	0	127	66,675		66,675	127	66,675
2.6.2	<u>External Doors</u>										
2.6.2.1	Main block entrance lobby doors - Spirit Doors Naturelle Vision range hardwood Euro Light Oak single door with triple glazed fanlight, sidelight and vision panel, Factory applied stain and lacquer finish with satin stainless steel ironmongery and door access control	nr	10,000	1	10,000	2	20,000		20,000	3	30,000
2.6.2.2	Main block entrance stair lobby doors comprising pair of fully glazed doors (Block C2)	nr	5,000	1	5,000	-	-		0	1	5,000
2.6.2.3	Entrance doors to town houses / flats - Spirit Doors Naturelle VZara range hardwood Euro Light Oak single door with triple glazed sidelight, Factory applied stain and lacquer finish with satin stainless steel ironmongery	nr	2,500	6	15,000	5	12,500		12,500	11	27,500
2.6.2.4	Meter cupboard doors	nr	500	5	2,500	-	-		0	5	2,500
2.6.2.5	Dry riser inlet door with satin stainless steel finish	nr	700	1	700	2	1,400		1,400	3	2,100
2.6.2.6	Community centre doors comprising single fully glazed door	nr	1,250	-	0	1	1,250		1,250	1	1,250
2.6.2.6	Patio door single	nr	1,500	1	1,500	-	-		0	1	1,500
2.6.2.7	Patio / roof terrace doors pair	nr	2,500	15	37,500	-	-		0	15	37,500
2.6.2.8	Communal terrace doors single	nr	1,000		0	2	2,000		2,000	2	2,000
2.6.2.9	Louved pair of doors to town house / flat storage cupboards - Spirit Doors hardwood Euro Light Oak single door, Factory applied stain and lacquer finish with satin stainless steel ironmongery	nr	2,000	6	12,000		-		0	6	12,000
2.6.2.9	Sunray galvanised steel polyester powder coated pair of doors and side panel to energy centre with satin stainless steel ironmongery with door access control	nr	10,000		0	2	10,000	10,000	20,000	2	20,000
2.6.2.10	Sunray galvanised steel polyester powder coated single door and side panel to plant room with satin stainless steel ironmongery with door access control	nr	5,000	1	5,000	3	15,000		15,000	4	20,000
2.6.2.11	Sunray galvanised steel polyester powder coated single door and side panel to bike / bin store with satin stainless steel ironmongery with door access control	nr	5,000	-	0	5	25,000		25,000	5	25,000
2.6.2.12	Sunray galvanised steel polyester powder coated pair of doors and side panel to bike / bin store with satin stainless steel ironmongery with door access control	nr	10,000	2	20,000	-	-		0	2	20,000
2.6.2.13	Aluminium louvre to energy centre, plant rooms, bin store and bike stores and community centre	nr	700	3	2,100	10	5,600	1,400	7,000	13	9,100
	<b>Sub-total</b>			-	<b>311,860</b>		<b>941,425</b>	<b>24,280</b>	<b>965,705</b>		<b>1,277,565</b>
2.7	<b>Internal Walls and Partitions</b>										
2.7.1	<u>Walls and partitions</u>										

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Elemental Estimate				Block C2		Block E				Combined	
Ref	Item	Unit	Rate	Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.7.1.1	Party walls between flats comprising two 100mm dense aggregate blockwork, party wall ties & 75mm cavity wall insulation (linings and finishes included within fit out schedule)	m²	85	1,482	125,970	3,009	255,765		255,765	4,491	381,735
2.7.1.2	200mm Block walls to circulation areas	m²	65	210	13,650	1,002	65,130		65,130	1,212	78,780
2.7.1.3	Energy centre / plant room walls	m2	100	210	21,000	549	12,900	42,000	54,900	759	75,900
2.7.1.4	Acoustic insulation to energy centre / plant room walls	m2	40	210	8,400	549	5,160	16,800	21,960	759	30,360
2.7.1.5	Acoustic insulation to community centre walls	m2	40	-	0	122	4,880	-	4,880	122	4,880
2.7.1.6	Folding sliding partitions to community centre	m2	500	-	0	64	32,000		32,000	64	32,000
2.7.2	<u>Internal walls and partitions to flats and houses</u>										
2.7.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	4,798		0	5	23,991		23,991	5	23,991
2.7.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,009		0	1	5,009		5,009	1	5,009
2.7.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	6,353		0	14	88,941		88,941	14	88,941
2.7.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	5,255		0	7	36,783		36,783	7	36,783
2.7.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	8,554		0	4	34,215		34,215	4	34,215
2.7.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,715		0	7	47,002		47,002	7	47,002
2.7.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	8,805		0	2	17,609		17,609	2	17,609
2.7.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	8,043		0	14	112,602		112,602	14	112,602
2.7.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	7,518		0	8	60,146		60,146	8	60,146
2.7.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	9,257		0	6	55,543		55,543	6	55,543
2.7.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	4,132	1	4,132	-	-		0	1	4,132
2.7.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,651	7	32,556	-	-		0	7	32,556
2.7.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,598	4	26,392	-	-		0	4	26,392
2.7.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,338	5	31,691	-	-		0	5	31,691
2.7.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	8,071	1	8,071	-	-		0	1	8,071
2.7.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	7,722	2	15,445	-	-		0	2	15,445
2.7.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	12,411	2	24,822	-	-		0	2	24,822
2.7.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	12,411	2	24,822	-			0	2	24,822
2.7.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	12,587	1	12,587	-			0	1	12,587
	Sub-total			25	349,537	68	857,675	58,800	916,475	93	1,266,012
2.8.1	<u>Internal Doors</u>										
2.8.1.1	Oak veneered Single fire door to circulation area	nr	1,100	7	7,700	33	36,300		36,300	40	44,000
2.8.1.2	Pair of glazed doors to entrance lobby	nr	2,500	-	0	1	2,500		2,500	1	2,500
2.8.1.3	Pair of doors to bike store	nr	2,000	-	0	1	2,000		2,000	1	2,000
2.8.1.4	Pair of Oak vennered doors to community centre, lobby, kitchen and office	nr	1,500	-	0	3	4,500		4,500	3	4,500
2.8.1.5	Oak veneered single door to WC's to community area	nr	600	-	0	5	3,000		3,000	5	3,000
2.8.1.6	Riser cupboard doors - single	nr	800	24	19,200	99	79,200		79,200	123	98,400
2.8.2	<u>Internal doors to flats and houses</u>										
2.8.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	6,025	-	0	5	30,125		30,125	5	30,125

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
2.8.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	11,725	-	0	1	11,725		11,725	1	11,725
2.8.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	8,725	-	0	14	122,150		122,150	14	122,150
2.8.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	11,725	-	0	7	82,075		82,075	7	82,075
2.8.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	9,725	-	0	4	38,900		38,900	4	38,900
2.8.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	12,725	-	0	7	89,075		89,075	7	89,075
2.8.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	11,425		0	2	22,850		22,850	2	22,850
2.8.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	11,425		0	14	159,950		159,950	14	159,950
2.8.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	14,425		0	8	115,400		115,400	8	115,400
2.8.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	15,425			6	92,550		92,550	6	92,550
2.8.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	7,025	1	7,025	-	-		0	1	7,025
2.8.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	11,025	7	77,175	-	-		0	7	77,175
2.8.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	29,725	4	118,900	-	-		0	4	118,900
2.8.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	8,725	5	43,625	-	-		0	5	43,625
2.8.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	10,725	1	10,725	-	-		0	1	10,725
2.8.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	10,725	2	21,450	-	-		0	2	21,450
2.8.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	16,025	2	32,050	-	-		0	2	32,050
2.8.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	16,025	2	32,050	-	-		0	2	32,050
2.8.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	17,025	1	17,025	-	-		0	1	17,025
	<b>Sub-total</b>			25	<b>386,925</b>	68	<b>892,300</b>	-	<b>892,300</b>	93	<b>1,279,225</b>
3	<b>INTERNAL FINISHES</b>										
3.1	<b>Wall Finishes</b>										
3.1.1	<u>Finishes to Walls</u>										
3.1.1.1	Plaster and emulsion paint on blockwork to circulation areas and community centre walls (one side only)	m²	20	210	4,200	1,206	24,120		24,120	1,416	28,320
3.1.1.2	Emulsion paint to masonry walls to energy centre, plant rooms, bike stores and bin stores	m²	8	210	1,680	549	1,032	3,360	4,392	759	6,072
3.1.1.3	Oak hardwood wall panelling to bike store	m2	125	40	5,000	94	11,750	-	11,750	134	16,750
3.1.1.4	Oak hardwood wall panelling and window surrounds with stain and protective lacquer finish to community centre	item	20,000	-	0	1	20,000	-	20,000	1	20,000
3.1.1.5	Oak hardwood wall panelling to low level searing 500mm high with stain and protective lacquer finish to community centre	m	600	-	0	44	26,400		26,400	44	26,400
3.1.1.5	Modular Clay Products glazed brick / tile wall finishes with edge trims to entrance lobby area	m2	125	-	0	74	9,250		9,250	74	9,250
3.1.1.6	Built in bench wrapped in glazed brick to entrance lobby	nr	4,000	-	0	2	8,000		8,000	2	8,000
3.1.1.7	Finish to exposed concrete circular column to entrance lobby	nr	500	-	0	1	500		500	1	500
3.1.2	<u>Wall finishes to flats and houses</u>										
3.1.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	5,186	-	0	5	25,928		25,928	5	25,928
3.1.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,346	-	0	1	5,346		5,346	1	5,346
3.1.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	5,907	-	0	14	82,701		82,701	14	82,701
3.1.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	5,356	-	0	7	37,489		37,489	7	37,489
3.1.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	8,186	-	0	4	32,743		32,743	4	32,743
3.1.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,375	-	0	7	44,626		44,626	7	44,626

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
3.1.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	8,899	-	0	2	17,799		17,799	2	17,799
3.1.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	6,989	-	0	14	97,851		97,851	14	97,851
3.1.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	6,969	-	0	8	55,755		55,755	8	55,755
3.1.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	8,866	-		6	53,196		53,196	6	53,196
3.1.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	4,844	1	4,844	-	-		0	1	4,844
3.1.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,237	7	36,659	-	-		0	7	36,659
3.1.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,492	4	25,966	-	-		0	4	25,966
3.1.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,351	5	31,756	-	-		0	5	31,756
3.1.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	8,120	1	8,120	-	-		0	1	8,120
3.1.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	7,710	2	15,420	-	-		0	2	15,420
3.1.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	6,989	2	13,979	-	-		0	2	13,979
3.1.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	6,969	2	13,939	-	-		0	2	13,939
3.1.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	8,866	1	8,866	-	-		0	1	8,866
	<b>Sub-total</b>			25	<b>170,428</b>	68	<b>554,486</b>	<b>3,360</b>	<b>557,846</b>	93	<b>728,274</b>
3.2	<b>Floor Finishes</b>										
3.2.1	<u>Finishes to floors</u>										
3.2.1.1	50mm Cement and sand screed to concrete floor slabs to circulation areas and community centre	m²	25	269	6,725	1,206	30,150		30,150	1,475	36,875
3.2.1.2	Trowelled finish to concrete slab to energy centre, plant rooms, bike stores and bin stores	m²	3	134	402	789	825	1,542	2,367	923	2,769
3.2.1.3	Epoxy anti slip floor paint to concrete slab to energy centre, plant rooms and refuse stores	m²	30	134	4,020	654	4,200	15,420	19,620	788	23,640
3.2.1.4	Oak endgrain timber flooring with clear non-slip lacquer finish to community centre	m²	80	-	0	250	20,000		20,000	250	20,000
3.2.1.5	Oak endgrain timber flooring with stain and protective lacquer finish to bike store	m²	80	60	4,800	135	10,800		10,800	195	15,600
3.2.1.6	3mm Nora Noraplan Signa rubber flooring to circulation areas	m²	65	269	17,485	1,206	78,390		78,390	1,475	95,875
3.2.1.7	Oak endgrain floor finish to entrance / stair lobby	m²	80	52	4,160	122	9,760		9,760	174	13,920
3.2.1.12	Oak endgrain skirting 450mm high	m	60	248	14,880	716	42,960		42,960	964	57,840
3.2.2	<u>Floor finishes to flats and houses</u>										
3.2.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	6,113	-	0	5	30,563		30,563	5	30,563
3.2.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,147	-	0	1	6,147		6,147	1	6,147
3.2.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	6,534	-	0	14	91,482		91,482	14	91,482
3.2.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	6,585	-	0	7	46,092		46,092	7	46,092
3.2.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	9,958	-	0	4	39,831		39,831	4	39,831
3.2.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	8,501	-	0	7	59,505		59,505	7	59,505
3.2.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	10,997	-	0	2	21,994		21,994	2	21,994
3.2.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	8,807	-	0	14	123,292		123,292	14	123,292
3.2.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	9,646	-	0	8	77,171		77,171	8	77,171
3.2.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	10,821	-	0	6	64,926		64,926	6	64,926
3.2.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	5,410	1	5,410	-	-		0	1	5,410
3.2.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,674	7	39,721	-	-		0	7	39,721
3.2.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	7,290	4	29,160	-	-		0	4	29,160
3.2.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	7,290	5	36,450	-	-		0	5	36,450

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
3.2.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	9,528	1	9,528	-	-		0	1	9,528
3.2.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	9,100	2	18,200	-	-		0	2	18,200
3.2.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	16,428	2	32,856	-	-		0	2	32,856
3.2.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	16,428	2	32,856	-	-		0	2	32,856
3.2.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	16,452	1	16,452	-	-		0	1	16,452
	<b>Sub-total</b>			25	<b>273,105</b>	68	<b>758,088</b>	<b>16,962</b>	<b>775,050</b>	93	<b>1,048,155</b>
3.3	<b>Ceiling Finishes</b>										
3.3.1	<u>Finishes to Ceilings</u>										
3.3.1.1	Gyproc m/f suspended ceilings lined with plasterboard to communal circulation areas	m²	43	269	11,567	956	41,108		41,108	1,225	52,675
3.3.1.2	Painted concrete ceiling to energy centre, plant rooms, bike stores and bin stores	m²	20	134	2,680	654	2,800	10,280	13,080	788	15,760
3.3.1.3	Acoustic ceiling to Community area	m²	50			250	12,500		12,500	250	12,500
3.3.2	<u>Ceiling finishes to flats and houses</u>										0
3.3.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,968	-	0	5	14,840		14,840	5	14,840
3.3.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,968	-	0	1	2,968		2,968	1	2,968
3.3.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,080	-	0	14	43,120		43,120	14	43,120
3.3.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,192	-	0	7	22,344		22,344	7	22,344
3.3.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,760	-	0	4	19,040		19,040	4	19,040
3.3.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,144	-	0	7	29,008		29,008		29,008
3.3.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	5,320	-	0	2	10,640		10,640	2	10,640
3.3.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,200	-	0	14	58,800		58,800	14	58,800
3.3.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,704	-	0	8	37,632		37,632	8	37,632
3.3.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,320	-	0	6	31,920		31,920	6	31,920
3.3.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,800	1	2,800	-	-		0	1	2,800
3.3.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,923	7	20,462	-	-		0	7	20,462
3.3.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,612	4	14,448	-	-		0	4	14,448
3.3.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,612	5	18,060	-	-		0	5	18,060
3.3.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,704	1	4,704	-	-		0	1	4,704
3.3.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	5,152	2	10,304	-	-		0	2	10,304
3.3.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	8,120	2	16,240	-				2	16,240
3.3.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	8,120	2	16,240	-				2	16,240
3.3.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	8,120	1	8,120	-				1	8,120
	<b>Sub-total</b>			25	<b>125,625</b>	68	<b>326,720</b>	<b>10,280</b>	<b>337,000</b>	93	<b>462,625</b>
4	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>										
4.1	<b>Fittings, furnishings and equipment</b>										
4.1.1	<u>General fittings, furnishings and equipment</u>										
4.1.1.1	Letter boxes	nr	100	25	2,500	68	6,800		6,800	93	9,300
4.1.1.2	Parcel storage boxes to entrance lobby	nr	1,000	1	1,000	2	2,000		2,000	3	3,000
4.1.1.2	Refuse bins to bin stores	nr	1,000	15	15,000	10	10,000		10,000	25	25,000
4.1.1.3	Cycle racks (Josta 2 tier)	nr	240	58	13,920	64	15,360		15,360	122	29,280
4.1.1.4	1840 x 1879mm Recessed aluminium matwell framing and entrance mat to entrance lobbies	nr	3,000	1	3,000	2	6,000		6,000	3	9,000



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
4.1.1.5	Fit out of community area kitchen	nr	10,000	-	0	1	10,000		10,000	1	10,000
4.1.1.6	Sundry fittings to community area	item	20,000	-	0	1	20,000		20,000	1	20,000
4.1.1.7	Fittings to community area office	nr	2,500	-	0	1	2,500		2,500	1	2,500
4.1.1.8	Mirrors to community centre	item	2,000	-	0	1	2,000		2,000	1	2,000
4.1.1.9	Privacy blinds to community centre windows	m²	250	-	0	70	17,500		17,500	70	17,500
4.1.4	<u>Signs/notices</u>										
4.1.4.1	Satin stainless steel premises information boxes with tamper proof lock to entrance lobby	nr	500	1	500	2	1,000		1,000	3	1,500
4.1.4.2	Statutory wayfinding signage	nr	1,000	6	6,000	15	15,000		15,000	21	21,000
4.1.4.3	Building signage to building entrancesd	nr	5,000	1	5,000	2	10,000		10,000	3	15,000
4.1.5	<u>Fixtures and fittings to flats</u>										
4.1.5.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	11,870	-	0	5	59,350		59,350	5	59,350
4.1.5.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	11,550	-	0	1	11,550		11,550	1	11,550
4.1.5.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	8,461	-	0	14	118,454		118,454	14	118,454
4.1.5.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	9,110	-	0	7	63,770		63,770	7	63,770
4.1.5.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	12,600	-	0	4	50,400		50,400	4	50,400
4.1.5.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	13,120	-	0	7	91,840		91,840	7	91,840
4.1.5.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	14,360	-	0	2	28,720		28,720	2	28,720
4.1.5.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	11,400	-	0	14	159,600		159,600	14	159,600
4.1.5.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	11,920	-	0	8	95,360		95,360	8	95,360
4.1.5.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	13,470	-	0	6	80,820		80,820	6	80,820
4.1.5.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	10,700	1	10,700	-	-		0	1	10,700
4.1.5.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	11,220	7	78,540	-	-		0	7	78,540
4.1.5.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	12,950	4	51,800	-	-		0	4	51,800
4.1.5.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	10,950	5	54,750	-	-		0	5	54,750
4.1.5.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	13,550	1	13,550	-	-		0	1	13,550
4.1.5.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	13,550	2	27,100	-	-		0	2	27,100
4.1.5.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	18,240	2	36,480	-	-		0	2	36,480
4.1.5.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	17,570	2	35,140	-	-		0	2	35,140
4.1.5.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	17,990	1	17,990	-	-		0	1	17,990
	<b>Sub-total</b>			25	<b>372,970</b>	68	<b>878,024</b>	-	<b>878,024</b>	93	<b>1,250,994</b>
5	<b>SERVICES</b>									-	
5.1	<b>Sanitary appliances</b>									-	
5.1.1	<u>Sanitary fittings and appliances</u>									-	
5.1.1.1	Cleaners sink to cleaners stores	1	600	2	1,200	4	2,400		2,400	6	3,600
5.1.1.2	Extra for fit out of accessible bathrooms	item	8,000	-	8,000	6	8,000		8,000	6	16,000
5.1.1.3	Sanitary fittings to Energy Centre WC comprising WC and whb (Block E)	nr	1,750	-	0	2	-	3,500	3,500	2	3,500
5.1.1.4	Allowance for WC to community area (Block E)	nr	5,000	-	0	5	25,000		25,000	5	25,000
5.1.1.5	Extra for fittings to disabled wc to community area	nr	2,000	-	0	1	2,000		2,000	1	2,000
5.1.3	<u>Sanitary fittings and appliances to flats</u>									-	0
5.1.3.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	4,250	-	0	5	21,250		21,250	5	21,250
5.1.3.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,250	-	0	1	4,250		4,250	1	4,250
5.1.3.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	4,250	-	0	14	59,500		59,500	14	59,500
5.1.3.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	4,250	-	0	7	29,750		29,750	7	29,750
5.1.3.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	6,100	-	0	4	24,400		24,400	4	24,400
5.1.3.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	6,100	-	0	7	42,700		42,700	7	42,700

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.1.3.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	6,100	-	0	2	12,200		12,200	2	12,200
5.1.3.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,250	-	0	14	59,500		59,500	14	59,500
5.1.3.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,250	-	0	8	34,000		34,000	8	34,000
5.1.3.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	6,100	-	0	6	36,600		36,600	6	36,600
5.1.3.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	4,250	1	4,250	-	-		0	1	4,250
5.1.3.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,250	7	29,750	-	-		0	7	29,750
5.1.3.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,250	4	17,000	-	-		0	4	17,000
5.1.3.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,250	5	21,250	-	-		0	5	21,250
5.1.3.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,075	1	6,075	-	-		0	1	6,075
5.1.3.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	6,375	2	12,750	-	-		0	2	12,750
5.1.3.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	10,850	2	21,700	-	-		0	2	21,700
5.1.3.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	10,850	2	21,700	-	-		0	2	21,700
5.1.3.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	10,850	1	10,850	-	-		0	1	10,850
	<b>Sub-total</b>			25	<b>154,525</b>	68	<b>361,550</b>	<b>3,500</b>	<b>365,050</b>	93	<b>519,575</b>
5.3	<b>Disposal installations</b>										
5.3.1	<u>Foul drainage above ground</u>										
5.3.1.1	Soil, waste and vent pipe installation to residential units	nr	500	25	12,500	68	34,000		34,000	93	46,500
5.3.1.2	Soil, waste and vent pipe installation to community area	m²	20		0	250	5,000		5,000	250	5,000
5.3.1.3	Rainwater installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.3.1.4	Soil, waste and vent pipe installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.3.1.5	Soil waste and vent pipe installation to plant rooms bike stores and refuse stores	m²	20	134	2,680	275	5,500		5,500	409	8,180
5.3.1.6	Boxing in to all residential SVP's including insulation	m	125	100	12,500	272	34,000		34,000	372	46,500
5.3.1.7	Boxing in to all SVP's to community centre including insulation	m	125			24	3,000		3,000	24	3,000
5.3.1.8	Boxing in to all SVP's to energy centre including insulation	m	125			66	-	8,250	8,250	66	8,250
5.3.1.9	Access panels to SVP rodding points	nr	250	30	7,500	84	21,000		21,000	114	28,500
5.3.4	<u>Disposal installations to flats</u>										
5.3.4.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	1,440	-	0	5	7,200		7,200	5	7,200
5.3.4.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	1	1,440		1,440	1	1,440
5.3.4.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	1,440	-	0	14	20,160		20,160	14	20,160
5.3.4.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	7	10,080		10,080	7	10,080
5.3.4.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	1,440	-	0	4	5,760		5,760	4	5,760
5.3.4.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	7	10,080		10,080	7	10,080
5.3.4.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	1,440	-	0	2	2,880		2,880	2	2,880
5.3.4.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	1,440	-	0	14	20,160		20,160	14	20,160
5.3.4.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	1,440	-	0	8	11,520		11,520	8	11,520
5.3.4.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	1,440	-	0	6	8,640		8,640	6	8,640
5.3.4.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	1,440	1	1,440	-	-		0	1	1,440
5.3.4.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	7	10,080	-	-		0	7	10,080
5.3.4.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	4	5,760	-	-		0	4	5,760
5.3.4.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	5	7,200	-	-		0	5	7,200
5.3.4.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	1,440	1	1,440	-	-		0	1	1,440
5.3.4.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	1,440	2	2,880	-	-		0	2	2,880

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.3.4.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	1,440	2	2,880	-	-		0	2	2,880
5.3.4.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	1,440	2	2,880	-	-		0	2	2,880
5.3.4.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	1,440	1	1,440	-	-		0	1	1,440
	<b>Sub-total</b>			25	<b>71,180</b>	68	<b>200,420</b>	<b>28,250</b>	<b>228,670</b>	93	<b>299,850</b>
5.4	<b>Water installations</b>										
5.4.1	<u>Mains water supply</u>										
5.4.1.1	Tank room comprising cold water storage tank (6000L), booster pump set, water softener, secondary landlord Cat 5 packaged booster pump set, control panel including all pipework, valves and control gear	nr	21,600	1	21,600	-	-		0	1	21,600
5.4.1.2	Mains water supply, hot and cold water distribution to community centre	m²	50	-	0	250	12,500		12,500	250	12,500
5.4.1.3	Mains water supply, hot and cold water distribution to circulation areas	m²	50	269	13,450	956	47,800		47,800	1,225	61,250
5.4.1.4	Mains water supply, hot and cold water distribution to plant rooms, bike stores and refuse stores	nr	50	134	6,700	275	13,750		13,750	409	20,450
5.4.1.5	Mains cold water installation to Energy Centre	item	125,000			1	-	125,000	125,000	1	125,000
5.4.1.6	Boosted Cold water installation to Energy Centre	item	100,000			1	-	100,000	100,000	1	100,000
5.4.1.7	Cat % boosted cold water installation to Energy Centre	item	35,000			1	-	35,000	35,000	1	35,000
5.4.1.8	Softened cold water installation to Energy Centre	item	100,000			1	-	100,000	100,000	1	100,000
5.4.1.9	Domestic hot water installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.4.2	<u>Mains water supply to flats</u>										
5.4.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,650	-	0	5	13,250		13,250	5	13,250
5.4.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,650	-	0	1	2,650		2,650	1	2,650
5.4.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	2,750	-	0	14	38,500		38,500	14	38,500
5.4.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	2,850	-	0	7	19,950		19,950	7	19,950
5.4.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,250	-	0	4	17,000		17,000	4	17,000
5.4.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,700	-	0	7	25,900		25,900	7	25,900
5.4.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	4,750	-	0	2	9,500		9,500	2	9,500
5.4.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	3,750	-	0	14	52,500		52,500	14	52,500
5.4.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,200	-	0	8	33,600		33,600	8	33,600
5.4.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,750	-	0	6	28,500		28,500	6	28,500
5.4.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,500	1	2,500	-	-		0	1	2,500
5.4.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,610	7	18,270	-	-		0	7	18,270
5.4.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,225	4	12,900	-	-		0	4	12,900
5.4.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,225	5	16,125	-	-		0	5	16,125
5.4.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,200	1	4,200	-	-		0	1	4,200
5.4.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	4,600	2	9,200	-	-		0	2	9,200
5.4.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	7,250	2	14,500	-	-		0	2	14,500
5.4.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	7,250	2	14,500	-	-		0	2	14,500
5.4.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	7,250	1	7,250	-	-		0	1	7,250
	<b>Sub-total</b>			25	<b>141,195</b>	68	<b>315,400</b>	<b>370,000</b>	<b>685,400</b>	93	<b>826,595</b>
5.5	<b>Heat source</b>										
5.5.1	<u>Heat source</u>										
5.5.1.1	Fuel oil installation to Energy Centre	item	25,000	-	0	1	-	25,000	25,000	1	25,000
5.5.1.2	Natural gas installation to Energy Centre	item	80,000	-	0	1	-	80,000	80,000	1	80,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.5.1.3	LTHW heating installation	item	2,200,000	-	0	1	-	2,200,000	2,200,000	1	2,200,000
5.5.1.6	Distribution of pipework below ground from the energy centre (services diversions included elsewhere)	m	1,000	-	0	500	400,000	100,000	500,000	500	500,000
5.5.1.7	Heating plant to Block C2 plant room	item	50,000	1	50,000	-	-	-	0	1	50,000
5.5.1.8	Centralised air source heat pump installation	item	3,700,000	-	0	1	-	3,700,000	3,700,000	1	3,700,000
5.5.1.9	Automatic controls and BMS installation to Energy Centre	item	200,000	1	200,000	1	-	200,000	200,000	2	400,000
5.5.1.10	Building management system	item	150,000	1	40,500	1	-	150,000	150,000	2	190,500
5.5.1.11	Vertical distribution of pipework between roof plant and ground floor with 50mm preinsulated steel pipes	m	500	27	13,500	40	-	20,000	20,000	67	33,500
5.5.1.12	Extra for screening to roof plant (doors measured separately)	m <sup>2</sup>	500	40	20,000	108	-	53,750	53,750	148	73,750
5.5.1.13	Bwic with ashp installation including plinths, bunds and anti vibration mounts	item	20,000	1	20,000	1	-	20,000	20,000	2	40,000
5.5.2	<u>Heat source to flats</u>									-	0
5.5.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,000	-	0	5	15,000	-	15,000	5	15,000
5.5.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	1	3,000	-	3,000	1	3,000
5.5.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,000	-	0	14	42,000	-	42,000	14	42,000
5.5.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	7	21,000	-	21,000	7	21,000
5.5.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	3,000	-	0	4	12,000	-	12,000	4	12,000
5.5.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	7	21,000	-	21,000	7	21,000
5.5.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	3,000	-	0	2	6,000	-	6,000	2	6,000
5.5.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	3,000	-	0	14	42,000	-	42,000	14	42,000
5.5.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	3,000	-	0	8	24,000	-	24,000	8	24,000
5.5.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	3,000	-	0	6	18,000	-	18,000	6	18,000
5.5.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,000	1	3,000	-	-	-	0	1	3,000
5.5.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	7	21,000	-	-	-	0	7	21,000
5.5.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	4	12,000	-	-	-	0	4	12,000
5.5.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	5	15,000	-	-	-	0	5	15,000
5.5.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,000	1	3,000	-	-	-	0	1	3,000
5.5.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	3,000	2	6,000	-	-	-	0	2	6,000
5.5.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	3,000	2	6,000	-	-	-	0	2	6,000
5.5.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	3,000	2	6,000	-	-	-	0	2	6,000
5.5.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	3,000	1	3,000	-	-	-	0	1	3,000
	<b>Sub-total</b>			25	<b>419,000</b>	68	<b>604,000</b>	<b>6,548,750</b>	<b>7,152,750</b>	93	<b>7,571,750</b>
5.6	<b>Space heating and air conditioning</b>										
5.6.1	<u>Central heating</u>										
5.6.1.1	Central heating to community centre	m2	40	-	0	250	10,000	-	10,000	250	10,000
5.6.2	<u>Central heating to flats</u>										
5.6.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,876	-	0	5	19,380	-	19,380	5	19,380
5.6.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,876	-	0	1	3,876	-	3,876	1	3,876
5.6.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	4,010	-	0	14	56,140	-	56,140	14	56,140
5.6.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	4,144	-	0	7	29,008	-	29,008	7	29,008
5.6.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	6,020	-	0	4	24,080	-	24,080	4	24,080
5.6.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,283	-	0	7	36,981	-	36,981	7	36,981
5.6.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	6,690	-	0	2	13,380	-	13,380	2	13,380
5.6.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,350	-	0	14	74,900	-	74,900	14	74,900
5.6.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	5,953	-	0	8	47,624	-	47,624	8	47,624
5.6.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	6,690	-	0	6	40,140	-	40,140	6	40,140

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.6.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,675	1	3,675	-	-	-	0	1	3,675
5.6.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,822	7	26,757	-	-	-	0	7	26,757
5.6.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,647	4	18,586	-	-	-	0	4	18,586
5.6.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,647	5	23,233	-	-	-	0	5	23,233
5.6.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,953	1	5,953	-	-	-	0	1	5,953
5.6.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	6,489	2	12,978	-	-	-	0	2	12,978
5.6.2.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	10,365	2	20,730	-	-	-	0	2	20,730
5.6.2.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	10,365	2	20,730	-	-	-	0	2	20,730
5.6.2.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	10,365	1	10,365	-	-	-	0	1	10,365
	<b>Sub-total</b>			<b>25</b>	<b>143,006</b>	<b>68</b>	<b>355,509</b>	<b>-</b>	<b>355,509</b>	<b>93</b>	<b>498,515</b>
5.7	<b>Ventilation systems</b>										
5.7.2	<u>Local and special ventilation</u>										
5.7.2.1	Mechanical ventilation to community centre	m²	50		0	250	12,500		12,500	250	12,500
5.7.2.2	Ventilation grilles above community centre glazing	m	400		0	25	10,000		10,000	25	10,000
5.5.1.9	Supply and extract air handling installation to Energy Centre	item	135,000	-	0	1	-	135,000	135,000	1	135,000
5.5.1.10	Toilet supply and extract ventilation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000
5.7.2.3	Ventilation grilles above windows	m	400	290	116,000	800	320,000		320,000	1,090	436,000
5.7.3	<u>Smoke extract and control</u>										
5.7.3.1	Smoke extract and control to circulation areas	m²	10	269	2,690	956	9,560		9,560	1,225	12,250
5.7.3.2	Smoke extract and control to plant rooms, bike stores and bin stores	m²	10	134	1,340	275	(2,390)	5,140	2,750	409	4,090
5.7.4	<u>Ventilation installations to flats</u>										
5.7.4.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,950	-	0	5	19,750		19,750	5	19,750
5.7.4.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,950	-	0	1	3,950		3,950	1	3,950
5.7.4.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	4,050	-	0	14	56,700		56,700	14	56,700
5.7.4.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	4,150	-	0	7	29,050		29,050	7	29,050
5.7.4.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	6,450	-	0	4	25,800		25,800	4	25,800
5.7.4.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	5,900	-	0	7	41,300		41,300	7	41,300
5.7.4.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	6,950	-	0	2	13,900		13,900	2	13,900
5.7.4.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,950	-	0	14	83,300		83,300	14	83,300
5.7.4.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	6,400	-	0	8	51,200		51,200	8	51,200
5.7.4.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	7,850	-	0	6	47,100		47,100	6	47,100
5.7.4.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,900	1	3,900	-	-		0	1	3,900
5.7.4.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,010	7	28,070	-	-		0	7	28,070
5.7.4.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,125	4	20,500	-	-		0	4	20,500
5.7.4.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,125	5	25,625	-	-		0	5	25,625
5.7.4.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	6,550	1	6,550	-	-		0	1	6,550
5.7.4.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	6,950	2	13,900	-	-		0	2	13,900
5.7.4.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	10,550	2	21,100	-	-		0	2	21,100
5.7.4.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	10,550	2	21,100	-	-		0	2	21,100
5.7.4.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	11,000	1	11,000	-	-		0	1	11,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
	<b>Sub-total</b>			25	<b>271,775</b>	68	<b>721,720</b>	<b>150,140</b>	<b>871,860</b>	93	<b>1,143,635</b>
5.8	<b>Electrical installations</b>										
5.8.1	<u>Electrical mains and sub-mains distribution</u>										
5.8.1.1	Electrical mains and sub mains distribution to flats	m²	30	2,129	63,870	5,009	150,270		150,270	7,138	214,140
5.8.1.2	Electrical mains and sub mains distribution to circulation areas	m²	30	269	8,070	956	28,680		28,680	1,225	36,750
5.8.1.3	LV distribution to Energy Centre	item	600,000	-	0	1	-	600,000	600,000	1	600,000
5.8.1.4	Standby generator installation to Energy Centre	item	120,000			1		120,000	120,000	1	120,000
5.8.1.5	Containment installation to Energy Centre	item	60,000			1		60,000	60,000	1	60,000
5.8.1.6	Mechanical services power installation to Energy Centre	item	60,000			1		60,000	60,000	1	60,000
5.8.1.7	Small power installation to Energy Centre	item	30,000			1		30,000	30,000	1	30,000
5.8.1.8	Lighting and emergency lighting installation to Energy Centre	item	70,000			1		70,000	70,000	1	70,000
5.8.1.9	External lighting installation to Energy Centre	item	25,000			1		25,000	25,000	1	25,000
5.8.1.3	Electrical mains and sub mains distribution to plant rooms bike stores and bin stores areas	m²	30	134	4,020	275	(7,170)	15,420	8,250	409	12,270
5.8.1.4	Electrical mains and sub mains distribution to community centre	m²	30	-	0	250	7,500		7,500	250	7,500
5.8.2	<u>Lighting and power installations</u>										
5.8.2.1	Lighting and power installation to circulation areas	m²	60	269	16,140	956	57,360		57,360	1,225	73,500
5.8.2.2	Lighting and power installation to plant rooms bike stores and bin stores areas	m²	50	134	6,700	275	13,750		13,750	409	20,450
5.8.2.3	Lighting to balcony and terrace areas	nr	400	25	10,000	68	27,200		27,200	93	37,200
5.8.2.4	Lighting and power installation to community centre	m²	60	-	0	250	15,000		15,000	250	15,000
5.8.2.5	Car charging points	nr	2,000	3	6,000	7	14,000		14,000	10	20,000
5.8.4	<u>Specialist lighting installations</u>										
5.8.4.1	Emergency lighting to circulation areas	m²	20	269	5,380	956	19,120		19,120	1,225	24,500
5.8.4.2	Emergency lighting to plant rooms bike stores and bin stores areas	m²	20	134	2,680	275	(4,780)	10,280	5,500	409	8,180
5.8.4.3	Lighting to balconies	nr	400	25	10,000	68	(178,400)	205,600	27,200	93	37,200
5.8.5	<u>Electrical installations to flats</u>										
5.8.5.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,625	-	0	5	13,125		13,125	5	13,125
5.8.5.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,625	-	0	1	2,625		2,625	1	2,625
5.8.5.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	0	-	0	14	-		0	14	0
5.8.5.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	0	-	0	7	-		0	7	0
5.8.5.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,725	-	0	4	18,900		18,900	4	18,900
5.8.5.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,725	-	0	7	33,075		33,075	7	33,075
5.8.5.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	4,725	-	0	2	9,450		9,450	2	9,450
5.8.5.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,725	-	0	14	66,150		66,150	14	66,150
5.8.5.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,725	-	0	8	37,800		37,800	8	37,800
5.8.5.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,500	-	0	6	33,000		33,000	6	33,000
5.8.5.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,625	1	2,625	-	-		0	1	2,625
5.8.5.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,625	7	18,375	-	-		0	7	18,375
5.8.5.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,675	4	14,700	-	-		0	4	14,700
5.8.5.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,675	5	18,375	-	-		0	5	18,375
5.8.5.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,675	1	3,675	-	-		0	1	3,675
5.8.5.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	4,725	2	9,450	-	-		0	2	9,450
5.8.5.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	5,500	2	11,000	-	-		0	2	11,000
5.8.5.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	5,500	2	11,000	-	-		0	2	11,000
5.8.5.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	6,000	1	6,000	-	-		0	1	6,000
	<b>Sub-total</b>			25	<b>228,060</b>	68	<b>356,655</b>	<b>1,196,300</b>	<b>1,552,955</b>	93	<b>1,781,015</b>
5.10	<b>Lift and conveyor installations</b>										

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.10.1	<u>Lifts and enclosed hoists</u>										
5.10.1.1	Lift installation serving gf to 7f roof (Block C2)	nr	85,000	1	85,000					1	85,000
5.10.1.2	Lift installation serving gf to 5f floor	nr	80,000		0	1	80,000		80,000	1	80,000
5.10.1.3	Lift installation serving gf to 8f floor	nr	96,000			2	192,000		192,000	2	192,000
5.10.1.4	Extra for fire fighting lift	nr	15,000	1	15,000	1	15,000		15,000	2	30,000
5.10.1.5	Fitting out of lift cars	nr	5,000	1	5,000	3	15,000		15,000	4	20,000
	<b>Sub-total</b>				<b>105,000</b>		<b>302,000</b>	<b>-</b>	<b>302,000</b>		<b>407,000</b>
5.11	<b>Fire and lightning protection</b>										
5.11.1	<u>Fire fighting systems</u>										
5.11.1.1	Dry riser installation	nr	2,000	6	12,000	15	30,000		30,000	21	42,000
5.11.1.2	Isolating valves to dry risers	nr	300	6	1,800	15	4,500		4,500	21	6,300
5.11.1.3	Fire alarm installation to communal circulation areas and community area including connection to AOV's	m²	15	269	4,035	1,206	18,090		18,090	1,475	22,125
5.11.1.4	Fire alarm installation to Energy Centre	item	30,000			1	-	30,000	30,000	1	30,000
5.11.1.4	Commercial sprinkler tank installation including pipework, control gear and valve sets and booster pump (135m3)	nr	360,000		0	1	-	360,000	360,000	1	360,000
5.11.1.5	Residential sprinkler tank installation including pipework, control gear and valve sets (51m3)	nr	135,000			1	-	135,000	135,000	1	135,000
5.11.1.6	Residential sprinkler pipework distribution	nr	1,000	25	25,000	68	68,000		68,000	93	93,000
5.11.1.7	Distribution of residential sprinkler installation to block C2	m	500	50	25,000		-		0	50	25,000
5.11.3	<u>Lightning protection</u>										
5.11.3.1	Lightning protection installation	m²	5	2,532	12,660	6,490	32,450		32,450	9,022	45,110
5.11.3.2	Lightning protection installation to Energy Centre	item	30,000	-	0	1	-	30,000	30,000	1	30,000
5.11.4	<u>Fire and lightning protection to flats</u>										
5.11.4.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,339	-	0	5	16,695		16,695	5	16,695
5.11.4.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,339	-	0	1	3,339		3,339	1	3,339
5.11.4.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,465	-	0	14	48,510		48,510	14	48,510
5.11.4.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,591	-	0	7	25,137		25,137	7	25,137
5.11.4.8	Type 8E - 1b,2p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	5,355	-	0	4	21,420		21,420	4	21,420
5.11.4.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,662	-	0	7	32,634		32,634	7	32,634
5.11.4.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	5,985	-	0	2	11,970		11,970	2	11,970
5.11.4.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,725	-	0	14	66,150		66,150	14	66,150
5.11.4.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	5,292	-	0	8	42,336		42,336	8	42,336
5.11.4.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,985	-	0	6	35,910		35,910	6	35,910
5.11.4.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,150	1	3,150	-	-		0	1	3,150
5.11.4.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,289	7	23,020	-	-		0	7	23,020
5.11.4.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,064	4	16,254	-	-		0	4	16,254
5.11.4.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,064	5	20,318	-	-		0	5	20,318
5.11.4.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	5,292	1	5,292	-	-		0	1	5,292
5.11.4.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	5,796	2	11,592	-	-		0	2	11,592
5.11.4.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	9,135	2	18,270	-	-		0	2	18,270
5.11.4.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	9,135	2	18,270	-	-		0	2	18,270
5.11.4.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	9,135	1	9,135	-	-		0	1	9,135
	<b>Sub-total</b>			25	<b>205,796</b>	68	<b>457,141</b>	<b>555,000</b>	<b>1,012,141</b>	93	<b>1,217,937</b>
5.12	<b>Communication, security and control systems</b>										
5.12.1	<u>Communication, security and control systems</u>										
5.12.1.1	CCTV installation to entrance lobbies	nr	10,000	1	10,000	3	30,000		30,000	4	40,000
5.12.1.2	Door access controls to entrance lobbies	nr	20,000	1	20,000	2	40,000		40,000	3	60,000
5.12.1.3	Voice and data installation o Energy Centre	item	25,000			1	-	25,000	25,000	1	25,000
5.12.1.4	Access controls installation to Energy Centre	item	70,000			1	-	70,000	70,000	1	70,000
5.12.1.5	CCTV installation to Energy Centre	item	25,000			1	-	25,000	25,000	1	25,000
5.12.1.6	Disabled alarm call installation to Energy Centre	item	10,000			1	-	10,000	10,000	1	10,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.12.3	<u>Communication, security and control systems to flats</u>										
5.12.3.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	2,424	-	0	5	12,120		12,120	5	12,120
5.12.3.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,424	-	0	1	2,424		2,424	1	2,424
5.12.3.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	2,440	-	0	14	34,160		34,160	14	34,160
5.12.3.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	2,456	-	0	7	17,192		17,192	7	17,192
5.12.3.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	2,680	-	0	4	10,720		10,720	4	10,720
5.12.3.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	2,592	-	0	7	18,144		18,144	7	18,144
5.12.3.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	2,760	-	0	2	5,520		5,520	2	5,520
5.12.3.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	2,600	-	0	14	36,400		36,400	14	36,400
5.12.3.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	2,672	-	0	8	21,376		21,376	8	21,376
5.12.3.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	2,760	-	0	6	16,560		16,560	6	16,560
5.12.3.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	2,400	1	2,400	-	-		0	1	2,400
5.12.3.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,418	7	16,923	-	-		0	7	16,923
5.12.3.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,516	4	10,064	-	-		0	4	10,064
5.12.3.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,516	5	12,580	-	-		0	5	12,580
5.12.3.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	2,672	1	2,672	-	-		0	1	2,672
5.12.3.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	2,736	2	5,472	-	-		0	2	5,472
5.12.3.27	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	3,160	2	6,320	-	-		0	2	6,320
5.12.3.28	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	3,160	2	6,320	-	-		0	2	6,320
5.12.3.29	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	3,160	1	3,160	-	-		0	1	3,160
	<b>Sub-total</b>			25	<b>95,911</b>	68	<b>244,616</b>	<b>130,000</b>	<b>374,616</b>	93	<b>470,527</b>
5.14	<b>Builder's work in connection with services</b>										
5.14.1	<u>Builder's work in connection with services</u>										
5.14.1.1	Builders work in connection with services to non residential areas	item	1	23,000	23,000	75,000	59,000	16,000	75,000	98,000	98,000
5.14.1.2	Earth bonding, testing and commissioning to non residential areas	item	1	8,000	8,000	15,000	11,100	3,900	15,000	23,000	23,000
5.14.1.3	Earth bonding, testing and commissioning to Energy Centre	item	45,000	-		1	-	45,000	45,000	1	45,000
5.14.2	<u>Builder's work in connection with services to flats</u>										
5.14.2.1	Type 1E - 1b,2p Private Sale open unit (carried from unit fit out cost schedule)	nr	3,226	-	0	5	16,128		16,128	5	16,128
5.14.2.2	Type 2E - 1b,2p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	3,515	-	0	1	3,515		3,515	1	3,515
5.14.2.6	Type 6E - 1b,2p Social rent closed unit (carried from unit fit out cost schedule)	nr	3,223	-	0	14	45,126		45,126	14	45,126
5.14.2.7	Type 7E - 1b,2p private sale partitioned unit (carried from unit fit out cost schedule)	nr	3,355	-	0	7	23,486		23,486	7	23,486
5.14.2.8	Type 8E - 2b,4p duplex Private Sale open unit (carried from unit fit out cost schedule)	nr	4,690	-	0	4	18,760		18,760	4	18,760
5.14.2.9	Type 9E - 2b,4p Private Sale partitioned unit (carried from unit fit out cost schedule)	nr	4,449	-	0	7	31,144		31,144	7	31,144
5.14.2.10	Type 10E - 2b,4p duplex shared Ownership open unit (carried from unit fit out cost schedule)	nr	5,110	-	0	2	10,221		10,221	2	10,221



**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
5.14.2.12	Type 12E - 2b,4p Social Rent closed unit (carried from unit fit out cost schedule)	nr	4,333	-	0	14	60,658		60,658	14	60,658
5.14.2.13	Type 13E - 2b,4p social rent partitioned unit (carried from unit fit out cost schedule)	nr	4,656	-	0	8	37,246		37,246	8	37,246
5.14.2.15	Type 15E - 3b,5p Social Rent closed unit (carried from unit fit out cost schedule)	nr	5,362	-	0	6	32,170		32,170	6	32,170
5.14.2.16	Type 1C - 1b,2p Private Sale unit (carried from unit fit out cost schedule)	nr	3,093	1	3,093	-	-		0	1	3,093
5.14.2.18	Type 3C - 1b,2p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,410	7	23,868	-	-		0	7	23,868
5.14.2.20	Type 5C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,930	4	19,722	-	-		0	4	19,722
5.14.2.22	Type 7C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	3,760	5	18,802	-	-		0	5	18,802
5.14.2.24	Type 9C - 2b,3p Shared Ownership unit (carried from unit fit out cost schedule)	nr	4,678	1	4,678	-	-		0	1	4,678
5.14.2.25	Type 10C - 2b,4p Private Sale unit (carried from unit fit out cost schedule)	nr	4,804	2	9,607	-	-		0	2	9,607
5.14.2.26	Type 12C - 3b,5p Private Sale house (carried from unit fit out cost schedule)	nr	7,326	2	14,651	-	-		0	2	14,651
5.14.2.27	Type 13C - 3b,5p Social Rent house (carried from unit fit out cost schedule)	nr	7,285	2	14,569	-	-		0	2	14,569
5.14.2.28	Type 14C - 4b,6p Social Rent house (carried from unit fit out cost schedule)	nr	7,420	1	7,420	-	-		0	1	7,420
	<b>Sub-total</b>			25	<b>184,050</b>	68	<b>348,554</b>	<b>64,900</b>	<b>413,454</b>	98	<b>597,504</b>
8	<b>EXTERNAL WORKS</b>									0	0
8.1	<b>Site clearance and site preparation</b>										
8.1.1	Site clearance and site preparation	m²	20	1,743	34,860	2,813	56,260		56,260	4,556	91,120
	<b>Sub-total</b>				<b>34,860</b>		<b>56,260</b>	<b>0</b>	<b>56,260</b>	<b>0</b>	<b>91,120</b>
8.2	<b>Roads, paths and paving's</b>									0	0
8.2.1	New crossovers	nr	5,000	1	5,000	1	5,000		5,000	2	10,000
8.2.2	Paving ref 01 - Concrete paving slabs (ref Q24/110A)	m²	80	147	11,760	165	13,200		13,200	312	24,960
8.2.3	Paving ref 02 - granite setts (ref Q25/140A)	m2	125	586	73,250	1,099	137,375		137,375	1,685	210,625
8.2.3	Paving ref 03 - Permeable sett paving to parking bays (ref Q24/117A)	m²	125	65	8,125	34	4,250		4,250	99	12,375
8.2.4	Paving ref 04 - Brick paving to private front and rear gardens (ref Q22/175A)	m²	80	193	15,440	93	7,440		7,440	286	22,880
8.2.5	Paving ref 05 - Paving to courtyard (ref Q22/175A)	m²	70	155	10,850	-	-		0	155	10,850
8.2.6	Paving ref 06 - DDA compliant gravel paving to footpath (ref Q23/110A)	m²	50	23	1,150	66	3,300		3,300	89	4,450
8.2.7	Paving ref 08 - Sand to play area (ref Q52/410A)	m²	20	-	0	28	560		560	28	560
8.2.8	Paving ref 09 - Textured granite setts (ref Q25/140B)	m²	125	-	0	20	2,500		2,500	20	2,500
8.2.9	Temporary asphalt paving	m2	40	-	0	35	1,400		1,400	35	1,400
8.2.10	Delineation of parking bays to existing paving	m2	20	-	0	119	2,380		2,380	119	2,380
8.2.11	Extra for paving around gulleys	nr	25			2	50		50	2	50
8.2.12	Extra for paving to recessed manhole covers	nr	100			1	100		100	1	100
8.2.13	Square granite kerbs	m	60	195	11,700	162	9,720		9,720	357	21,420
8.2.14	Galvanised steel metal edge trim	m	25	69	1,725	117	2,925		2,925	186	4,650
	<b>Sub-total</b>				<b>139,000</b>		<b>190,200</b>	<b>-</b>	<b>190,200</b>		<b>329,200</b>
8.3	<b>Soft landscaping, planting and irrigation systems</b>										
8.3.1	Soft landscaping	m2	20	419	8,380	134	2,680		2,680	553	11,060
8.3.2	Soft landscaping to play area	m2	20	345	6,900	395	7,900		7,900	740	14,800
8.3.3	Wild flower meadow planting	m2	30	419	12,570	134	4,020		4,020	553	16,590
8.3.4	Imported topsoil to planted areas	m2	25	764	19,100	529	13,225		13,225	1,293	32,325
8.3.5	Raised bed	nr	2,000	1	2,000	-	-		0	1	2,000
8.3.6	Planting to private town house rear gardens	nr	500	6	3,000				0	6	3,000
8.3.7	Remedial works to existing retained trees	nr	500	7	3,500	12	6,000		6,000	19	9,500
8.3.8	Street trees including tree pits, resin bound gravel base and attenuation control	nr	2,000	4	8,000	8	16,000		16,000	12	24,000
8.3.9	Mature large canopy trees	nr	600	3	1,800	6	3,600		3,600	9	5,400

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
8.3.10	Forest mix / fruit trees	nr	200	47	9,400	340	68,000		68,000	387	77,400
	<b>Sub-total</b>				<b>74,650</b>		<b>121,425</b>	<b>-</b>	<b>121,425</b>		<b>196,075</b>
8.4	<b>Fencing, railings and walls</b>										
8.4.1	Fencing ref F1 - Wire welded mesh (Q40/125A)	m	75	11	825	-	-		0	11	825
8.4.2	Fencing ref F2 - Wavy balustrade set on brick wall (ref Q40/340A)	m	550	123	67,650	61	33,550		33,550	184	101,200
8.4.3	Fencing ref F3 - 1.8m high brick wall	m	450	15	6,750	-	-		0	15	6,750
8.4.6	Fencing ref F5 - Paddlestone retaining wall with lime mortar (ref F20/110A)	m	275	25	6,875	-	-		0	25	6,875
8.4.7	Fencing ref F6 - Chestnut pale frncing (ref Q40/320A)	m	75	-	0	40	3,000		3,000	40	3,000
8.4.8	Fencing ref F7 - Brick wall tied into existing	m	250	-	0	16	4,000	-	4,000	16	4,000
8.4.10	Extra over fencing for single gate (G1)	nr	250	14	3,500	6	1,500		1,500	20	5,000
8.4.11	Extra over fencing for double gate (G2)	nr	400	2	800	-	-		0	2	800
	<b>Sub-total</b>				<b>86,400</b>		<b>42,050</b>	<b>-</b>	<b>42,050</b>		<b>128,450</b>
8.5	<b>External fixtures</b>										
8.5.1	Richter play huts	nr	1,500	1	1,500	3	4,500		4,500	4	6,000
8.5.2	Small slides	nr	2,500	1	2,500	1	2,500		2,500	2	5,000
8.5.3	Huck in ground trampoline	nr	3,000	3	9,000	-	0		0	3	9,000
8.5.4	Storage cupboard hardwood doors to private gardens	nr	500	12	6,000	-	0		0	12	6,000
8.5.5	Cycle stands	nr	250	2	500	2	500		500	4	1,000
8.5.6	Playequip natural logs and stumps (Block C2)	item	26,600	1	26,600	-	0		0	1	26,600
8.5.7	Playequip natural logs and stumps (Block E)	item	11,500	-	0	1	11,500		11,500	1	11,500
8.5.8	Yorkstone boulders (Block C2)	item	8,600	1	8,600		0		0	1	8,600
8.5.9	Yorkstone boulders (Block E)	item	48,700	-	0		48,700		48,700	0	48,700
8.5.10	Willow structure	nr	225	3	675	6	1,350		1,350	9	2,025
8.5.11	Playwquip multi level raised "zig zag" platform (Block C2)	item	39,000	1	39,000	-	0		0	1	39,000
8.5.12	Playwquip multi level raised "zig zag" platform (Block E)	item	11,000	-	0	1	11,000		11,000	1	11,000
8.5.13	Car charging pillars	nr	4,000	3	12,000	7	28,000		28,000	10	40,000
8.5.14	Litter bins	nr	500	2	1,000	2	1,000		1,000	4	2,000
8.5.15	Steel telescopic bollards	nr	250	6	1,500	8	2,000		2,000	14	3,500
8.5.16	Wayfinding signage	item	5,000	1	5,000	1	5,000		5,000	2	10,000
	<b>Sub-total</b>				<b>113,875</b>		<b>116,050</b>	<b>0</b>	<b>116,050</b>		<b>229,925</b>
8.6	<b>External drainage</b>										
8.6.1	<u>Surface water and foul water drainage</u>										
8.6.1.3	Building drainage below ground	m²	17	2,532	43,044	7,004	119,068		119,068	9,536	162,112
8.6.1.4	Site drainage	m²	20	1,146	22,920	1,391	27,820		27,820	2,537	50,740
8.6.1.5	Extra for slot drain	m	150	130	19,500	48	7,200		7,200	178	26,700
8.6.1.6	Surface water drainage geo cellular attenuation tanks	m³	250	100	25,000	150	37,500		37,500	250	62,500
8.6.1.7	Connection of drainage to existing sewer	nr	5,000	1	5,000	1	5,000		5,000	2	10,000
	<b>Sub-total</b>				<b>115,464</b>		<b>196,588</b>	<b>-</b>	<b>196,588</b>		<b>312,052</b>
8.7	<b>External services</b>										
8.7.1	<u>Water Mains supply</u>										
8.7.1.1	Water mains connection including bwic - residential	nr	1,000	25	25,000	68	68,000		68,000	93	93,000
8.7.1.2	Water mains connection including bwic community area (Block E)	nr	2,000	1	2,000		-		0	1	2,000
8.7.1.3	Extra for watering point	nr	500	2	1,000	1	500		500	3	1,500
8.7.2	<u>Electricity mains supply</u>									0	0
8.7.2.1	Electricity mains connection including bwic residential	nr	1,000	25	25,000	68	68,000		68,000	93	93,000
8.7.2.2	Electricity mains connection including bwic to community area (Block E)	nr	5,000	-	0	1	5,000		5,000	1	5,000
8.7.2.3	HV / LV incoming mains and fit out of substations (1.5MVA and 500/800KVA transformers). indicative advice from UKPN dated 25 May 2021states that works will be in excess of £1M	nr	1,500,000		0	1	-	1,500,000	1,500,000	1	1,500,000

**Colville Estate, Phase 2C - Plots C2 and E**  
**5. Elemental Estimate**

Ref	Item	Unit	Rate	Block C2		Block E				Combined	
				Quantity	Sub-Total	Quantity	Sub-Total Excluding Energy Centre and ASHP Cost	Energy Centre and ASHP Cost	Sub-Total Combined	Quantity	Sub-Total
8.7.3	<u>Gas main connection</u>							-			
8.7.3.1	Gas main connection to energy centre (as quotation from Fulcrum dated 19 March 2021)	nr	100,000		0	1	-	100,000	100,000	1	100,000
8.7.3.2	Gas meter cupboard	nr	10,000			1	-	10,000	10,000	1	10,000
8.7.6	<u>Telecommunications and other communications system connections</u>										
8.7.6.1	Telephone and cable services inc bwic - residential	nr	500	25	12,500	68	34,000		34,000	93	46,500
8.7.6.2	Telephone services inc bwic - community area (Block E)	nr	500	1	500	-	-		0	1	500
8.7.8	<u>External security systems</u>										
8.7.8.1	CCTV installation	nr	10,000	1	10,000	2	20,000		20,000	3	30,000
8.7.9	<u>Site/street lighting systems</u>										
8.7.9.1	Allowance for lighting columns	nr	2,000	8	16,000	12	24,000		24,000	20	40,000
8.7.9.2	Removal of existing lighting columns	nr	500	2	1,000	6	3,000		3,000	8	4,000
<b>Sub-total</b>					<b>93,000</b>		<b>222,500</b>	<b>1,610,000</b>	<b>1,832,500</b>		<b>1,925,500</b>
<b>TOTAL (carried to Summary)</b>					<b>8,252,534</b>		<b>17,458,752</b>	<b>11,699,920</b>	<b>29,158,672</b>		<b>37,411,205</b>

# Colville Estate, Phase 2C - Plots C2 and E

## 6. Area Schedule

### Plot C2

Floor	Residential	Circulation	Community Centre	Energy Centre	Other	Gross Internal Area
Ground floor	415 m <sup>2</sup>	34 m <sup>2</sup>			134 m <sup>2</sup>	583 m <sup>2</sup>
First floor	476 m <sup>2</sup>	48 m <sup>2</sup>				524 m <sup>2</sup>
Second floor	429 m <sup>2</sup>	39 m <sup>2</sup>				468 m <sup>2</sup>
Third floor	327 m <sup>2</sup>	39 m <sup>2</sup>				366 m <sup>2</sup>
Fourth floor	241 m <sup>2</sup>	39 m <sup>2</sup>				280 m <sup>2</sup>
Fifth floor	241 m <sup>2</sup>	39 m <sup>2</sup>				280 m <sup>2</sup>
Roof		31 m <sup>2</sup>				31 m <sup>2</sup>
<b>Total</b>	<b>2,129 m<sup>2</sup></b>	<b>269 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>	<b>134 m<sup>2</sup></b>	<b>2,532 m<sup>2</sup></b>

### Plot E

Floor	Residential	Circulation	Community Centre	Energy Centre	Other	Gross Internal Area
Ground floor	285 m <sup>2</sup>	139 m <sup>2</sup>	250 m <sup>2</sup>	350 m <sup>2</sup>	193 m <sup>2</sup>	1,217 m <sup>2</sup>
First floor	325 m <sup>2</sup>	87 m <sup>2</sup>		164 m <sup>2</sup>	82 m <sup>2</sup>	658 m <sup>2</sup>
Second floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Third floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Fourth floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Fifth floor	706 m <sup>2</sup>	130 m <sup>2</sup>				836 m <sup>2</sup>
Sixth floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Seventh floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Eighth floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Roof		12 m <sup>2</sup>				12 m <sup>2</sup>
<b>Total</b>	<b>5,009 m<sup>2</sup></b>	<b>956 m<sup>2</sup></b>	<b>250 m<sup>2</sup></b>	<b>514 m<sup>2</sup></b>	<b>275 m<sup>2</sup></b>	<b>7,004 m<sup>2</sup></b>

**Colville Estate, Phase 2C - Plots C2 and E**

**6. Area Schedule**

**Combined**

Floor	Residential	Circulation	Community Centre	Energy Centre	Other	Gross Internal Area
Ground floor	700 m <sup>2</sup>	173 m <sup>2</sup>	250 m <sup>2</sup>	350 m <sup>2</sup>	327 m <sup>2</sup>	1,800 m <sup>2</sup>
First floor	801 m <sup>2</sup>	135 m <sup>2</sup>		164 m <sup>2</sup>	82 m <sup>2</sup>	1,182 m <sup>2</sup>
Second floor	1,135 m <sup>2</sup>	169 m <sup>2</sup>				1,304 m <sup>2</sup>
Third floor	1,033 m <sup>2</sup>	169 m <sup>2</sup>				1,202 m <sup>2</sup>
Fourth floor	947 m <sup>2</sup>	169 m <sup>2</sup>				1,116 m <sup>2</sup>
Fifth floor	947 m <sup>2</sup>	169 m <sup>2</sup>				1,116 m <sup>2</sup>
Sixth floor	525 m <sup>2</sup>	97 m <sup>2</sup>				622 m <sup>2</sup>
Seventh floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Eighth floor	525 m <sup>2</sup>	66 m <sup>2</sup>				591 m <sup>2</sup>
Roof	0 m <sup>2</sup>	12 m <sup>2</sup>				12 m <sup>2</sup>
<b>Total</b>	<b>7,138 m<sup>2</sup></b>	<b>1,225 m<sup>2</sup></b>	<b>250 m<sup>2</sup></b>	<b>514 m<sup>2</sup></b>	<b>409 m<sup>2</sup></b>	<b>9,536 m<sup>2</sup></b>

**Notes**

The GIA's have been taken from KCA area schedule dated 19/04/2021 listed in the appendices

The Gross Internal Area is measured to the internal face of the external wall and no deduction is made for internal walls or voids.

Balconies and roof terrace areas are not included in the gross internal areas stated above.

Other areas include cycle stores, refuse stores and plant rooms.

Void spaces at first floor level are excluded from the gross internal floor area

# Colville Estate, Phase 2C - Plots C2 and E

## 7. Accommodation Schedule

### New Build

#### Plot C2

Unit Type	Social Rent	Shared Ownership	Private Sale	Total
1b, 2p	-	7	1	8
2b,3p		10		10
2b, 3p wch	-			-
2b, 4p			2	2
2b, 4p duplex				-
3b, 5p				-
3b, 5p House	2		2	4
4b, 6p House	1			1
<b>Total</b>	<b>3</b>	<b>17</b>	<b>5</b>	<b>25</b>

#### Plot E

Unit Type	Social Rent	Shared Ownership	Private Sale	Total
1b, 2p	21	-	6	27
2b, 3p				-
2b, 3p wch	6	-	-	6
2b, 4p	16	-	7	23
2b, 4p duplex	-	2	4	6
3b, 5p	6	-	-	6
3b, 5p House				-
4b, 6p				-
<b>Total</b>	<b>49</b>	<b>2</b>	<b>17</b>	<b>68</b>

### Combined

Unit Type	Social Rent	Shared Ownership	Private Sale	Total
1b, 2p	21	7	7	35
2b, 3p	-	10		10
2b, 3p wch	6	-	-	6
2b, 4p	16	-	9	25
2b, 4p duplex	-	2	4	6
3b, 5p	6	-	-	6
3b, 5p House	2	-	2	4
4b, 6p House	1	-	-	1
<b>Total</b>	<b>52</b>	<b>19</b>	<b>22</b>	<b>93</b>

### **Notes**

1. The accommodation schedule is based upon KCA Accommodation Schedule rev 05 dated 19/04/2021 listed in the Appendices
2. Units described as wch units are M(3) wheelchair units

## **Colville Estate, Phase 2C - Plots C2 and E**

### **8. Definitions**

Terms used in this Order of Cost Estimate have the following meanings:

Base Cost Estimate	The estimated cost of the works including allowances for preliminaries, overheads & profit and fees, but excluding risk and inflation
Building Works Estimate	The estimated cost of the construction works before the application of allowances for preliminaries, overheads & profit, fees, risk allowances and inflation
Construction Inflation	Inflation from the anticipated tender return date to the mid-point of the construction period
Construction Risk	Risks relating to the construction process (e.g. underground obstructions, geotechnical problems, services, site access, weather, disputes)
Consultants' Fees	Fees to consultants paid by the client (e.g. project and design team fees, specialist consultants' fees, site investigation fees)
Cost per square metre	The Cost Limit divided by the Gross Internal Area
Cost per unit	The Cost Limit divided by the total number of residential units
Cost Limit	The maximum estimated expenditure for the works including the estimated cost of
Design Development Risk	Risks relating to the development of the design (e.g. uncertainty of design, design coordination, uncertainty of area schedules)
Employer Change Risk	Risks relating to employer changes (e.g. changes in scope, quality or programme)
Employer Other Risk	Risks relating to other employer matters (e.g. brief changes, project programme, funding, tender strategy, insolvency, claims, planning delays, market conditions)
Gross Internal Area (GIA)	The internal area of the building measured to the inner face of the external walls with no deduction for the space occupied by internal walls, interruptions or voids
Main Contractor's Design Fees	Fees to consultants paid by the contractor to complete the design, including post novation fees
Main Contractor's Pre-construction Fees	Costs incurred by the main contractor during any pre-construction period project involvement (e.g. management and staff costs, specialist advice, temporary accommodation, overheads & profit on these)
Net Internal Area (NIA)	The useable internal area of the building - usually, the lettable or saleable area. This is measured to the inner face of the external walls with the space occupied by internal walls, interruptions or voids deducted.  Note: architects' area schedules often use NIA for the total area of flats in a building, although this calculation may be composed of the individual GIAs for the flats added together and is not, strictly, in accordance with the definition of NIA.
Other Development/Project Costs	Other client costs not covered in the building works estimate, preliminaries, overheads & profit and fees (e.g. land acquisition costs, finance costs, planning fees, building control fees and the like, adoption charges, planning contributions,
Tender Inflation	Inflation from the estimate date to the anticipated tender return date

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX A**

**Schedule of Drawings**



### A) Schedule of Drawings

Karakusevic Carson Architects

Studio 501  
37 Cremer Street  
Hackney  
London E2 8HD

## Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

mail@karakusevic-carson.com

DESCRIPTION	Drawing Number	Drawing Title	Scale	Size	LATEST	Day	28	27	11	14	29	12	22	19	10						
						Month	10	11	01	01	01	02	02	03	04	05					
						Year	20	20	21	21	21	21	21	21	21	21	21				
<b>0000 SERIES - EXISTING PLANS</b>																					
421-KCA-XX-00-DR-A-0001-D																					
421-KCA-XX-00-DR-A-0002-D	Existing Site Plan	1:500	A1												00						
421-KCA-XX-00-DR-A-0003-D	Proposed Site Plan	1:500	A1												00						
421-KCA-XX-00-DR-A-0010-D	CDM Site Hazards	1:500	A1												00						
<b>1000 SERIES - PHASE 2C SITE PLANS</b>																					
421-KCA-XX-00-DR-A-1000-D	Ground Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05	06							
421-KCA-XX-01-DR-A-1001-D	1st Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05								
421-KCA-XX-02-DR-A-1002-D	2nd Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05	06							
421-KCA-XX-03-DR-A-1003-D	3rd Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05	06							
421-KCA-XX-04-DR-A-1004-D	4th Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05	06							
421-KCA-XX-05-DR-A-1005-D	5th Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05	06							
421-KCA-XX-06-DR-A-1006-D	6th Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05								
421-KCA-XX-07-DR-A-1007-D	7th Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05								
421-KCA-XX-08-DR-A-1008-D	8th Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05								
421-KCA-XX-09-DR-A-1009-D	9th Floor Plan, Proposed	1:250	A1			00	01	02			03	04	05								
421-KCA-XX-10-DR-A-1010-D	Roof Plan, Proposed	1:250	A1				00	12			02	03	04								
<b>1100 SERIES - PLOT PLANS PART 1</b>																					
<b>PLOT C PLANS</b>																					
421-KCA-CX-00-DR-A-1100-D	Plot C, Ground Floor Plan, Proposed	1:100	A1			00	01	02			03	04	05	06							
421-KCA-CX-01-DR-A-1101-D	Plot C, 1st Floor Plan, Proposed	1:100	A1			00	01	02			03	04	05	06							
421-KCA-CX-02-DR-A-1102-D	Plot C, 2nd Floor Plan, Proposed	1:100	A1			00	01	02			03	04	05	06	07						
421-KCA-CX-03-DR-A-1103-D	Plot C, 3rd Floor Plan, Proposed	1:100	A1			00	01	02			03	04	05	06	07						
421-KCA-CX-04-DR-A-1104-D	Plot C, 4th Floor Plan, Proposed	1:100	A1			00	01	02			03	04	05	06	07						
421-KCA-CX-05-DR-A-1105-D	Plot C, 5th Floor Plan, Proposed	1:100	A1			00	01	02			03	04	05	06	07						
421-KCA-CX-06-DR-A-1106-D	Plot C, 6th Floor Plan, Proposed	1:100	A1			00	01	02			03	04	05	06							
421-KCA-CX-07-DR-A-1107-D	Plot C, Roof Plan, Proposed	1:100	A1			00	01	02			03	04	05	06							

[illegible][illegible]



## Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

DESCRIPTION	Drawing Number	Drawing Title	Scale	Size	LATEST	Day	Month	Year											
						28	27	11	14	29	12	22	22	19	10				
						10	11	01	01	01	02	02	03	04	05				
						20	20	21	21	21	21	21	21	21	21				
<b>1100 SERIES - PLOT PLANS PART 2</b>																			
<b>PLOT E PLANS</b>																			
421-KCA-EX-00-DR-A-1100-D	Plot E, Ground Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06	07				
421-KCA-EX-01-DR-A-1101-D	Plot E, 1st Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-02-DR-A-1102-D	Plot E, 2nd Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-03-DR-A-1103-D	Plot E, 3rd Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-04-DR-A-1104-D	Plot E, 4th Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-05-DR-A-1105-D	Plot E, 5th Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-06-DR-A-1106-D	Plot E, 6th Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-07-DR-A-1107-D	Plot E, 7th Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-08-DR-A-1108-D	Plot E, 8th Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-09-DR-A-1109-D	Plot E, 9th Floor Plan, Proposed	1:100	A1			00	01	02		03		04	05	06					
421-KCA-EX-10-DR-A-1110-D	Plot E, Roof Plan, Proposed	1:100	A1					00		01		02	03	04					
<b>1500 SERIES - UNIT PLANS</b>																			
<b>PLOT C UNIT PLANS</b>																			
421-KCA-CX-XX-DR-A-1500-D	Plot C, Townhouse Unit Layout, Proposed	1:50	A1									00		01	02				
421-KCA-CX-XX-DR-A-1501-D	Plot C, Maisonette Unit Layout, Proposed	1:50	A1									00		01					
<b>PLOT E UNIT PLANS</b>																			
421-KCA-EX-XX-DR-A-1500-D	Plot E, Wheelchair Unit Layout, Proposed	1:50	A1									00		01	02				
421-KCA-EX-XX-DR-A-1501-D	Plot E, 1 Bedroom Unit Layout, Proposed	1:50	A1									00		01					
421-KCA-EX-XX-DR-A-1502-D	Plot E, 2 Bedroom Unit Layout, Proposed	1:50	A1									00		01					
421-KCA-EX-XX-DR-A-1502-D	Plot E, 3 Bedroom Unit Layout, Proposed	1:50	A1									00		01					
<b>1600 SERIES - FIRE STRATEGY PLANS</b>																			
<b>PLOT C FIRE STRATEGY PLANS</b>																			
421-KCA-CX-XX-DR-A-1600-D	Fire Strategy - Block C Ground Level	1:100	A1									00		01					
421-KCA-CX-XX-DR-A-1601-D	Fire Strategy - Block C Typical Level	1:100	A1									00		01					
<b>PLOT E FIRE STRATEGY PLANS</b>																			
421-KCA-EX-XX-DR-A-1600-D	Fire Strategy - Block E Ground Level	1:100	A1									00		01					
421-KCA-EX-XX-DR-A-1601-D	Fire Strategy - Block E Typical Level	1:100	A1									00		01					

[illegible][illegible]



## 421 Colville Phase 2c

## Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

DESCRIPTION	Drawing Number	Drawing Title	Scale	Size	LATEST	Day	28	27	11	14	29	12	22	22	19	10						
						Month	10	11	01	01	01	02	02	03	04	05						
						Year	20	20	21	21	21	21	21	21	21	21	21					
<b>2000 SERIES - SECTIONS</b>																						
<b>PLOT C SECTIONS</b>																						
421-KCA-CX-XX-DR-A-2100-D		Plot C, Section A-A, Proposed	1:100	A1			00	01					02	03	04							
421-KCA-CX-XX-DR-A-2101-D		Plot C, Section B-B, Proposed	1:100	A1				00					01	02	03							
421-KCA-CX-XX-DR-A-2102-D		Plot C, Section C-C and D-D, Proposed	1:100	A1				00					01	02	03							
<b>PLOT E SECTIONS</b>																						
421-KCA-EX-XX-DR-A-2100-D		Plot E, Section I-I, Proposed	1:100	A1			00	01					02	03	04							
421-KCA-EX-XX-DR-A-2101-D		Plot E, Section J-J, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-2102-D		Plot E, Section K-K, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-2103-D		Plot E, Section L-L, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-2104-D		Plot E, Section M-M, Proposed	1:100	A1				00					01	02	03							
<b>3000 SERIES - ELEVATIONS</b>																						
421-KCA-XX-XX-DR-A-3000-D		Illustrative Elevations Proposed	1:250	A1				00					01	02	03							
<b>PLOT C ELEVATIONS</b>																						
421-KCA-CX-XX-DR-A-3100-D		Plot C, North Elevation, Proposed	1:100	A1				00		01			02	03	04							
421-KCA-CX-XX-DR-A-3101-D		Plot C, East and South Elevations, Proposed	1:100	A1				00		01			02	03	04							
421-KCA-CX-XX-DR-A-3102-D		Plot C, West and South Courtyard Elevations, Proposed	1:100	A1				00		01			02	03	04							
421-KCA-CX-XX-DR-A-3103-D		Plot C, West and East Courtyard Elevations, Proposed	1:100	A1				00		01			02	03	04							
<b>PLOT E ELEVATIONS</b>																						
421-KCA-EX-XX-DR-A-3100-D		Plot E, East Courtyard and West Elevations, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3101-D		Plot E, North Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3102-D		Plot E, East Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3103-D		Plot E, South Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3104-D		Plot E, South West Elevation, Proposed	1:100	A1				00					01	02	03							
421-KCA-EX-XX-DR-A-3105-D		Plot E, West Courtyard Elevation, Proposed	1:100	A1				00					01	02	03							

## DISTRIBUTION

[illegible]

## PURPOSE OF ISSUE

[illegible]



## 421 Colville Phase 2c

## Drawing Issue Register

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[illegible]

### DISTRIBUTION

[illegible]

### PURPOSE OF ISSUE

[illegible]





## 421 Colville Phase 2c

# Drawing Issue Register

421-KCA-XX-XX-IE-A-0110-DIR

[illegible]

## DISTRIBUTION

[illegible]

### PURPOSE OF ISSUE

[illegible]



[illegible]

## Colville Estate, Phase 2C - Plots C2 and E

### A) Schedule of Drawings

Karakusevic Carson Architects

## Specification Issue Register

mail@karakusevic-carson.com

### DISTRIBUTION

## PURPOSE OF ISSUE



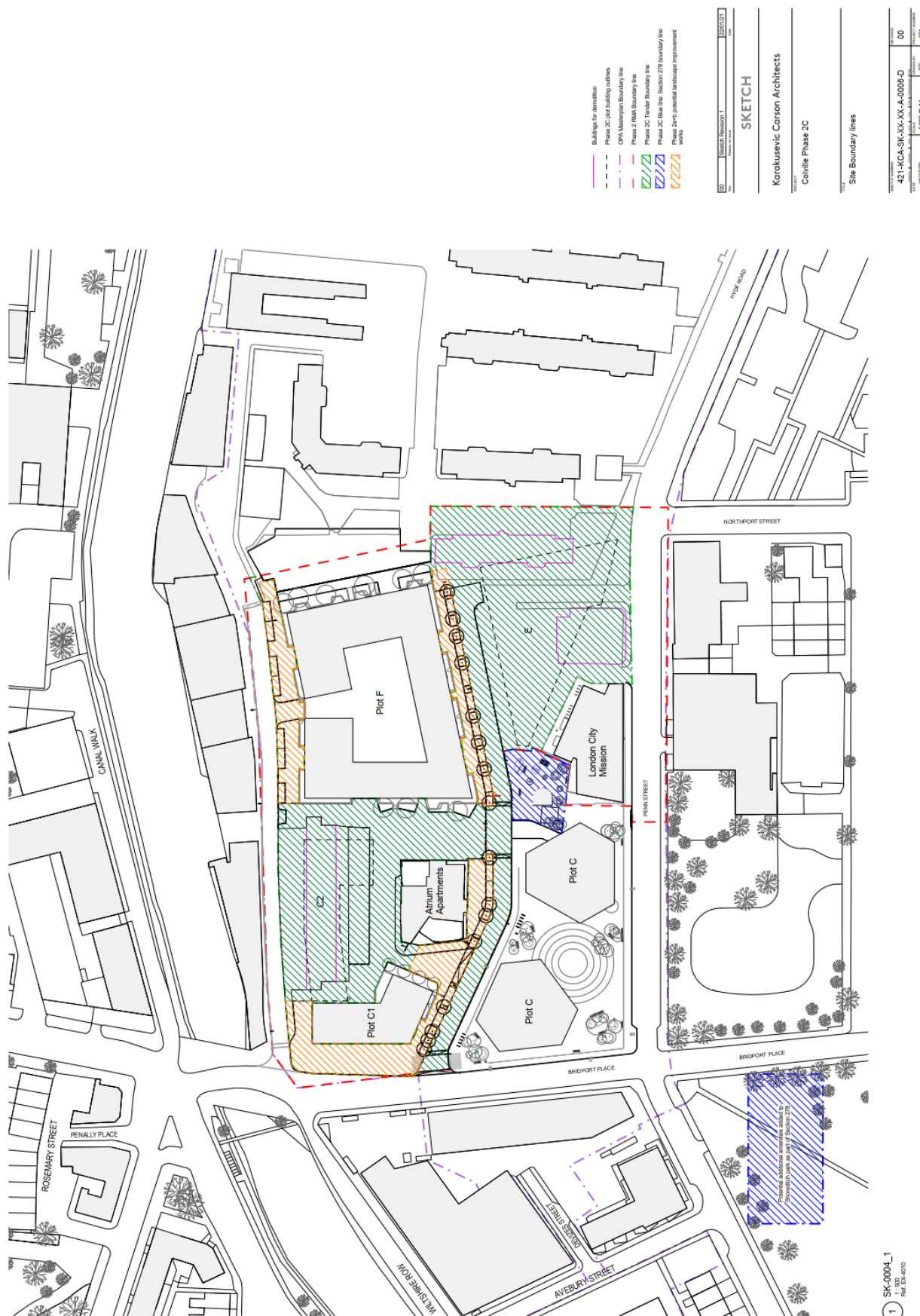


**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX B**

**Existing and Proposed Site Location Plan**

**Colville Estate, Phase 2C - Plots C2 and E**  
**B) Existing and Proposed Site Location Plan**



**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX C**

**Unit Fit Out Cost Schedule**



				Colville Phase 2C (Block C2)																	
Ref	Item	Unit	Rate	Type 1 (C2_00_01)		Type 3 (C2_03_04)		Type 5 (C2_04_02)		Type 7 (C2_03_03)		Type 9 (C2_04_01)		Type 10 (C2_00_07)		Type 12 (C_00_02)		Type 13 (C2_00_04)		Type 14 (C_00_06)	
				18/2P (PS) Open		18/2P (SO) Partition		28/3P (SO) Partition		28/3P (SO) Open		28/3P (SO) Closed		28/4P (PS) Closed		38/5P (PS) - House Closed		38/5P (SR) - House Closed		48/6P (SR) - House Closed	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
2	SUPERSTRUCTURE																				
2.7	Internal Walls and Partitions																				
2.7.1	Walls and partitions																				
2.7.1.1	100mm Metal stud partitions faced both sides with plasterboard (2.6m high)	m	130	14	1,833	18	2,275	28	3,575	26	3,380	29	3,770	29	3,770	41	5,330	41	5,330	42	5,460
2.7.1.2	Extra for fire rated partitions to flats	m	20	14	280	18	350	28	550	26	520	29	580	29	580	41	820	41	820	42	840
2.7.1.3	Lining to party / perimeter walls (Internal perimeter x 2.6m)	m²	15	78	1,170	79	1,178	91	1,365	91	1,365	172	2,574	148	2,223	265	3,978	265	3,978	265	3,978
2.7.1.4	Extra for insulation to partitions	m²	10	37	367	46	455	72	715	68	680	75	754	75	754	107	1,066	107	1,066	109	1,092
2.7.1.5	Extra for 18mm plywood linings to bathroom walls	m²	18	27	482	22	393	22	393	22	393	22	393	22	395	68	1,217	68	1,217	68	1,217
	Sub-total				4,132		4,651		6,598		6,338		8,071		7,722		12,411		12,411		12,587
2.8	Internal Doors																				
2.8.1	Internal Doors																				
2.8.1.1	44mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	3	3,000	3	3,000	4	4,000	4	4,000	6	6,000	6	6,000	11	11,000	11	11,000	12	12,000
2.8.1.2	44mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.8.1.3	44mm softwood solid core European Oak veneered flush internal entrance doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250
2.8.1.4	44mm softwood solid core European Oak veneered flush internal storage cupboard door 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	1	1,000	1	1,000	-	-	-	-	-	-	-	-	2	2,000	2	2,000	2	2,000
2.8.1.5	44mm softwood solid core European Oak veneered flush internal storage cupboard door 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	1	1,700	1	1,700	12	20,400	2	3,400	2	3,400	2	3,400	1	1,700	1	1,700	1	1,700
2.8.1.6	Sliding Door to kitchens comprising one fixed panel and 2 sliding panels, top and bottom track MDF frames and architraves, satin stainless steel ironmongery, factory spray finished	nr	4,000	-	-	1	4,000	1	4,000	-	-	-	-	-	-	-	-	-	-	-	-
2.8.1.7	Oak threshold to entrance doors	nr	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75
	Sub-total				7,025		11,025		29,725		8,725		10,725		10,725		16,025		16,025		17,025
3	INTERNAL FINISHES																				
3.1	Wall Finishes																				
3.1.1	Finishes to Walls																				
3.1.1.1	Skim plaster and emulsion paint to perimeter walls	m²	18	78	1,404	79	1,413	91	1,638	91	1,638	172	3,089	148	2,668	265	4,774	265	4,774	265	4,774
3.1.1.2	Skim plaster and emulsion paint on plasterboard linings	m²	18	73	1,320	91	1,638	143	2,574	135	2,434	151	2,714	151	2,714	213	3,838	213	3,838	218	3,931
3.1.1.3	Johnsons Prismatics range 200 x 100mm glazed ceramic wall tiling to bathrooms (full height to ceiling) (assumed all walls)	m²	60	27	1,607	22	1,310	22	1,310	22	1,310	22	1,310	22	1,318	68	4,056	68	4,056	68	4,056
3.1.1.4	Johnsons Prismatics range 200 x 100mm ceramic tile splashback to kitchens - SR	nr	200	-	-	-	-	-	-	-	-	-	-	-	-	-	1	200	1	200	
3.1.1.5	Stainless steel splashback - PS/SO	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	-	-	-	-
3.1.1.6	Johnsons Prismatics range 200 x 100 glazed ceramic tiling to kitchen walls (cooker space, in-between kitchen units & window cills)	m²	60	3	164	3	205	4	259	4	259	4	216	4	220	4	223	4	223	4	223
3.1.1.7	Extra for tiled access panel	nr	200	1	200	1	200	1	200	1	200	1	200	1	200	2	400	2	400	2	400
3.1.1.8	Painted MDF Window board	nr	40	3	120	3	120	4	160	4	160	6	240	6	240	10	400	10	400	11	440
	Sub-total				4,844		5,237		6,492		6,351		8,120		7,710		14,040		13,890		14,024
3.2	Floor Finishes																				
3.2.1	Finishes to floors																				
3.2.1.1	50mm cement and sand screed to concrete floor slabs	m²	20	50	1,000	52	1,044	65	1,290	65	1,290	84	1,680	92	1,840	145	2,900	145	2,900	145	2,900
3.2.1.2	Johnsons Hudsons range 300 x 300mm unglazed porcelain tiles to bathrooms	m²	80	5	432	5	360	5	360	5	360	5	360	5	360	5	360	5	360	5	360
3.2.1.3	Kersaint Cobb and Co Simply Oak range rustic natural oak T&G click system flooring to hallway, living area, bedrooms, storage units & open kitchens	m²	80	41	3,380	44	3,488	57	4,560	57	4,560	75	6,000	69	5,520	137	10,960	137	10,960	137	10,960
3.2.1.4	Painted MDF square edge skirtings (Internal Partition x 2 + Int perimeter)	m	12	58	698	65	782	90	1,080	90	1,080	124	1,488	115	1,380	184	2,208	184	2,208	186	2,232
	Sub-total				5,410		5,674		7,290		7,290		9,528		9,100		16,428		16,428		16,452
3.3	Ceiling Finishes																				
3.3.1	Finishes to Ceilings																				
3.3.1.1	Gyproc m/f suspended ceilings lined with plasterboard to flats	m²	38	50	1,900	52	1,984	65	2,451	65	2,451	84	3,192	92	3,496	145	5,510	145	5,510	145	5,510
3.3.1.3	Skim plaster and emulsion paint on plasterboard linings	m²	18	50	900	52	940	65	1,161	65	1,161	84	1,512	92	1,656	145	2,610	145	2,610	145	2,610
	Sub-total				2,800		2,923		3,612		3,612		4,704		5,152		8,120		8,120		8,120

Colville Phase 2C  
C1 Unit Fit Out Cost Schedule

				Colville Phase 2C (Block C2)																	
				Type 1 (C2_00_01)		Type 3 (C2_03_04)		Type 5 (C2_04_02)		Type 7 (C2_03_03)		Type 9 (C2_04_01)		Type 10 (C2_00_07)		Type 12 (C_00_02)		Type 13 (C2_00_04)		Type 14 (C_00_06)	
				18/2P (PS) Open		18/2P (SO) Partition		28/3P (SO) Partition		28/3P (SO) Open		28/3P (SO) Closed		28/4P (PS) Closed		38/5P (PS) - House Closed		38/5P (SR) - House Closed		48/6P (SR) - House Closed	
Ref	Item	Unit	Rate	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
4	FITTINGS, FURNISHINGS AND EQUIPMENT																				
4.1	Fittings, furnishings and equipment																				
4.1.1	General fittings, furnishings and equipment																				
4.1.1.1	Symphony Lunar fitted wardrobes and doors to all bedrooms - SR	nr	800	1	800	1	800	1	800	1	800	1	800	1	800	1	800	1	800	1	800
4.1.1.2	Symphony Glide fitted wardrobes and doors to all bedrooms - PS/SO	nr	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000
4.1.1.3	Mermet Blinds blackout blinds and Mermet thermic fixed crank operated blind (single)	nr	500	2	1,000	1	500	4	2,000	4	2,000	5	2,500	3	1,500	9	4,500	9	4,500	9	4,500
4.1.1.4	Mermet Blinds blackout blinds and Mermet thermic fixed crank operated blind (double)	nr	1,000	1	1,000	2	2,000	-	-	-	-	2	2,000	3	3,000	1	1,000	1	1,000	1	1,000
4.1.1.5	Batters for blinds (single)	nr	20	2	40	1	20	4	80	4	80	5	100	3	60	9	180	9	180	9	180
4.1.1.6	Batters for blinds (double)	nr	40	1	40	2	80	-	-	-	-	2	80	3	120	1	40	1	40	1	40
4.1.1.7	Entrance mat and matwell	nr	3,000	-	-	-	-	-	-	-	-	-	-	-	-	1	3,000	1	3,000	1	3,000
4.1.1.8	Shelving to storage cupboards	nr	200	2	400	2	400	12	2,400	2	400	2	400	2	400	3	600	3	600	3	600
4.1.1.9	Recycling bins (allow 2nr per flat)	nr	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50
4.2	Domestic kitchens																				
4.2.1	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 1b,2p flat - PS / SO	nr	3,750	1	3,750	1	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2.2	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 2b,3p flat - PS / SO	nr	4,000	-	-	-	-	1	4,000	1	4,000	1	4,000	-	-	-	-	-	-	-	-
4.2.3	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 2b,4p flat - PS / SO	nr	4,000	-	-	-	-	-	-	-	-	-	-	1	4,000	-	-	-	-	-	-
4.2.4	Howdens Clerkenwell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktops with 100mm upstand with handleless doors to 3b,5p flat - PS / SO	nr	4,750	-	-	-	-	-	-	-	-	-	-	-	-	1	4,750	-	-	-	-
4.2.5	Howdens Hockley Super Matt Range range of kitchen fittings and Silestone quartz worktop with 100mm upstand and brushed stainless steel handles to 3b,5p flat - SR	nr	4,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	4,250	-	-
4.2.6	Howdens Hockley Super Matt Range range of kitchen fittings and Silestone quartz worktop with 100mm upstand and brushed stainless steel handles to 4b,6p flat - SR	nr	4,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	4,250
4.2.7	AEG free standing induction hob and electric oven - SR	nr	750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	750	1	750
4.2.8	AEG integrated induction hob and electric oven - PS/SO	nr	850	1	850	1	850	1	850	1	850	1	850	1	850	1	850	-	-	-	-
4.2.9	Lamona T-box chimney stainless steel extractor hood - SR	nr	250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	250	1	250
4.2.10	Elica EraLux built in stainless steel cooker hood - PS/SO	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	-	-	-	-
4.2.11	Zanussi freestanding washer dryer to utility cupboard	nr	650	1	650	1	650	1	650	1	650	1	650	1	650	1	650	1	650	1	650
4.2.12	Free standing fridge freezer - SR	nr	500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	500	1	500
4.2.13	AEG S&B 819ESTS integrated fridge freezer - PS/SO	nr	700	1	700	1	700	1	700	1	700	1	700	1	700	1	700	-	-	-	-
4.2.14	Integrated dishwasher - PS/SO	nr	500	1	500	1	500	1	500	1	500	1	500	1	500	1	500	-	-	-	-
4.2.15	Howdens Lamona Dorney stainless steel single bowl kitchen sink and Lamona Alvo Polished chrome effect mixer tap	nr	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	-	-	1	420
Sub-total				10,700		11,220		12,950		10,950		13,550		13,550		18,240		17,570		17,990	
5	SERVICES																				
5.1	Sanitary appliances																				
5.1.1	Sanitary appliances																				
5.1.1.1	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldweil bath and taps and shower and screen over bath to 1b 2p apartment	nr	3,250	1	3,250	1	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.1.1.2	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldweil bath and taps and shower and screen over bath to 2b 3p apartment	nr	3,250	-	-	-	-	1	3,250	1	3,250	1	3,250	-	-	-	-	-	-	-	-
5.1.1.3	Ideal Standard sanitary appliances comprising close coupled wc / wall hung, whb and taps, toilet roll holder, Kaldweil bath and taps and shower and screen over bath to 2b 4p apartment	nr	3,250	-	-	-	-	-	-	-	-	-	-	1	3,250	-	-	-	-	-	-
5.1.1.4	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldweil bath and taps and shower and screen over bath to 3b 5p apartment	nr	3,250	-	-	-	-	-	-	-	-	-	-	-	-	2	6,500	2	6,500	-	-
5.1.1.5	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kaldweil bath and taps and shower and screen over bath to 4b 6p apartment	nr	3,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	6,500
5.1.1.6	Ideal Standard sanitary appliances to cloakrooms comprising close coupled / wall hung wc, wall hung whb and taps, toilet, toilet roll holder	nr	1,750	-	-	-	-	-	-	-	-	1	1,750	1	1,750	1	1,750	1	1,750	1	1,750
5.2	Sanitary Ancillaries																				
5.2.1	Mirrored bathroom cabinet	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	3	1,050	3	1,050	3	1,050
5.2.2	Mirror	nr	100	-	-	-	-	-	-	-	-	1	100	1	100	1	100	1	100	1	100
5.2.3	MDF bath panel with secret fixings and factory spray painted finish	nr	150	1	150	1	150	1	150	1	150	1	150	1	150	2	300	2	300	2	300
5.2.4	Brabantia stainless steel clothes line	nr	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125
5.2.5	Sundry sanitary appliances	nr	75	1	75	1	75	1	75	1	75	2	150	2	150	3	225	3	225	3	225
5.2.6	Boxing to pipework in bathrooms and en-suites	nr	300	1	300	1	300	1	300	1	300	1	300	2	600	3	900	3	900	3	900
Sub-total				4,250		4,250		4,250		4,250		6,075		6,375		10,850		10,850		10,850	
5.3	Disposal installations																				
5.3.1	Foul drainage above ground																				
5.3.2	Foul drainage above ground	nr	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400
5.3.4	Refuse disposal																				
5.3.5	Refuse bins	nr	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40
Sub-total				1,440		1,440		1,440		1,440		1,440		1,440		1,440		1,440		1,440	

Colville Phase 2C  
C1 Unit Fit Out Cost Schedule

Colville Phase 2C (Block C2)

Ref	Item	Unit	Rate																												
				Type 1 (C2_00_01)		Type 3 (C2_03_04)		Type 5 (C2_04_02)		Type 7 (C2_03_03)		Type 9 (C2_04_01)		Type 10 (C2_00_07)		Type 12 (C_00_02)		Type 13 (C2_00_04)		Type 14 (C_00_06)											
				18/2P (PS) Open		18/2P (SO) Partition		28/3P (SO) Partition		28/3P (SO) Open		28/3P (SO) Closed		28/4P (PS) Closed		38/5P (PS) - House Closed		38/5P (SR) - House Closed		48/6P (SR) - House Closed											
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total										
S.4	Water installations																														
S.4.1	Mains water supply																														
S.4.1.1	Mains water supply, hot and cold water distribution	m <sup>2</sup>	50	50	2,500	52	2,610	65	3,225	65	3,225	84	4,200	92	4,600	145	7,250	145	7,250	145	7,250										
	Sub-total				2,500		2,610		3,225		3,225		4,200		4,600		7,250		7,250		7,250										
S.5	Heat source																														
S.5.1	Heat source																														
S.5.2	HU with twin plate heat exchanger installation to residential units	nr	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000										
	Sub-total				3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000										
S.6	Space heating and air conditioning																														
S.6.1	Central heating																														
S.6.1.1	LPWH underfloor heating installation to 1b,2p flat installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	50	3,350	52	3,497	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
S.6.1.2	LPWH underfloor heating installation to 2b,3p flat installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	65	4,322	65	4,322	84	5,628	-	-	-	-	-	-	-	-										
S.6.1.3	LPWH underfloor heating installation to 2b,4p flat installed on clipplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	92	6,164	-	-	-	-	-	-										
S.6.1.4	LPWH underfloor heating installation to 3b,5p flat installed on clipplate system with room by room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	145	9,715	145	9,715												
S.6.1.5	LPWH underfloor heating installation to 4b,6p flat installed on clipplate system with room by room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
S.6.1.6	Ladder rack radiators to bathrooms	nr	325	1	325	1	325	1	325	1	325	1	325	1	325	2	650	2	650	2	650										
	Sub-total				3,675		3,822		4,647		4,647		5,953		6,489		10,365		10,365		10,365										
S.7	Ventilation systems																														
S.7.1	Local and special ventilation																														
S.7.1.1	MEV ventilation to units	m <sup>2</sup>	40	50	2,000	52	2,088	65	2,580	65	2,580	84	3,360	92	3,680	145	5,800	145	5,800	145	5,800										
S.7.1.3	Horizontal/vertical duct distribution	nr	500	1	500	1	500	2	1,000	2	1,000	2	1,000	2	1,000	3	1,500	3	1,500	3	1,500										
S.7.1.4	Ceiling fans to bedrooms and living/ dining rooms	nr	450	2	900	2	900	2	900	2	900	3	1,350	3	1,350	4	1,800	4	1,800	5	2,250										
S.7.1.5	Smoke extract and control																														
S.7.1.6	Smoke extract and control	m <sup>2</sup>	10	50	500	52	522	65	645	65	645	84	840	92	920	145	1,450	145	1,450	145	1,450										
	Sub-total				3,900		4,010		5,125		5,125		6,550		6,950		10,550		10,550		11,000										
S.8	Electrical installations																														
S.8.1	Electrical mains and sub-mains distribution																														
S.8.1.1	Electrical mains and sub mains distribution (included elsewhere)	m <sup>2</sup>	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
S.8.2	Lighting and power installations																														
S.8.2.1	Lighting and power installation to 1b,2p flat	nr	2,625	1	2,625	1	2,625	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
S.8.2.2	Lighting and power installation to 2b,3p flat	nr	3,675	-	-	-	-	1	3,675	1	3,675	1	3,675	-	-	-	-	-	-	-	-										
S.8.2.3	Lighting and power installation to 2b,4p flat	nr	4,725	-	-	-	-	-	-	-	-	-	-	1	4,725	-	-	-	-	-	-										
S.8.2.4	Lighting and power installation to 3b,5p flat	nr	5,500	-	-	-	-	-	-	-	-	-	-	-	-	1	5,500	1	5,500												
S.8.2.5	Lighting and power installation to 4b,6p flat	nr	6,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
	Sub-total				2,625		2,625		3,675		3,675		3,675		4,725		5,500		5,500		6,000										
S.11	Fire and lightning protection																														
S.11.1	Fire fighting systems																														
S.11.1.1	Sprinkler installation	m <sup>2</sup>	55	50	2,750	52	2,871	65	3,548	65	3,548	84	4,620	92	5,060	145	7,975	145	7,975	145	7,975										
S.11.1.2	Fire & smoke alarm installation	m <sup>2</sup>	8	50	400	52	418	65	516	65	516	84	672	92	736	145	1,160	145	1,160	145	1,160										
	Sub-total				3,150		3,289		4,064		4,064		5,292		5,796		9,135		9,135		9,135										
S.12	Communication, security and control systems																														
S.12.1	Communications systems																														
S.12.1.1	Communications installations	m <sup>2</sup>	8	50	400	52	418	65	516	65	516	84	672	92	736	145	1,160	145	1,160	145	1,160										
S.12.1.2	Entrotec Entroview 300 colour video door entry installations	nr	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000										
	Sub-total				2,400		2,418		2,516		2,516		2,672		2,736		3,160		3,160		3,160										
S.14	Builder's work in connection with services																														
S.14.1	Builder's work in connection with services																														
S.14.1	Builders work in connection with services	%	5		3,093		3,410		4,930		3,760		4,678		4,804		7,326		7,285		7,420										
	Sub-total				3,099		3,410		4,930		3,760		4,678		4,804		7,326		7,285		7,420										
	TOTAL (Fit out Cost per unit)				64,944		71,604		103,538		78,968		98,232		100,874		153,840		152,878		155,818										
	TOTAL (Unit fit out Cost per type)				64,944		501,226		414,152		394,838		98,232		201,748		307,680		308,958		155,818										
	Total unit nr and type			1	2P (PS)Open	7	ISO/Partition	4	ISO/Partition	5	IP (SO)Open	1	P (SO)Closed	2	P (PS)Closed	2	houseClosed	2	houseClosed	1	houseClosed										

				Colville Phase 2C (Block E)																			
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7(E2-02-04)		Type 8 (E1-00-02)		Type 9 (E1-02-01)		Type 10 (E2-00-01)		Type 12 (E2-02-05)		Type 13 (E2-02-02)		Type 15 (E2-03-03)	
Ref	Item	Unit	Rate	18/2P (P1) Open		18/2P (P1) Partition		18/2P (S1) Closed		18/2P (S1) Partition		28/4P duplex (P1) Open		28/4P (P1) Partition		28/4P duplex (S/O) Open		28/4P (S1) Closed		28/4P (S1) Partition		38/5P (S1) Partition	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
2	SUPERSTRUCTURE																						
2.7	Internal Walls and Partitions																						
2.7.1	Walls and partitions																						
2.7.1.1	Metal stud partitions faced both sides with plasterboard (2.6m high)	m	130	18	2,340	19	2,470	27	3,446	20	2,635	34	4,368	28	3,640	33	4,299	35	4,515	31	4,034	38	4,963
2.7.1.2	Extra for fire rated partitions to flats	m	20	18	360	19	380	27	530	20	405	34	672	28	560	33	661	35	695	31	616	38	764
2.7.1.3	Lining to party / perimeter walls (internal perimeter x 2.6m)	m²	15	82	1,237	85	1,271	86	1,294	86	1,294	141	2,117	93	1,393	152	2,287	102	1,537	110	1,646	122	1,835
2.7.1.4	Extra for insulation to partitions	m²	10	47	468	49	494	69	689	53	527	87	874	73	728	86	860	90	903	80	801	99	993
2.7.1.5	Extra for 18mm plywood linings to bathroom walls	m²	18	22	393	22	393	22	393	22	393	29	524	22	393	39	698	22	393	25	449	39	702
	Sub-total				4,798		5,009		6,393		5,255		8,554		6,715		8,805		8,043		7,518		9,257
2.8	Internal Doors																						
2.8.1	Internal Doors																						
2.8.1.1	46mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	3	3,000	3	3,000	4	4,000	3	3,000	5	5,000	4	4,000	5	5,000	5	5,000	4	4,000	5	5,000
2.8.1.2	46mm softwood solid core European Oak veneered flush internal doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.8.1.3	46mm softwood solid core European Oak veneered flush internal entrance doors 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250	1	1,250
2.8.1.4	46mm softwood solid core European Oak veneered flush internal storage cupboard door 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - single	nr	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2.8.1.5	46mm softwood solid core European Oak veneered flush internal storage cupboard door 2400mm high including MDF frames architraves satin stainless steel ironmongery and satin surface protection and satin matt lacquer finish - pair	nr	1,700	1	1,700	2	3,400	2	3,400	2	3,400	2	3,400	2	3,400	3	5,100	3	5,100	3	5,100	3	5,100
2.8.1.6	Sliding Door to kitchens comprising one fixed panel and 2 sliding panels, top and bottom track MDF frames and architraves, satin stainless steel ironmongery, factory gray finished	nr	4,000	-	-	1	4,000	-	-	1	4,000	-	-	1	4,000	-	-	-	-	1	4,000	1	4,000
2.8.1.7	Oak threshold to entrance doors	nr	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75
	Sub-total				6,025		11,725		8,725		11,725		9,725		12,725		11,425		11,425		14,425		15,425
3	INTERNAL FINISHES																						
3.1	Wall Finishes																						
3.1.1	Finishes to Walls																						
3.1.1.1	Skim plaster and emulsion paint to perimeter walls	m²	17	82	1,402	85	1,441	86	1,467	86	1,467	141	2,399	93	1,579	152	2,591	102	1,742	110	1,884	122	2,080
3.1.1.2	Skim plaster and emulsion paint on plasterboard linings	m²	17	94	1,591	99	1,680	138	2,343	105	1,792	175	2,870	146	2,475	172	2,923	181	3,070	160	2,713	199	3,375
3.1.1.3	Johnsons Prismatics range 200 x 100mm glazed ceramic wall tiling to bathrooms (full height to ceiling) (assumed all walls)	m²	60	22	1,310	22	1,310	22	1,310	22	1,310	29	1,746	22	1,310	39	2,326	22	1,310	25	1,496	39	2,342
3.1.1.4	Johnsons Prismatics range 200 x 100mm ceramic tile splashback to kitchens - SR	nr	200	-	-	-	-	1	200	1	200	-	-	-	-	-	-	1	200	1	200	1	200
3.1.1.5	Stainless steel splashback - P1/SJO	nr	350	1	350	1	350	-	-	-	-	1	350	1	350	1	350	-	-	-	-	-	-

				Colville Phase 2C (Block E)																			
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7(E2-02-04)		Type 8 (E1-00-02)		Type 9 (E1-02-01)		Type 10 (E2-00-01)		Type 12 (E2-02-05)		Type 13 (E2-02-02)		Type 15 (E2-03-03)	
Ref	Item	Unit	Rate	18/2P (PS) Open		18/2P (PS) Partition		18/2P (SR) Closed		18/2P (SR) Partition		28/4P duplex (PS) Open		28/4P (PS) Partition		28/4P duplex (S/O) Open		28/4P (SR) Closed		28/4P (SR) Partition		38/5P (SR) Partition	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
3.1.1.6	Johnsons Prismatics range 200 x 100 glazed ceramic tiling to kitchen walls (cooker space, in-between kitchen units & window cills)	m²	60	4	212	4	245	4	267	4	267	5	281	4	220	4	229	4	226	4	241	4	270
3.1.1.7	Extra for tiled access panel	nr	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200	1	200
3.1.1.8	Painted MDF Window board	nr	40	3	120	3	120	3	120	3	120	6	240	6	240	7	280	6	240	6	240	10	400
	Sub-total				5,186		5,346		5,907		5,356		8,186		6,375		8,899		6,989		6,969		8,866
3.2	Floor Finishes																						
3.2.1	Finishes to Floors																						
3.2.1.1	50mm cement and sand screed to concrete floor slabs	m²	20	53	1,060	53	1,060	55	1,100	57	1,140	85	1,700	74	1,480	95	1,900	75	1,500	84	1,680	95	1,900
3.2.1.2	Johnsons/Hudsons range 300 x 300mm unglazed porcelain tiles to bathrooms	m²	80	5	400	5	400	5	400	5	400	7	560	5	400	7	560	5	400	6	480	6	480
3.2.1.3	Keraint Cobb and Co Simply Oak range rustic natural oak T&G click system flooring to hallway, living area, bedrooms, storage units & open kitchens	m²	80	48	3,840	48	3,840	50	4,000	52	4,160	78	6,240	69	5,520	88	7,040	70	5,600	78	6,240	87	6,960
3.2.1.4	Painted MDF square edge skirtings (Internal Partition x 2 + 1st perimeter)	m	12	68	813	71	847	86	1,034	74	885	121	1,458	92	1,101	125	1,497	109	1,307	104	1,248	123	1,481
	Sub-total				6,113		6,147		6,534		6,585		9,958		8,501		10,997		8,807		9,646		10,821
3.3	Ceiling Finishes																						
3.3.1	Finishes to Ceilings																						
3.3.1.1	Gyproc m/f suspended ceilings lined with plasterboard to flats	m²	38	53	2,014	53	2,014	55	2,090	57	2,166	85	3,230	74	2,812	95	3,610	75	2,850	84	3,192	95	3,610
3.3.1.2	Skim plaster and emulsion paint on plasterboard linings	m²	18	53	954	53	954	55	990	57	1,026	85	1,530	74	1,332	95	1,710	75	1,350	84	1,512	95	1,710
	Sub-total				2,968		2,968		3,080		3,192		4,760		4,144		5,320		4,200		4,704		5,320
4	FITTINGS, FURNISHINGS AND EQUIPMENT																						
4.1	Fittings, furnishings and equipment																						
4.1.1	General fittings, furnishings and equipment																						
4.1.1.1	Symphony Lunar fitted wardrobes and doors to all bedrooms -SR	nr	800	1	800	1	800	1	800	1	800	2	1,600	2	1,600	2	1,600	2	1,600	2	1,600	3	2,400
4.1.1.2	Symphony Glide fitted wardrobes and doors to all bedrooms -PS/O	nr	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000	1	1,000
4.1.1.3	Mermet Blinds blackout blinds and Mermet thermic fixed crank operated blind (single)	nr	500	3	1,500	4	2,000	2	1,000	2	1,000	4	2,000	5	2,500	7	3,500	4	2,000	3	1,500	5	2,500
4.1.1.4	Mermet Blinds blackout blinds and Mermet thermic fixed crank operated blind (double)	nr	1,000	1	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1,000	-	-
4.1.1.5	Battens for blinds (single)	nr	20	3	60	4	80	2	40	2	40	4	80	5	100	7	140	4	80	3	60	5	100
4.1.1.6	Battens for blinds (double)	nr	40	1	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	40	-	-
4.1.1.7	Shelving to storage cupboards	nr	200	1	200	2	400	2	400	2	400	2	400	2	400	3	600	3	600	3	600	3	600
4.1.1.8	Recycling bins (allow 2nr per flat)	nr	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50	1	50

				Colville Phase 2C (Block E)																				
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7(E2-02-04)		Type 8 (E3-00-02)		Type 9 (E3-02-01)		Type 10 (E3-00-01)		Type 12 (E2-02-05)		Type 13 (E3-02-02)		Type 15 (E2-03-03)		
Ref	Item	Unit	Rate	18/2P (PS) Open		18/2P (PS) Partition		18/2P (SR) Closed		18/2P (SR) Partition		28/4P duplex (PS) Open		28/4P (PS) Partition		28/4P duplex (PS/O) Open		28/4P (SR) Closed		28/4P (SR) Partition		38/5P (SR) Partition		
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	
4.1.2	Domestic kitchens																							
4.1.2.1	Howdens Clerkewell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktop with 100mm upstand with handleless doors to 1b,2p flat - PS / SO	nr	3,750	1	3,750	1	3,750																	
4.1.2.2	Howdens Hockley Super Matt Range range of kitchen fittings and Silestone quartz worktop with 100mm upstand and brushed stainless steel handles to 1b,2p flat -SR	nr	3,250					1	3,250	1	3,250													
4.1.2.5	Howdens Clerkewell Super Matt range of kitchen fittings and Cosentino Silestone quartz worktop with 100mm upstand with handleless doors to 2b,4p flat duplex - PS / SO	nr	4,000									1	4,000	1	4,000	1	4,000							
4.1.2.6	Howdens Hockley Super Matt Range range of kitchen fittings and Silestone quartz worktop with 100mm upstand and brushed stainless steel handles to 2b,4p flat -SR	nr	3,500															1	3,500	1	3,500			
4.1.2.8	Howdens Hockley Super Matt Range range of kitchen fittings and Silestone quartz worktop with 100mm upstand and brushed stainless steel handles to 3b,5p flat -SR	nr	4,250																			1	4,250	
4.1.2.30	AEG free standing induction hob and electric oven -SR	nr	750					1	750	1	750							1	750	1	750	1	750	
4.1.2.31	AEG integrated induction hob and electric oven - PS/SO	nr	850	1	850	1	850					1	850	1	850	1	850							
4.1.2.32	Lamona T-box chimney stainless steel extractor hood -SR	nr	250					1	250	1	250							1	250	1	250	1	250	
4.1.2.33	Elica Erakux built in stainless steel cooker hood - PS/SO	nr	350	1	350	1	350					1	350	1	350	1	350							
4.1.2.34	Zanussi freestanding washer dryer to utility cupboard	nr	650	1	650	1	650	1	1	650	1	650	1	650	1	650	1	650	1	650	1	650		
4.1.2.35	Free standing fridge freezer -SR	nr	500					1	500	1	500							1	500	1	500	1	500	
4.1.2.36	AEG SCK48185T5 integrated fridge freezer - PS/SO	nr	700	1	700	1	700					1	700	1	700	1	700							
4.1.2.37	Integrated dishwasher - PS/SO	nr	500	1	500	1	500					1	500	1	500	1	500							
4.1.2.38	Howdens Lamona Doremy stainless steel single bowl kitchen sink and Lamona Vivo Polished chrome effect mixer tap	nr	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	1	420	
	Sub-total				11,870		11,550		8,461		9,110		12,600		13,126		14,360		11,400		11,930		13,470	
5	SERVICES																							
5.1	Sanitary appliances																							
5.1.1	Sanitary appliances																							
5.1.1.1	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kalidewi bath and taps and shower and screen over bath to 1b,2p apartment	nr	3,250	1	3,250	1	3,250	1	3,250	1	3,250													
5.1.1.3	Ideal Standard sanitary appliances comprising close coupled wc / wall hung, whb and taps, toilet roll holder, Kalidewi bath and taps and shower and screen over bath to 2b,4p apartment	nr	3,250									1	3,250	1	3,250	1	3,250	1	3,250	1	3,250			
5.1.1.5	Ideal Standard sanitary appliances comprising close coupled / wall hung wc, wall hung whb and taps, toilet roll holder, Kalidewi bath and taps and shower and screen over bath to 1b,5p apartment	nr	3,250																			1	3,250	
5.1.1.7	Ideal Standard sanitary appliances to cloakrooms comprising close coupled / wall hung wc, wall hung whb and taps, toilet, toilet roll holder	nr	1,750									1	1,750	1	1,750	1	1,750						1	1,750
5.1.2	Sanitary Ancillaries																							
5.1.2.1	Minired bathroom cabinet	nr	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	1	350	
5.1.2.2	Mirror	nr	100									1	100	1	100	1	100					1	100	
5.1.2.3	MDR bath panel with secret fittings and factory spray painted finish	nr	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150	1	150	
5.1.2.4	Brabantia stainless steel clothes line	nr	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	1	125	
5.1.2.5	Sundry sanitary appliances	nr	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	1	75	

Colville Phase 2C  
Unit Fit Out Cost Schedule

				Colville Phase 2C (Block E)																			
				Type 1 (E1-01-01)		Type 2 (E1-02-02)		Type 6 (E2-02-01)		Type 7 (E2-02-04)		Type 8 (E2-00-02)		Type 9 (E1-02-01)		Type 10 (E2-00-01)		Type 12 (E2-02-05)		Type 13 (E2-02-02)		Type 15 (E2-03-03)	
Ref	Item	Unit	Rate	18/2P (PS) Open		18/2P (PS) Partition		18/2P (SR) Closed		18/2P (SR) Partition		28/4P duplex (PS) Open		28/4P (PS) Partition		28/4P duplex (S/O) Open		28/4P (SR) Closed		28/4P (SR) Partition		38/5P (SR) Partition	
				Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total	Quantity	Sub-Total
5.1.2.6	Boring to pipework in bathrooms and en-suites	nr	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300	1	300
	<b>Sub-total</b>				<b>4,250</b>		<b>4,250</b>		<b>4,250</b>		<b>4,250</b>		<b>6,100</b>		<b>6,100</b>		<b>6,100</b>		<b>4,250</b>		<b>4,250</b>		<b>6,100</b>
5.3	<b>Disposal installations</b>																						
5.3.1	<u>Foul drainage above ground</u>																						
5.3.1.1	Foul drainage above ground	nr	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400	1	1,400
5.3.3	<u>Refuse disposal</u>																						
5.3.3.1	Refuse bins	nr	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40	1	40
	<b>Sub-total</b>				<b>1,440</b>		<b>1,440</b>		<b>1,440</b>		<b>1,440</b>		<b>1,440</b>		<b>1,440</b>		<b>1,440</b>		<b>1,440</b>		<b>1,440</b>		<b>1,440</b>
5.4	<b>Water installations</b>																						
5.4.1	<u>Mains water supply</u>																						
5.4.1.1	Mains water supply, hot and cold water distribution	m <sup>2</sup>	50	53	2,650	53	2,650	55	2,750	57	2,850	85	4,250	74	3,700	95	4,750	75	3,750	84	4,200	95	4,750
	<b>Sub-total</b>				<b>2,650</b>		<b>2,650</b>		<b>2,750</b>		<b>2,850</b>		<b>4,250</b>		<b>3,700</b>		<b>4,750</b>		<b>3,750</b>		<b>4,200</b>		<b>4,750</b>
5.5	<b>Heat source</b>																						
5.5.1	<u>Heat source</u>																						
5.5.1.1	HU with twin plate heat exchanger installation to residential units	nr	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000
	<b>Sub-total</b>				<b>3,000</b>		<b>3,000</b>		<b>3,000</b>		<b>3,000</b>		<b>3,000</b>		<b>3,000</b>		<b>3,000</b>		<b>3,000</b>		<b>3,000</b>		<b>3,000</b>
5.6	<b>Space heating and air conditioning</b>																						
5.6.1	<u>Control heating</u>																						
5.6.1.1	LPHW underfloor heating installation to 1b, 2p flat installed on diplate system with individual room temperature control	m <sup>2</sup>	67	53	3,551	53	3,551	55	3,685	57	3,819	-	-	-	-	-	-	-	-	-	-	-	-
5.6.1.2	LPHW underfloor heating installation to 1b, 2p Duplex installed on diplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5.6.1.3	LPHW underfloor heating installation to 2b, 3p flat installed on diplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5.6.1.5	LPHW underfloor heating installation to 2b, 4p flat installed on diplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	85	5,685	74	4,958	95	6,385	75	5,025	84	5,628	-	-
5.6.1.6	LPHW underfloor heating installation to 2b, 4p Duplex installed on diplate system with individual room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5.6.1.7	LPHW underfloor heating installation to 3b, 4p flat installed on diplate system with room by room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5.6.1.8	LPHW underfloor heating installation to 3b, 5p flat installed on diplate system with room by room temperature control	m <sup>2</sup>	67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95	6,365
5.6.1.10	Ladder rack radiators to bathrooms	nr	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325	1	325
	<b>Sub-total</b>				<b>3,876</b>		<b>3,876</b>		<b>4,030</b>		<b>4,144</b>		<b>6,020</b>		<b>5,283</b>		<b>6,690</b>		<b>5,350</b>		<b>5,995</b>		<b>6,690</b>
5.7	<b>Ventilation systems</b>																						
5.7.2	<u>Local and general ventilation</u>																						
5.7.2.1	MCV ventilation to units	m <sup>2</sup>	40	53	2,120	53	2,120	55	2,200	57	2,280	85	3,400	74	2,960	95	3,800	75	3,000	84	3,360	95	3,800
5.7.2.3	Horizontal/vertical duct distribution	nr	500	1	500	1	500	1	500	1	500	2	1,000	2	1,000	2	1,000	2	1,000	2	1,000	3	1,500
5.7.2.4	Ceiling fans to properties	nr	400	2	800	2	800	2	800	2	800	3	1,200	3	1,200	3	1,200	3	1,200	3	1,200	4	1,600
5.7.3	<u>Smoke extract and control</u>																						
5.7.3.1	Smoke extract and control	m <sup>2</sup>	10	53	530	53	530	55	550	57	570	85	850	74	740	95	950	75	750	84	840	95	950
	<b>Sub-total</b>				<b>3,950</b>		<b>3,950</b>		<b>4,090</b>		<b>4,150</b>		<b>6,400</b>		<b>5,900</b>		<b>6,950</b>		<b>5,950</b>		<b>6,440</b>		<b>7,850</b>
5.8	<b>Electrical installations</b>																						
5.8.1	<u>Electrical mains and sub-mains distribution</u>																						
5.8.1.1	Electrical mains and sub-mains distribution	m <sup>2</sup>	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2	<u>Lighting and power installations</u>																						
5.8.2.1	Lighting and power installation to 1b, 2p flat	nr	2,625	1	2,625	1	2,625	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2.2	Lighting and power installation to 1b, 2p Duplex	nr	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2.4	Lighting and power installation to 2b, 4p duplex	nr	4,725	-	-	-	-	-	-	-	-	1	4,725	1	4,725	1	4,725	1	4,725	1	4,725	-	-
5.8.2.5	Lighting and power installation to 3b, 4p flat	nr	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.8.2.6	Lighting and power installation to 3b, 5p flat	nr	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	5,500
	<b>Sub-total</b>				<b>2,625</b>		<b>2,625</b>		-		-		<b>4,725</b>		<b>4,725</b>		<b>4,725</b>		<b>4,725</b>		<b>4,725</b>		<b>5,500</b>
5.11	<b>Fire and lightning protection</b>																						
5.11.1	<u>Fire fighting systems</u>																						
5.11.1.1	Sprinkler installation	m <sup>2</sup>	55	53	2,915	53	2,915	55	3,025	57	3,135	85	4,675	74	4,070	95	5,225	75	4,125	84	4,620	95	5,225
5.11.1.2	Fire & smoke alarm installation	m <sup>2</sup>	8	53	424	53	424	55	440	57	456	85	680	74	592	95	760	75	600	84	672	95	760
	<b>Sub-total</b>				<b>3,339</b>		<b>3,339</b>		<b>3,465</b>		<b>3,591</b>		<b>5,355</b>		<b>4,662</b>		<b>5,985</b>		<b>4,725</b>		<b>5,292</b>		<b>5,985</b>
5.12	<b>Communication, security and control systems</b>																						
5.12.1	<u>Communications systems</u>																						
5.12.1.1	Communications installations	m <sup>2</sup>	8	53	424	53	424	55	440	57	456	85	680	74	592	95	760	75	600	84	672	95	760
5.12.1.2	Entrotec Entroview 300 colour video door entry installations	nr	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000	1	2,000
	<b>Sub-total</b>				<b>2,424</b>		<b>2,424</b>		<b>2,440</b>		<b>2,456</b>		<b>2,680</b>		<b>2,592</b>		<b>2,760</b>		<b>2,600</b>		<b>2,672</b>		<b>2,760</b>
5.14	<b>Builder's work in connection with services</b>																						
5.14.1	<u>Builder's work in connection with services</u>																						
5.14.1.1	Builders work in connection with services	%	5	-	3,226	-	3,515	-	3,223	-	3,355	-	4,690	-	4,449	-	5,110	-	4,333	-	4,656	-	5,362
	<b>Sub-total</b>				<b>3,226</b>		<b>3,515</b>		<b>3,223</b>		<b>3,355</b>		<b>4,690</b>		<b>4,449</b>		<b>5,110</b>		<b>4,333</b>		<b>4,656</b>		<b>5,362</b>
	<b>TOTAL (Fit out Cost per unit)</b>				<b>62,738</b>		<b>73,814</b>		<b>67,689</b>		<b>70,458</b>		<b>98,492</b>		<b>93,431</b>		<b>107,317</b>		<b>90,987</b>		<b>97,771</b>		<b>112,596</b>
	<b>TOTAL (Unit Fit out Cost per type)</b>				<b>338,696</b>		<b>73,814</b>		<b>967,643</b>		<b>493,206</b>		<b>399,969</b>		<b>656,814</b>		<b>214,833</b>		<b>1,275,812</b>		<b>788,346</b>		<b>675,534</b>
	<b>Total unit nr and type</b>				<b>5 18/2P (PS) Open</b>		<b>1 18/2P (PS) Partition</b>		<b>14 2P (SR) Closed</b>		<b>7 (SR) Partition</b>		<b>4 18/4P (PS) Open</b>		<b>7 1 (PS) Partition</b>		<b>2 28/4P (S/O) Open</b>		<b>14 28/4P (SR) Closed</b>		<b>8 28/4P (SR) Partition</b>		<b>6 38/5P (SR) Partition</b>

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX D**

**Preliminaries Build-up**



Ref	Description	Total Preliminaries					Block C2			Block E					
		Weeks	Rate (£)	Fixed Cost Total (£)	Time Related Cost Total (£)	Total (£)	Fixed Cost Total (£)	Time Related Cost Total (£)	Total (£)	Excluding Benergy Centre and ASHP Cost			Energy Centre and ASHP Cost		
										Fixed Cost Total (£)	Time Related Cost Total (£)	Total (£)	Fixed Cost Total (£)	Time Related Cos Total (£)	Total (£)
1	Management														
1.1	Preconstruction off site management			800,000		800,000	216,000	-	216,000	504,000	-	504,000	80,000	-	80,000
1.2	Site supervision	120	16,000		1,920,000	1,920,000	-	518,400	518,400	-	1,209,600	1,209,600	-	192,000	192,000
2	Site facilities						-	-	-	-	-	-	-	-	-
2.2	Site offices	120	310		37,200	37,200	-	10,044	10,044	-	23,436	23,436	-	3,720	3,720
2.3	Storage	120	120		14,400	14,400	-	3,888	3,888	-	9,072	9,072	-	1,440	1,440
2.4	Welfare huts	120	140		16,800	16,800	-	4,536	4,536	-	10,584	10,584	-	1,680	1,680
2.5	Temporary wc's	120	75		9,000	9,000	-	2,430	2,430	-	5,670	5,670	-	900	900
3	Temporary services						-	-	-	-	-	-	-	-	-
3.1	Temporary lighting and power	120	1,700		204,000	204,000	-	55,080	55,080	-	128,520	128,520	-	20,400	20,400
3.2	Temporary water	120	200		24,000	24,000	-	6,480	6,480	-	15,120	15,120	-	2,400	2,400
3.3	Telephone / IT	120	100	5,000	12,000	17,000	1,350	3,240	4,590	3,150	7,560	10,710	500	1,200	1,700
4	Temporary works						-	-	-	-	-	-	-	-	-
4.1	Temporary works to existing roads			20,000	-	20,000	5,400	-	5,400	12,600	-	12,600	2,000	-	2,000
4.2	Hoardings/ signage			50,000	-	50,000	13,500	-	13,500	31,500	-	31,500	5,000	-	5,000
5	Scaffolding						-	-	-	-	-	-	-	-	-
5.1	Supply, erect and hire period			80,000	-	80,000	21,600	-	21,600	50,400	-	50,400	8,000	-	8,000
5.1	Hire period	70	5,000		350,000	350,000	-	94,500	94,500	-	220,500	220,500	-	35,000	35,000
5.1	Dismantle and remove			80,000		80,000	21,600	-	21,600	50,400	-	50,400	8,000	-	8,000
6	Plant						-	-	-	-	-	-	-	-	-
6.1	Supply and erection of Tower cranes (2nr)	2	20,000	40,000		40,000	10,800	-	10,800	25,200	-	25,200	4,000	-	4,000
6.2	Hire of tower crane (Block C)	35	6,000		210,000	210,000	-	210,000	210,000	-	-	-	-	-	-
6.3	Hire of tower crane (Block E)	60	8,000		480,000	480,000	-	-	-	-	432,000	432,000	-	48,000	48,000
6.4	BWIC with erection of tower cranes			20,000	-	20,000	5,400	-	5,400	12,600	-	12,600	2,000	-	2,000
6.5	Dismantle and remove tower cranes	2	20,000	40,000		40,000	10,800	-	10,800	25,200	-	25,200	4,000	-	4,000
6.5	Hoist	95	500		47,500	47,500	-	12,825	12,825	-	29,925	29,925	-	4,750	4,750
6.6	Small plant	120	400		48,000	48,000	-	12,960	12,960	-	30,240	30,240	-	4,800	4,800
7	Miscellaneous						-	-	-	-	-	-	-	-	-
7.1	Skips	120	450		54,000	54,000	-	14,580	14,580	-	34,020	34,020	-	5,400	5,400
7.2	Cleaning						-	-	-	-	-	-	-	-	-
7.3	Attendant labour	120	700		84,000	84,000	-	22,680	22,680	-	52,920	52,920	-	8,400	8,400
7.4	Security	120	1,000		120,000	120,000	-	32,400	32,400	-	75,600	75,600	-	12,000	12,000
7.5	Resources for handover procedure (12 months)	52	3,000		156,000	156,000	-	42,120	42,120	-	98,280	98,280	-	15,600	15,600
7.6	End of Defect procedure (12 months)						-	-	-	-	-	-	-	-	-
		52	500		26,000	26,000	-	7,020	7,020	-	16,380	16,380	-	2,600	2,600
Total				1,135,000	3,812,900	4,947,900	306,450	1,053,183	1,359,633	715,050	2,399,427	3,114,477	113,500	360,290	473,790

Notes  
Based upon a construction period of 104 weeks plus 16 weeks demolition period

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX E**

**Design, Tender Procurement and Construction Programme 24.02.2021**

**Colville Estate, Phase 2C - Plots C2 and E**

**E) Tender Procurement and Construction Programme 24.02.2021**

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX F**

**BCIS Indices**



## F) BCIS Indices

## BCIS All-in TPI ?

Base date: 1985 mean = 100 | Updated: May-2022 | #101

Recent changes			Percentage change		
Date	Index	Equivalent sample	On year	On quarter	On month
2Q 2020	335	Provisional	0.0%	0.0%	
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	359	Forecast	8.5%	2.9%	
3Q 2022	367	Forecast	8.3%	2.2%	
4Q 2022	369	Forecast	7.3%	0.5%	
1Q 2023	373	Forecast	6.9%	1.1%	
2Q 2023	375	Forecast	4.5%	0.5%	
3Q 2023	375	Forecast	2.2%	0.0%	
4Q 2023	378	Forecast	2.4%	0.8%	
1Q 2024	384	Forecast	2.9%	1.6%	
2Q 2024	389	Forecast	3.7%	1.3%	
3Q 2024	389	Forecast	3.7%	0.0%	
4Q 2024	393	Forecast	4.0%	1.0%	
1Q 2025	400	Forecast	4.2%	1.8%	
2Q 2025	405	Forecast	4.1%	1.3%	
3Q 2025	405	Forecast	4.1%	0.0%	
4Q 2025	407	Forecast	3.6%	0.5%	
1Q 2026	415	Forecast	3.8%	2.0%	
2Q 2026	420	Forecast	3.7%	1.2%	
3Q 2026	420	Forecast	3.7%	0.0%	
4Q 2026	423	Forecast	3.9%	0.7%	
1Q 2027	431	Forecast	3.9%	1.9%	



## Colville Estate, Phase 2C - Plots C2 and E

### F) BCIS Indices

#### BCIS General Building Cost Index

Base date: 1985 mean = 100 | Updated: May-2022 | #1111

Recent changes			Percentage change		
Date	Index	Status	On year	On quarter	On month
May-2020	361.6	Firm	1.1%	0.3%	0.4%
Jun-2020	360.8	Firm	0.8%	0.1%	-0.2%
Jul-2020	361.3	Firm	-0.2%	0.3%	0.1%
Aug-2020	361.3	Firm	-0.1%	-0.1%	0.0%
Sep-2020	361.8	Firm	0.1%	0.3%	0.1%
Oct-2020	362.6	Firm	0.1%	0.4%	0.2%
Nov-2020	363.6	Firm	0.7%	0.6%	0.3%
Dec-2020	366.2	Firm	1.8%	1.2%	0.7%
Jan-2021	367.1	Firm	2.0%	1.2%	0.2%
Feb-2021	370.4	Firm	2.8%	1.9%	0.9%
Mar-2021	373.5	Firm	3.6%	2.0%	0.8%
Apr-2021	375.6	Firm	4.2%	2.3%	0.6%
May-2021	378.4	Firm	4.6%	2.2%	0.7%
Jun-2021	381.4	Firm	5.7%	2.1%	0.8%
Jul-2021	388.2	Revised	7.4%	3.4%	1.8%
Aug-2021	395.6	Revised	9.5%	4.5%	1.9%
Sep-2021	399.6	Revised	10.4%	4.8%	1.0%
Oct-2021	402.4	Revised	11.0%	3.7%	0.7%
Nov-2021	404.8	Revised	11.3%	2.3%	0.6%
Dec-2021	405.2	Firm	10.6%	1.4%	0.1%
Jan-2022	406.6	Firm	10.8%	1.0%	0.3%
Feb-2022	407.4	Provisional	10.0%	0.6%	0.2%
Mar-2022	411.7	Provisional	10.2%	1.6%	1.1%
Apr-2022	424.1	Provisional	12.9%	4.3%	3.0%
May-2022	428.0	Forecast	13.1%	5.1%	0.9%
Jun-2022	426.9	Forecast	11.9%	3.7%	-0.3%
Jul-2022	433.4	Forecast	11.6%	2.2%	1.5%
Aug-2022	433.6	Forecast	9.6%	1.3%	0.0%
Sep-2022	433.6	Forecast	8.5%	1.6%	0.0%





**Colville Estate, Phase 2C - Plots C2 and E****F) BCIS Indices**

Oct-2022	434.0	Forecast	7.9%	0.1%	0.1%
Nov-2022	433.9	Forecast	7.2%	0.1%	0.0%
Dec-2022	433.6	Forecast	7.0%	0.0%	-0.1%
Jan-2023	432.7	Forecast	6.4%	-0.3%	-0.2%
Feb-2023	431.9	Forecast	6.0%	-0.5%	-0.2%
Mar-2023	430.5	Forecast	4.6%	-0.7%	-0.3%
Apr-2023	431.1	Forecast	1.7%	-0.4%	0.1%
May-2023	430.8	Forecast	0.7%	-0.3%	-0.1%
Jun-2023	429.3	Forecast	0.6%	-0.3%	-0.3%
Jul-2023	434.2	Forecast	0.2%	0.7%	1.1%
Aug-2023	435.4	Forecast	0.4%	1.1%	0.3%
Sep-2023	436.3	Forecast	0.6%	1.6%	0.2%
Oct-2023	437.4	Forecast	0.8%	0.7%	0.3%
Nov-2023	437.9	Forecast	0.9%	0.6%	0.1%
Dec-2023	438.2	Forecast	1.1%	0.4%	0.1%
Jan-2024	439.4	Forecast	1.5%	0.5%	0.3%
Feb-2024	440.4	Forecast	2.0%	0.6%	0.2%
Mar-2024	440.8	Forecast	2.4%	0.6%	0.1%
Apr-2024	442.8	Forecast	2.7%	0.8%	0.5%
May-2024	444.0	Forecast	3.1%	0.8%	0.3%
Jun-2024	443.8	Forecast	3.4%	0.7%	0.0%
Jul-2024	448.3	Forecast	3.2%	1.2%	1.0%
Aug-2024	448.9	Forecast	3.1%	1.1%	0.1%
Sep-2024	449.3	Forecast	3.0%	1.2%	0.1%
Oct-2024	450.5	Forecast	3.0%	0.5%	0.3%
Nov-2024	451.0	Forecast	3.0%	0.5%	0.1%
Dec-2024	451.1	Forecast	2.9%	0.4%	0.0%
Jan-2025	452.8	Forecast	3.0%	0.5%	0.4%
Feb-2025	454.3	Forecast	3.2%	0.7%	0.3%
Mar-2025	455.1	Forecast	3.2%	0.9%	0.2%
Apr-2025	456.9	Forecast	3.2%	0.9%	0.4%
May-2025	458.1	Forecast	3.2%	0.8%	0.3%
Jun-2025	458.1	Forecast	3.2%	0.7%	0.0%
Jul-2025	462.8	Forecast	3.2%	1.3%	1.0%



**Colville Estate, Phase 2C - Plots C2 and E****F) BCIS Indices**

Sep-2024	449.3	Forecast	3.0%	1.2%	0.1%
Oct-2024	450.5	Forecast	3.0%	0.5%	0.3%
Nov-2024	451.0	Forecast	3.0%	0.5%	0.1%
Dec-2024	451.1	Forecast	2.9%	0.4%	0.0%
Jan-2025	452.8	Forecast	3.0%	0.5%	0.4%
Feb-2025	454.3	Forecast	3.2%	0.7%	0.3%
Mar-2025	455.1	Forecast	3.2%	0.9%	0.2%
Apr-2025	456.9	Forecast	3.2%	0.9%	0.4%
May-2025	458.1	Forecast	3.2%	0.8%	0.3%
Jun-2025	458.1	Forecast	3.2%	0.7%	0.0%
Jul-2025	462.8	Forecast	3.2%	1.3%	1.0%
Aug-2025	463.5	Forecast	3.3%	1.2%	0.2%
Sep-2025	463.7	Forecast	3.2%	1.2%	0.0%
Oct-2025	465.0	Forecast	3.2%	0.5%	0.3%
Nov-2025	465.4	Forecast	3.2%	0.4%	0.1%
Dec-2025	465.6	Forecast	3.2%	0.4%	0.0%
Jan-2026	467.4	Forecast	3.2%	0.5%	0.4%
Feb-2026	468.8	Forecast	3.2%	0.7%	0.3%
Mar-2026	469.7	Forecast	3.2%	0.9%	0.2%
Apr-2026	471.7	Forecast	3.2%	0.9%	0.4%
May-2026	472.8	Forecast	3.2%	0.9%	0.2%
Jun-2026	472.5	Forecast	3.1%	0.6%	-0.1%
Jul-2026	477.0	Forecast	3.1%	1.1%	1.0%
Aug-2026	477.4	Forecast	3.0%	1.0%	0.1%
Sep-2026	477.5	Forecast	3.0%	1.1%	0.0%
Oct-2026	478.6	Forecast	2.9%	0.3%	0.2%
Nov-2026	479.0	Forecast	2.9%	0.3%	0.1%
Dec-2026	479.3	Forecast	2.9%	0.4%	0.1%
Jan-2027	481.1	Forecast	2.9%	0.5%	0.4%
Feb-2027	482.7	Forecast	3.0%	0.8%	0.3%
Mar-2027	483.7	Forecast	3.0%	0.9%	0.2%



**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX G**

**Boundary of Energy Centre, ASHP and Associated Works**

ect

ing

Block E

Drawing

File Name

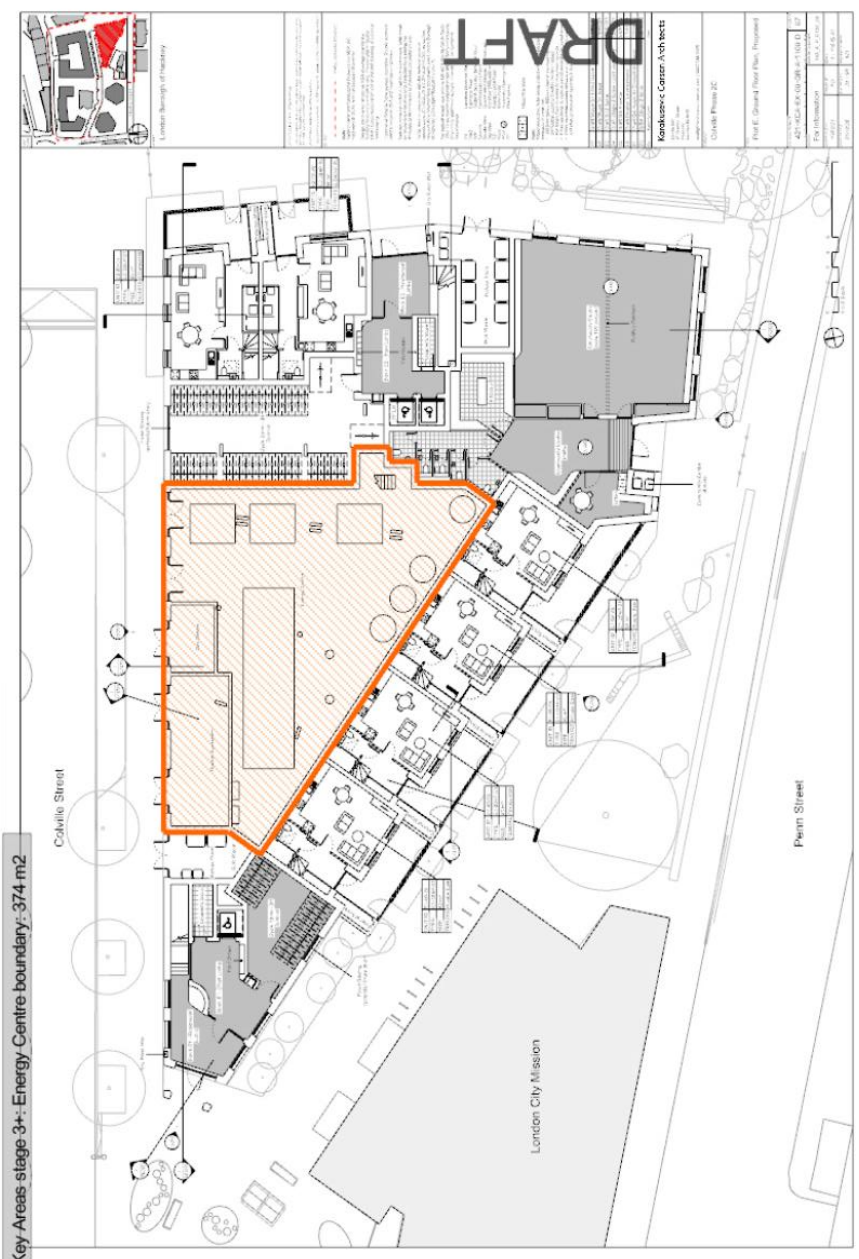
Details

KCA Plans Stage 3+ \421-KCA-EX-00-DR-A-1100-D.3

Z:\Orpington\Ripac\Projects\L180296 - Colville Estate Phase 2C\2021.04.19 STAGE 3+ ISSUE\421-KCA-EX-00-DR-A-1100-D.pdf

Base Unit of Measure: mm  
Revision: 1  
Horizontal Scale: 1:100  
Vertical Scale: 1:100  
Drawing Multiplier: 1

Key Areas stage 3+ Energy Centre boundary: 374 m2



CalfordSeaden

Page 1 of 1

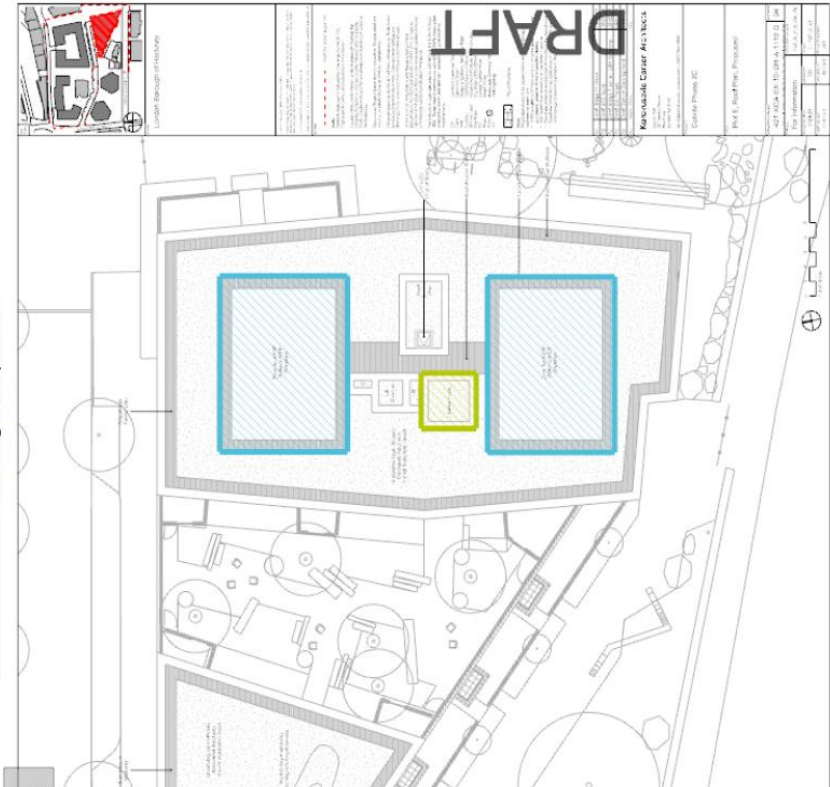




**Drawing** KCA Plans Stage 3+ \421-KCA-EX-10-DR-A-1110-D.2

**File Name** Block E roof plan

**Details** Base Unit of Measure: mm  
Revision: 1  
Horizontal Scale: 1:100  
Vertical Scale: 1:100  
Drawing Multiplier: 1



CalfordSeaden

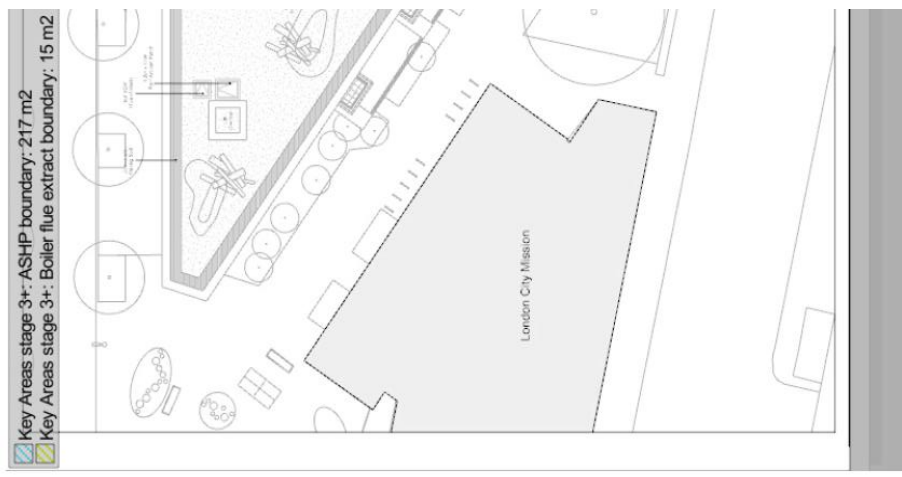
Page 1 of 1

CostX Drawing

**Project** Colville Estate,  
**Building** Block E



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**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX G**

**Energy Centre Cost Build Up**

# Colville Estate Energy Centre Summary



Public Health	£750,000	Notes
Rainwater Installation	£10,000	
Soil, Waste & Vent Installation	£10,000	
Mains Cold Water Installation	£125,000	
Boosted Cold Water Installation	£100,000	
Category 5 Boosted Cold Water Installation	£35,000	
Softened Cold Water Installation	£100,000	
Domestic Hot Water Installation	£10,000	
Sprinkler Installation	£360,000	
Mechanical	£6,350,000	
Fuel Oil Installation	£25,000	
Natural Gas Installation	£80,000	
LTHW Heating Installation	£2,200,000	
Air Source Heat Pump Installation	£3,700,000	
Supply & Extract Air Handling Installations	£135,000	
Toilet Supply & Extract Installation	£10,000	
Automatic Controls & BMS Installation	£200,000	
Electrical	£1,200,000	
LV Distribution	£600,000	
Standby Generator Installation	£120,000	
Common Containment	£60,000	
Mechanical Services Power Installation	£60,000	
Small Power Installation	£30,000	
Lighting & Emergency Lighting Installation	£70,000	
External Lighting Installation	£25,000	
Fire Alarm Installation	£30,000	
Voice & Data Installation	£25,000	
Access Control Installation	£70,000	
CCTV Installation	£25,000	

Disabled Alarm Call Installation	£10,000	
Earthing & Bonding	£45,000	
Lightning Protection	£30,000	
<b>Total</b>	<b>£8,300,000</b>	

# Colville Estate Energy Centre

## M&E Document Schedule



Ref	Document Title	Document Number	Rev	Notes
01	Multiple/combined Services - Energy Centre Plan Room - Plot E Level 00	6843-MXF-EX-00-DR-J-30300	P02	
02	Multiple/combined Services - Energy Centre Plan Room - Plot E Level 01	6843-MXF-EX-01-DR-J-30300	P02	
03	Multiple/combined Services - Energy Centre Plan Room - Plot E Level 09	6843-MXF-EX-09-DR-J-30300	P02	
04	Schedule of Main Plant	6843-MXF-ZZ-XX-SH-J-30500	P02	
05	Commercial Sprinkler Schematic	6843-MXF-ZZ-XX-DR-P-43200	P02	
06	Potable Water, Sprinkles and Gas Schematic	6843-MXF-ZZ-XX-DR-P-20200	P02	
07	Heating & Cooling Schematic - Energy Centre	6843-MXF-ZZ-XX-DR-M-00202	P02	
08	Low Voltage Distribution Multiple Levels All Volumes - Schematic	6843-MXF-ZZ-ZZ-DR-E-22200	P01	
09	Communications, Security & Safety - Level 00 - Block E	6843-MXF-EX-00-DR-E-40100	P01	
10	Communications, Security & Safety - Level 01 - Block E	6843-MXF-EX-01-DR-E-40100	P01	
11	Communications, Security & Safety - Level 09 - Block E	6843-MXF-EX-09-DR-E-40100	P01	
12	Employer's Requirements for the Mechanical, Electrical & Public Health (MEP) Installations	6843-MXF-XX-XX-SP-J-30100	P01	
13	Preliminaries for the Mechanical, Electrical & Public Health (MEP) Installations	6843-MXF-XX-XX-SP-J-30200	P01	
14	Reference Specification for the Mechanical, Electrical & Public Health (MEP) Installations	6843-MXF-XX-XX-SP-J-30300	P01	

# Colville Estate Energy Centre

## Schedule of Areas




Description	Total GIA Floor Area (m2)			Notes
	Ground	First	TOTAL	
General	300	164	464	
Substation	40	-	40	
Gas Meter Cupboard	10	-	10	
	350	164	514	

Colville Estate Energy Centre							M&E Estimate ~ Stage 3			(Visible Items)		
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes			
								£				
001	P	Rainwater Installation	General	Allowance for Rainwater Installation	1	Item	8,000.00	8,000				
002	P	Rainwater Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200				
003	P	Rainwater Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000			
004	P	Soil, Waste & Vent Installation	General	Allowance for Soil, Waste & Vent Installation	1	Item	8,000.00	8,000				
005	P	Soil, Waste & Vent Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200				
006	P	Soil, Waste & Vent Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000			
007	P	Mains Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	21,000	Only partly applicable to Britannia.			
008	P	Mains Cold Water Installation	Equipment	Water tank for boosted cold water system & residential sprinkler supply, Ref WT.1	1	Nr	#####	85,000	Only partly applicable to Britannia.			
009	P	Mains Cold Water Installation	Equipment	Water meter for landlord supply, Ref WM.2	1	Nr	2,000.00	2,000				
010	P	Mains Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	16,200				
011	P	Mains Cold Water Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000			
012	P	Boosted Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	26,500				
013	P	Boosted Cold Water Installation	Equipment	Accumulator vessel for BCW system, Ref AV.1	1	Nr	#####	10,000	Only partly applicable to Britannia.			
014	P	Boosted Cold Water Installation	Equipment	Combined sprinkler and domestic water pump set (4Nr pumps), Ref BS.1	1	Nr	#####	50,000	Only partly applicable to Britannia.			
015	P	Boosted Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	12,975				
016	P	Boosted Cold Water Installation	General	Allowance for Rounding	1	Item	525.00	525	To nearest £1000			
017	P	Category 5 Boosted Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	15,000	Only partly applicable to Britannia.			
018	P	Category 5 Boosted Cold Water Installation	Equipment	Packaged break tank and booster pump set, CAT5, Ref CAT5.1	1	Item	#####	15,000	Only partly applicable to Britannia.			
019	P	Category 5 Boosted Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	4,500				
020	P	Category 5 Boosted Cold Water Installation	General	Allowance for Rounding	1	Item	500.00	500	To nearest £1000			
021	P	Softened Cold Water Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	36,500				
022	P	Softened Cold Water Installation	Equipment	Water softening plant, Ref WS.1	1	Item	#####	50,000				
023	P	Softened Cold Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	12,975				
024	P	Softened Cold Water Installation	General	Allowance for Rounding	1	Item	525.00	525	To nearest £1000			



Colville Estate Energy Centre							M&E Estimate ~ Stage 3		(Visible Items)		
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes		
								£			
025	P	Domestic Hot Water Installation	General	Allowance for Domestic Hot Water Installation	1	Item	8,000.00	8,000			
026	P	Domestic Hot Water Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200			
027	P	Domestic Hot Water Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000		
028	P	Sprinkler Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	93,000			
029	P	Sprinkler Installation	Equipment	Water tank for commercial sprinkler supply, Ref CST.1	1	Nr	#####	100,000			
030	P	Sprinkler Installation	Equipment	Commercial sprinkler pump set, Ref SP.1/2	2	Nr	#####	120,000			
031	P	Sprinkler Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	46,950			
032	P	Sprinkler Installation	General	Allowance for Rounding	1	Item	50.00	50	To nearest £1000		
033	M	Fuel Oil Installation	General	Allowance for Fuel Oil Installation	1	Item	#####	21,000			
034	M	Fuel Oil Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	3,150			
035	M	Fuel Oil Installation	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000		
036	M	Natural Gas Installation	Equipment	Gas proving system, Ref GV.1	1	Item	#####	25,000			
037	M	Natural Gas Installation	Pipework & Valves	Allowance for pipework, valves, etc	1	Item	#####	44,000			
038	M	Natural Gas Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	10,350			
039	M	Natural Gas Installation	General	Allowance for Rounding	1	Item	650.00	650	To nearest £1000		
040	M	LTHW Heating Installation	Equipment	Floor mounted condensing gas boiler, Ref B.1/2/3	3	Nr	#####	750,000			
041	M	LTHW Heating Installation	Equipment	Allowance for boiler flue, approx 500mm diameter	135	m	1,500.00	202,500			
042	M	LTHW Heating Installation	Equipment	Boiler shunt pump, Ref P.B1/2/3	3	Nr	#####	30,000			
043	M	LTHW Heating Installation	Equipment	District heating circulation pump, Ref P.DH.1/2/3/4	4	Nr	#####	100,000			
044	M	LTHW Heating Installation	Equipment	Chemical dosing pot, Ref DP.1	1	Nr	#####	10,000			
045	M	LTHW Heating Installation	Equipment	Air & dirt separator, Ref ADS.1	1	Nr	5,000.00	5,000			
046	M	LTHW Heating Installation	Equipment	Pressurisation unit, Ref PU.1/2	2	Nr	#####	30,000			
047	M	LTHW Heating Installation	Equipment	Side stream filter, Ref SS.1	1	Nr	#####	25,000			
048	M	LTHW Heating Installation	Equipment	Expansion vessel, Ref EV.x	7	Nr	#####	70,000			

Colville Estate Energy Centre									
M&E Estimate ~ Stage 3									
(Visible Items)									
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes
								£	
049	M	LTHW Heating Installation	Equipment	Expansion vessel, boilers, Ref EV.B.x	3	Nr	=====	30,000	
050	M	LTHW Heating Installation	Equipment	Intermediate vessel, Ref IV.1	1	Nr	=====	10,000	
051	M	LTHW Heating Installation	Equipment	Buffer vessel, Ref TS.x	5	Nr	=====	200,000	
052	M	LTHW Heating Installation	Equipment	Vacuum degasser, Ref VDG.1	1	Nr	=====	10,000	
053	M	LTHW Heating Installation	Pipework & Valves	Allowance for pipework, valves, etc around main boilers	3	Item	=====	225,000	
054	M	LTHW Heating Installation	Pipework & Valves	Allowance for general pipework, valves, etc	1	Item	=====	213,500	
055	M	LTHW Heating Installation	General	Allowance for remainder of LTHW Heating Installation	1	Item	1,500.00	1,500	
056	M	LTHW Heating Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	286,875	
057	M	LTHW Heating Installation	General	Allowance for Rounding	1	Item	625.00	625	To nearest £1000
058	M	Air Source Heat Pump Installation	Equipment	Natural refrigerant air source heat pump external unit, Ref ASHP.1/2	2	Nr	=====	=====	
059	M	Air Source Heat Pump Installation	Equipment	Allowance for ASHP acoustic attenuation screen, Ref ASHP AAS	2	Nr	=====	300,000	
060	M	Air Source Heat Pump Installation	Pipework & Valves	Allowance for pipework, valves, etc for air source heat pump circuit	2	Item	=====	200,000	
061	M	Air Source Heat Pump Installation	Pipework & Valves	Allowance for general pipework, valves, etc	1	Item	=====	250,000	
062	M	Air Source Heat Pump Installation	Pipework & Valves	Allowance for remainder of Air Source Heat Pump Installation	1	Item	=====	67,000	
063	M	Air Source Heat Pump Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	482,550	
064	M	Air Source Heat Pump Installation	General	Allowance for Rounding	1	Item	450.00	450	To nearest £1000
065	M	Supply & Extract Air Handling Installations	Equipment	Energy Centre supply air fans, Refs F.01 & F.02	2	Nr	=====	50,000	
066	M	Supply & Extract Air Handling Installations	General	Allowance for plantroom ventilation	1	Item	=====	73,500	
067	M	Supply & Extract Air Handling Installations	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	11,025	
068	M	Supply & Extract Air Handling Installations	General	Allowance for Rounding	1	Item	475.00	475	To nearest £1000
069	M	Toilet Supply & Extract Installation	General	Allowance for Toilet Supply & Extract Installation	1	Item	8,000.00	8,000	
070	M	Toilet Supply & Extract Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,000.00	1,200	
071	M	Toilet Supply & Extract Installation	General	Allowance for Rounding	1	Item	800.00	800	To nearest £1000
072	M	Automatic Controls & BMS Installation	General	Allowance for Automatic Controls & BMS Installation	1	Item	=====	173,500	
073	M	Automatic Controls & BMS Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	26,025	
074	M	Automatic Controls & BMS Installation	General	Allowance for Rounding	1	Item	475.00	475	To nearest £1000
075	E	LV Distribution	Equipment	Allowance for LV cabling	1	Nr	=====	250,000	
076	E	LV Distribution	Equipment	Cubicle switch panel for incoming utility supply, Ref PB.EC.1	1	Nr	=====	100,000	
077	E	LV Distribution	Equipment	Cubicle switch panel for incoming utility supply, Ref PB.RESL.1	1	Nr	=====	75,000	
078	E	LV Distribution	Equipment	Cubicle switch panel for incoming utility supply, Ref PB.LL	1	Nr	=====	50,000	
079	E	LV Distribution	Equipment	Secondary power cubicle switch panel, Ref PB.LIFE SAFETY	1	Nr	=====	22,000	
080	E	LV Distribution	Equipment	Main power board for energy centre, Ref PB.EC.2	1	Nr	=====	24,000	
081	E	LV Distribution	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	78,150	
082	E	LV Distribution	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000
083	E	Standby Generator Installation	Equipment	Diesel back-up generator for life safety systems, 500kVA, Ref GEN.1	1	Nr	=====	104,000	
084	E	Standby Generator Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	15,600	
085	E	Standby Generator Installation	General	Allowance for Rounding	1	Item	400.00	400	To nearest £1000
086	E	Common Containment	General	Allowance for Common Containment	514	m2	100.00	51,400	
087	E	Common Containment	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	7,710	
088	E	Common Containment	General	Allowance for Rounding	1	Item	890.00	890	To nearest £1000
089	E	Mechanical Services Power Installation	General	Allowance for Mechanical Services Power Installation	514	m2	100.00	51,400	
090	E	Mechanical Services Power Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	7,710	
091	E	Mechanical Services Power Installation	General	Allowance for Rounding	1	Item	890.00	890	To nearest £1000
092	E	Small Power Installation	General	Allowance for Small Power Installation	514	m2	50.00	25,700	
093	E	Small Power Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	3,855	
094	E	Small Power Installation	General	Allowance for Rounding	1	Item	445.00	445	To nearest £1000
095	E	Lighting & Emergency Lighting Installation	General	Allowance for Lighting & Emergency Lighting Installation	514	m2	117.00	60,138	
096	E	Lighting & Emergency Lighting Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	=====	9,021	

Colville Estate Energy Centre							M&E Estimate ~ Stage 3			(Visible Items)		
Item	M/E/L	Installation	Sub Heading	Description	Qty	Unit	Rate £	£8,300,000	Notes			
								£				
097	E	Lighting & Emergency Lighting Installation	General	Allowance for Rounding	1	Item	841.00	841	To nearest £1000			
098	E	External Lighting Installation	General	Allowance for External Lighting Installation	1	Item	#####	21,000				
099	E	External Lighting Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	3,150				
100	E	External Lighting Installation	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000			
101	E	Fire Alarm Installation	General	Allowance for central equipment, wiring, etc	1	Item	#####	11,000				
102	E	Fire Alarm Installation	General	Allowance for fire alarm detector including all associated accessories and wiring	60	Nr	250.00	15,000				
103	E	Fire Alarm Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	3,900				
104	E	Fire Alarm Installation	General	Allowance for Rounding	1	Item	100.00	100	To nearest £1000			
105	E	Voice & Data Installation	General	Allowance for Voice & Data Installation	514	m2	41.00	21,074				
106	E	Voice & Data Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	3,161				
107	E	Voice & Data Installation	General	Allowance for Rounding	1	Item	765.00	765	To nearest £1000			
108	E	Access Control Installation	General	Allowance for central equipment, wiring, etc	1	Item	5,000.00	5,000				
109	E	Access Control Installation	General	Allowance for door access point including all associated accessories and wiring	24	Nr	2,300.00	55,200				
110	E	Access Control Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	9,030				
111	E	Access Control Installation	General	Allowance for Rounding	1	Item	770.00	770	To nearest £1000			
112	E	CCTV Installation	General	Allowance for central equipment, wiring, etc	1	Item	#####	13,000				
113	E	CCTV Installation	General	Allowance for fixed camera and associated wiring	2	Nr	1,000.00	2,000				
114	E	CCTV Installation	General	Allowance for PTZ camera and associated wiring	3	Nr	2,000.00	6,000				
115	E	CCTV Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	3,150				
116	E	CCTV Installation	General	Allowance for Rounding	1	Item	850.00	850	To nearest £1000			
117	E	Disabled Alarm Call Installation	General	Allowance for Disabled Alarm Call Installation	514	m2	16.00	8,224				
118	E	Disabled Alarm Call Installation	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	8,224.00	1,234				
119	E	Disabled Alarm Call Installation	General	Allowance for Rounding	1	Item	542.00	542	To nearest £1000			
120	E	Earthing & Bonding	General	Allowance for Earthing & Bonding	514	m2	75.00	38,550				
121	E	Earthing & Bonding	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	5,783				
122	E	Earthing & Bonding	General	Allowance for Rounding	1	Item	667.00	667	To nearest £1000			
123	E	Lightning Protection	General	Allowance for Lightning Protection	514	m2	50.00	25,700				
124	E	Lightning Protection	General	Allowance for Preliminaries, Testing & Commissioning	15%	on	#####	3,855				
125	E	Lightning Protection	General	Allowance for Rounding	1	Item	445.00	445	To nearest £1000			
TOTALS (Items in View)								#####				

# Colville Estate Energy Centre

## Notes & Exclusions



Ref	Notes
1	No allowance included for wet or gaseous fire fighting installations apart from main sprinkler tanks and associated pipework, etc.
2	No allowance included for bulk fuel oil storage or transfer installation.
3	No allowance included for ground source heat pump or CHP installations.
4	No allowance included for chilled water installation.
5	No allowance included for DX Cooling installation.
6	No allowance included for leak detection installation.
7	No allowance included for incoming or external utilities.
8	No allowance included for lift installation.
9	No allowance included for enabling or works to existing.
10	No allowance included for HV Installation.
11	No allowance included for UPS Installation.
12	No allowance included for Solar PV Installation.
13	Nominal allowance included for external lighting to building façade only at entrances. No allowance included for façade or external lighting.
14	No allowance included for dual level or void detection to fire alarm installation, assume standard single level detectors.
15	No allowance included for Public Address Installation.
16	No allowance included for Clock Installation.
17	No allowance included for Induction Loop Installation.
18	No allowance included for Disabled Refuge Alarm Installation.
19	No allowance included for Intruder Alarm Installation.
20	No allowance included for BWIC in connection with M&E installations, included elsewhere.
21	No allowance included for primary supporting steelwork.
22	No allowance included for underslab drainage installation.
23	No allowance included for loose fire extinguishing equipment.
24	No allowance included for external louvres.

25	No allowance included for heat recovery installations other than those currently specifically mentioned in the specification.
26	No allowance included for supporting steelwork to boiler flues.
27	No allowance included for automatic controls & BMS works beyond the Energy Centre building outline.
28	Allowance included for 1Nr standby generator only as 2nd no longer required.

**Colville Estate, Phase 2C - Plots C2 and E**

**APPENDIX I**

**Colville Ph2c Risk Register 24.02.21**

## Colville Estate, Phase 2C - Plots C2 and E

### H) Risk Register 24.02.2021



Risk Definitions	
High Risk	A higher than acceptable level of risk which requires immediate action.
Medium Risk	An unacceptable level of risk which requires active monitoring actions to reduce.
Low Risk	An acceptable level of risk subject to regular monitoring.

Likelihood	
Very Low (1.0)	<5%
Low (2.0)	5-20%
Medium (3.0)	20-50%
High (4.0)	50-75%
Very High (5.0)	75-100%

Cost Impact	
Very Low (1.0)	< £10k
Low (2.0)	£10k - £50k
Medium (3.0)	£50k - £100k
High (4.0)	£100k - £500k
Very High (5.0)	£500k +

Time Impact	
Very Low (1.0)	< 1 month
Low (2.0)	1 - 3 months
Medium (3.0)	3 - 6 months
High (4.0)	6 - 12 months
Very High (5.0)	> 12 months

Project Particulars	
Project Name:	Colville 2C
Project Ref:	L180296
Client:	LBH
Client Contact:	Miranda Fether
Calford Seaden Project Team	
Project Manager:	Jonathan Harris
Last Update:	15-Sep-20
Site Details	
Site Address:	Colville 2C

Risk Register Summary	
High Risk	18
Medium Risk	23
Low Risk	5

Ref.	Date Recorded	Category	Description	Likely Consequences	Risk Owner	Likelihood	Impact	Rating	Mitigation Proposals	Progress To Date	Actions Awaiting	Action Owner	Action Target Date	Status	Estimated Contingency
1.0	15-Sep-20	Land / Legal	Rights of way etc.	Delay and costs	LBH	3	2	1	6	A ROW has been granted to 15-14 Penn Street development already. <b>LBH (09/12/20) - updated ROT in progress - Mf has received the draft reported 24/02/21</b>	Even with appropriation, there is still a risk of compensation payments	LBH	Pre-construction	Ongoing	
2.0	15-Sep-20	Land / Legal	Site ownership	Frustration of development	LBH	1	5	1	5	LBH confirms that all land proposed for development is owned by LBH <b>KCA has circulated a red line plan and CSLLP have commented.</b>	Meeting to be arranged in early March 2021 - to discuss CSLLP comments, actions for LBH to close out and CSLLP to draft into ERS	CSLLP		Ongoing	
3.0	15-Sep-20	Land / Legal	Drainage diversions / build over	Cost and programme implications in securing agreement	LBH	4	4	1	20	KCA reports on 24/02/2021 that CCTV survey is being carried out. Bulldozer agreement application is submitted. Diversion to be agreed and submitted when CCTV survey is completed.	When report is returned, Lewis Hubbert will collect information and submit diversion application.	KCA	CCTV survey to be completed by 01/03/21	Ongoing	
4.0	15-Sep-20	Land / Legal	Crossed tunnel is close to block E	If the foundations are close to within the zone of influence of the crossrail tunnel, there may need to be a bulldozer and technical approval.	KCA via Elliott Wood	4	4	1	20	KCA reports (09/12/20) that Engineers have issued and maximum weight permitted is being discussed. Engineers feel that basement may need to be extended beyond the current area to spread load / minimise weight. Information is being sought from the raft specialist designer. Engineers have procured quotes for ground investigations to allow design to progress.	CSLLP to review fee proposal provided by Elliott Wood and PII comments to be returned	CSLLP / LBH / KCA		Ongoing	
5.0	15-Sep-20	Land / Legal	Vacant possession / squatters	Programme	LBH	3	2	1	9	LBH to implement its compulsory purchase order (CPO) in place. Land is then vested in LBH. C completed June 2021.	Once vacant, serve notice and disconnect meters, secure voids				
6.0	15-Sep-20	Land / Legal	License in place with Penn Street development	Potential delay in completion of adjoining development. Potential deterioration of the licensed area of the site.	LBH	2	2	1	4	License valid to June 2021. Mf reports that the completion date for the development is February 2022.	License to be extended if LBH agrees on a fortnightly basis to allow termination as required for enabling works.	LBH		Ongoing	

7.0	15-Sep-20	Land / Legal	Identify location of old boiler rooms (walls up to 38 thick and 2.5m deep) and potential routes of asbestos containing underground ducts	Delay to programme and increased costs	LBH	2	2	2	4	CSLP to draft a clause into the General Conditions of the tender documents to cover this risk	KCA to produce a footprint of the proposed building against adjacent structures with dimensions in order that CSLLP PW Surveyor can assess.	Update PWA with Attium Apartments and garden walls of Clift House. Check with party wall surveyor if new award required	CSLLP when plan received from KCA			
8.0	15-Sep-20	Neighbourly Matters	Party Wall Awards required?	Notices and awards will be required if PW Act is triggered.	LBH	4	1	1	4	Party wall implications to be identified and passed to contractor to manage in the building contract	Wardrums have requested details of the dead of release for the Attium Apartments. MIF has issued with legal team to appropriate as necessary in order to remove the risk of injunctions	Even with appropriation, there is still a risk of compensation payments	LBH	Pre-construction	Ongoing	
9.0	15-Sep-20	Neighbourly Matters	Rights of Light considerations	Delay and costs	LBH	3	3	2	9	LBH to obtain ROL assessment and assessment at the correct time and seek to appropriate as necessary in order to remove the risk of injunctions	Wardrums have requested details of the dead of release for the Attium Apartments. MIF has issued with legal team to appropriate as necessary in order to remove the risk of injunctions					
10.0	06-Oct-20	Statutory Services	Meter Position in Design	Meter Locations to be agreed with stats companies ASAP	KCA / Max Ford	2	1	2	8	Max Ford (KCA) to enter into early dialogue with service companies as far as possible at this time.	MSE are liaising with UORN and the intention is there will need to be an HW extension which could cost £1,000,000 +					£ 1,000,000.00
11.0	15-Sep-20	Statutory Services	Potential increase in demand for electricity on site due to energy strategy	Additional cost and reinforcement works required in design due to additional MSE space requirements	Max Ford	4	3	2	12	New permanent substation was built into Phase 2B to connect to, but contract to be made with EDF to ensure no requirements	MSE are liaising with UORN and the intention is there will need to be an HW extension which could cost £1,000,000 +					
12.0	15-Sep-20	Statutory Services	Risk of unrecorded services being identified during construction	Delay in construction	Max Ford	3	3	3	9	Topographical survey to be updated to identify as built topography and services where visible.	Topographical survey to be circulated by KCA following recent completion in Feb 2021. Additional services will be added this and issued early March 2021.	Once received, compare topo information with recorded services and identify any possible additional services which are not recorded.				
13.0	15-Sep-20	Statutory Services	Connection of energy centre to feed Britannia and other developments	Cost and logistic need to be fully worked up	Max Ford / CSLLP	3	4	3	12	Max Ford to develop energy strategy and liaise with stakeholders (eg Britannia) and to provide details and proposal of connection and technical requirements. CSLLP to then review and forecast likely cost implications	(09/12/20) Max Fordham to devise its energy strategy and provide information on carbon emissions / energy output and then LBH are to send to adjoining developer to seek to close out and obtain approval.	Max Fordham to set out a connection proposal for the heat network to Britannia in early RIBA 3+ Element.	Max Ford	end March 2021	Ongoing	
14.0	15-Sep-20	Statutory Services	Delays in disconnection of existing supplies	Delay to the regular progress of works	LBH	1	1	4	4	VP expected in June 2021, so this allows 9 months prior to SOS deadline						
	24-Feb-21	Statutory Services	Blast Analysis for gas connection in energy centre	Possible design value engineering opportunity could be realised		3	3	1	9	If instructed (£7,000 fee), this could result in a saving in the engineering design and associated cost.	RIBA 3 has an indication of assumptions.	CSLLP to set out assumption of structure cost allowance around energy centre to identify possible saving.			Ongoing	TBC
15.0	15-Sep-20	GLA	If a material amendment is required, LBH will likely refer the project to the GLA	Additional consultation and time	Tibbalds / KCA	4	2	4	18	Pre-application meeting to be held (if requested by GLA). Ensure compliance with London Plan policy. Informal conversations to be held with GLA connections.	GLA has confirmed it would not expect a pre-application. ST3 would be referred to GLA, but GLA would not be pre-app meeting. This will hopefully be clarified in planning meeting of 10/12/20.				Ongoing	
16.0	15-Sep-20	Planning Matters	Energy strategy to be agreed due to conflict in requirements between connection to existing surrounding developments and the updated London Plan and Part L1 requirements moving forward	Phase 3C will be required to meet conflicting requirements between Britannia and 2A/2B energy strategy and future development regulatory obligations.	Max Ford	4	4	3	16	The design team are to communicate this conflict / tension immediately with LBH planning teams and seek to agree a deliverable strategy	Pre-application meeting was held in September and PPA4s on 12th. Separation of PPA4s and PPA3s planned for 10/12/20. PPA3 was held in January 2021.	Tibbalds exploring whether PPA4 is required. Planners have identified OPA related brackets and sought further drawings to support the current 273 variation.	Tibbalds / KCA		Ongoing	
17.0	15-Sep-20	Planning Matters	Adjustment of design should preferably be restricted to Non Material Amendment (not section 73 or revised planning) in order to limit the obligation to fully comply with current legislation / regulation	If a material amendment is required, this will potentially re-open the UU obligations, energy regulatory requirements and other regulatory obligations current at this time. The impact would also result in prolonged design programme.	All	4	4	4	18	Meeting to be held ASAP with Local Authority to identify requirements and likelihood of this	Meeting held 15/09/20 with LBH planners. PPA2 12/11/20 and PPA3 planned for 10/12/20	LBH planners identified that the proposed / necessary adjustments as presented by KCA will require a material planning variation	Tibbalds / KCA	Planning submission	Ongoing	



18.0	15-Sep-20	Planning Matters	The regeneration scheme is being constructed on a phase-by-phase basis and therefore there is risk of evolving planning conditions and history conflict in satisfying various conditions and reserved matters.	Errors could be made in assumptions for progress in compliance to date and requirements for compliance moving forward	Tibbalds / KCA	3	3	3	1	9	Tibbalds to complete a reconnaissance planning tracker	Tibbalds have circulated tracker	Tibbalds and KCA to review and progress accordingly. CSLP has suggested submitting this to the LA planners and obtaining their approval that this is a correct record of the planning status.	Tibbalds / KCA			
19.0	15-Sep-20	Planning Matters	Historic records of planning condition discharges and history may not be clearly evident.	Errors could be made in assumptions for progress in compliance to date and requirements for compliance moving forward	Tibbalds / KCA	3	3	3	1	9	Tibbalds to complete a reconnaissance planning tracker	Tibbalds have circulated tracker	Tibbalds and KCA to review and progress accordingly. CSLP has suggested submitting this to the LA planners and obtaining their approval that this is a correct record of the planning status.	Tibbalds / KCA			
20.0	15-Sep-20	Planning Matters	Height of building may be required to increase due to change form GLT to concrete frame and M&E requirements	Planning resistance. Resident resistance, sunlight and daylight & ROL implications	KCA	5	2	3	1	15	Ensure flies and other plant are included on any planning submission / screening indicated etc.						
21.0		Planning Matters	UU may require updating with additional / new requirements	Additional, more costly requirements	LBH / Tibbalds	4	4	3	1	16		Tibbalds have discussed need to update with planners under 273. LBH to suggest in RPA meeting of 10/12/20 that the UU update is "kicked-off" in January 2021.					
		Highways	Coordination of Highways and stats in Highways works to allow accurate drafting of requirements in the General Conditions	Ambiguity in Tender Documents	CSLSP / LBH	3	3	3	3		Meeting with highways to review the boundary / off site works and discuss process						
	09-Oct-20	Planning Matters	Potential conflict of energy obligations vs compliance with noise conditions of extant planning consent	Inability to achieve carbon savings while complying with the extant noise condition (10dB)	KCA/Tibbalds/Max Fordham	5	3	1	3	15	Appoint Acoustician, provide details of noise outbreak from plant and submit to planners for early dialogue. If proposal breaches extant obligations / conditions, see for the planners to agree to vary the relevant extant planning conditions via the 273	has obtained a quote for an acoustician. LBH to confirm methodology for appointing acoustician.					
22.0	08-Oct-20	Adjoining Building Requirements	Adjoining occupants of atrium buildings to raise and agree access provision.	Landscape design by atrium buildings to be considered in conjunction with adjoining owner's requirements for access and maintenance.	LBH	5	2	2	2	10	LBH to arrange early discussion and KCA to provide proposals for discussion at earliest opportunity.	Details of required conversations will become clear from the red line plan to be issued by KCA 11/12/20					
23.0	15-Sep-20	Stakeholders (External) / Planning	Development proposals are objected to by local resident groups, stakeholders, etc. and they lobby for it's rejection during the planning approval process.	Lack of support from politically influential groups would risk the timely approval of the submission and could even result in its refusal.	LBH / KCA	4	2	3	2	12	Review CETRA resident charter and outstanding actions proposed to make lease more enforceable, maintenance of balconies/terraces, and social behavior more resident choice in final finishes, true peeper potting						
24.0	15-Sep-20	Funding	LBH requires that the project commenced on site not later than March 2022	Loss of grant funding	LBH	4	5	4	3	20	CSLSP has progressed a procurement strategy report and set out the importance of progressing a decision	Various meetings planned to discuss procurement methodologies and planning / M&E strategy is now progressing as of Sept 2020	LBH to instruct preferred procurement methodology				
25.0	15-Sep-20	Procurement	LBH has a truncated procurement process and the process may compromise its ability to commence works by March 2022	Loss of grant funding	LBH	3	5	3	3	15	CSLSP has progressed a procurement strategy report and set out the importance of progressing a decision	Various meetings planned to discuss procurement methodologies and planning / M&E strategy is now progressing as of Sept 2020	LBH to instruct preferred procurement methodology				
26.0	15-Sep-20	Sales values	BREXIT and Covid may impact sales values, which could impact viability of the development	Pressure on scheme viability	LBH	3	5	2	3	15	LBH to obtain regular updates on projected sales values	LBH to progress updating values. CSLSP to update reported completion dates of surround developments on overall Colville programme. Penn St is now Feb 2022.					
27.0	15-Sep-20	Logistics	Significant other construction activities in the area place pressure on local road and infrastructure networks	Delays with Highways agreeing construction logistic and management plan		5	1	2	1	10	Agree logistical routes with Highways pre tender and any coordination with adjoining / nearby development deliverer, requirements for pit areas etc.	On-going monitoring of adjoining development - early 2022 completion of Penn St. Britannia will commence slightly ahead of Colville 2C. Bridgeport construction will be March 2021 S05 (approx).	Maintain relationships with highways teams and contractors in surrounding areas.				

28.0	15-Sep-20	Design	CETRA has raised concern as noise transfer in previous blocks. If this is a valid concern, this should not be repeated on Ph3C.			3	2	1	5	15	Identify any specific units with a problem, correct existing already undertaken work, if necessary to ascertain if future is in structure or manner in which property is used	Acoustic consultant has reviewed the 2A/B drawings and considers that the design should meet SdB improvement requirements. Acoustic consultant has recommended cladding on pads to improve attenuation in excess of LBH standard requirements.	Some opening up / testing to be considered by LBH. Possible additional work to include RIBA 3a and 3b. KCA and LBH are liaising with CETRA. KCA and LBH are liaising with CETRA. KCA and LBH are liaising with CETRA. KCA and LBH are liaising with CETRA.			
29.0	15-Sep-20	Design	M&E strategy to be incorporated into the existing planning approved scheme with minimal impact on varying the planning consent.	Pressure on available space / space standards and practicality of delivering requirements	KCA	3	2	2	5	15						
30.0	15-Sep-20	Design	Impact of M&E / sustainability strategy on surrounding buildings (residential and school)	Possible breach of policy and legal agreement / obligations	LBH	2	3	3	3	6	LBH to identify and confirm / communicate obligations					
31.0	15-Sep-20	Design	CETRA has requested the provision of units with separate dining / kitchen areas.	Potential impact on property size and mix will cause delay due to redesign, likely increased cost and reduce occupancy	KCA	5	3	1	1	15	KCA progressing options	KCA has received feedback from resident workshops and has details of CETRA preferences. To be included in RIBA 3 information pack. May be a need to re-visit the tenure allocation following meeting on 04/12/20				
32.0	15-Sep-20	Design	CETRA has identified frustration at full height windows, which restricts furniture planning	Impact on planning change	KCA / Tibbalds	3	1	1	3	9	KCA is progressing design options reviews	KCA progressing	Meeting with planners when proposals are in place.			
33.0	15-Sep-20	Design	CETRA has identified that the previous phase does not allow practical use as a 'home'.	Conflict between 'preferred layout / furniture preferences' and compliance obligations	KCA	3	2	1	3	9	Agreeing presentation of drawings and then presenting as design progresses.	CETRA has expressed a preference for presentation / format.	Ongoing one-to-one meetings with residents will be implemented. 3D views may be provided to assist presentation.			
34.0	15-Sep-20	Design	Consideration to be given to overheating implications in using the existing fenestration (as planning consented scheme).	TM59 will be required and was not carried out previously.	Max Ford	4	2	1	5	20	Once energy strategy and window sizes are set, Max Ford to progress overheating assessment and TM59 considerations.	Two units type as where overheating risk is identified, however ceiling fans are propose to be installed.	KCA are to liaise with planners to identify whether they are in agreement to utilising ceiling fans as a mitigation. Further window size adjustments to be made.	KCA	Ongoing	
35.0	15-Sep-20	Design	If a material amendment is required, LBH will likely refer the project to a Design Review Panel	This will have programme implications	KCA / Tibbalds	4	2	3	1	12	The main points are likely to focus on energy strategy with less focus on the building envelope.	Planners have identified that this is not needed (12/11/20 PPA meeting).			Closed	
36.0	15-Sep-20	Design	CETRA has raised concerns at landscaping in previous phases. This needs to be considered early within the 2C D&D	Reduced resident satisfaction if not considered	LBH / KCA	4	1	1	3	12	KCA to sub-consult to landscape architect pending LBH instructions	Fee proposal sent to LBH by KCA.	LBH to instruct ASUP (06/10/20) to avoid impact on design programme.	LBH		
37.0	15-Sep-20	Design	Building Control approval - is this in place for entire development (all phase?)	If not, it may be necessary to implement more stringent SAP 10 and Part L1 measures than would be anticipated	KCA	2	4	4	3	8	KCA liaising with Building Control to ascertain the position	Building Control has confirmed new application is required.	KCA identify that this has been assumed through design to date and will continue to design in accordance with the requirements of current building regulations. KCA to check payments made / BC account to date.	KCA	Tender Submission	Ongoing
38.0	15-Sep-20	Design	Red Line Boundary	It is necessary to identify the boundary / ASUP to allow D&D to progress	KCA / LBH	1	2	2	2	3	KCA to table a proposal for LBH approval	KCA has produced the red line boundary and CSUP has reviewed and commented via email in February 2021	LBH and KCA to action / respond to comments made	KCA / LBH	Planning submission	
39.0	15-Sep-20	Design	Community Centre Brief to be devised	Early brief required to ensure that the requirements can be adequately implemented.	LBH / KCA	2	2	2	4	8	LBH to provide briefing document and KCA to advise.	11/01/21 - meeting planned to discuss the energy centre and the community centre. A very high level brief will be established in advance of the CETRA meeting in January 2021.	Brief still required to be confirmed - start of March to allow KCA to progress fit out specification	LBH	Mar-21	TBC
	09-Dec-20	Design	RIBA 3 has progressed prior to sign off of RIBA 2 submission	Potential abortive work, leading to delay and prolongation of design works	LBH	2	2	5	1	10	LBH pressing stakeholders for decision / feedback	Awaiting feedback from Housing Services team at LBH & this will lead to re-location of tenants.	RIBA 3 secure anticipated February 2021.			

		01-Jan-21	Design / Regulatory	BIM Protocol Required to be developed by LBH and provided to CSLP for inclusion in tender (if not sooner for pre-tender design)	Failure to demonstrate "golden thread" as required by the emerging building safety future regulatory requirements - potentially unable to certify compliance and occupy buildings. Additional costs for D&B contractor to retrospectively rectify failings from earlier stages	LBH	5	5	5	5	25	CSLP has written to LBH in January expressing the importance of it progressing its BIM Protocol	LBH has held a meeting in February - LBH to provide instructions for inclusion in tender documents.	LBH to appoint a BIM consultant and progress	LBH	Urgent	Ongoing	Cannot be predicted at this stage
40.0		15-Sep-20	Construction	Quality Control							0							
41.0		15-Sep-20	Construction	Delay caused by the Contractor and/or one of their Sub Contractor's.							0							
42.0		15-Sep-20	Construction	Appointment of risk in building contract to be clearly recorded.	Ambiguity could result in delay or cost	CSLP	2	3	3	3	6	CSLP progressing the drafting of the EIR early and in parallel with D&B	CSLP has set up a starting set of documents / EIRs					
43.0		15-Sep-20	Construction	M&E design is not adequately developed and implemented into the construction stage of the project							0							
44.0		15-Sep-20	Build Cost	The revised Elemental Cost Estimate exceeds LBH's expected budget due to build cost inflation, regulatory compliance, heat network and infrastructure requirements	Viability is questionable	LBH / CSLP	3	5	2	4	15	CSLP to provide cost plan and updates to the cost plan at the appropriate times	CSLP has undertaken an initial cost plan and two subsequent revisions based upon the extant planning consented scheme and broad assumptions (in the absence of M&E design input) on infrastructure and M&E matters	It is essential that the broader design, planning and energy strategy matters are agreed, progressed into design and a cost plan to reflect the proposed scheme (not extant scheme) is provided	LBH / KCA / MF / CSLP			
45.0		01-Oct-20	Design	Impact of design and decisions in 2C on previous and subsequent phases and surrounding works.	Cost, design and programme implications for subsequent works.	All	4	4	4	4	16							

## APPENDIX 2

Procurement Report Revision B April 2021

# **Procurement Options Report**

- Memo May 2021



**Colville – Phase 2C  
LB Hackney**

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**Procurement Options Report –  
Memo May 2021**

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**For and on behalf of:  
The London Borough of Hackney**

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**Ref: L180296/A1/0215/JPH/G35**

# Procurement Options Report

- Memo May 2021



## 1.1 Previous Report

- 1.1.1 calfordseaden has issued a procurements option appraisal in June 2020 and August 2020 (revision A), which set out options for the Council to procure the Development and to meet its declared programme objectives.
- 1.1.2 The Council is aware of the various procurement options available, these being; Traditional, Design and Build (single and two-stage), Management Contracting, Construction Management and Joint Venture (refer to Appendix A) and these options are extensively presented and explored within the Procurement Options Appraisal. The Council has elected to progress phase 2C of the Colville Estate via a Design and Build tender process, as was implemented under previous phases.
- 1.1.3 In meetings and correspondence throughout August 2020 to January 2021 calfordseaden advised the Council that serious consideration should be given to two-stage tendering the project (either competitively or negotiating with Higgins who constructed Phase 2A/B). The Council elected to progress a single-stage process and the programme advantages were lost in implementing a two-stage tender approach.
- 1.1.4 calfordseaden set out the options associated with procuring the works via a framework or OJEU. The Council elected to progress via a framework.

## 1.2 Framework Soft Market Testing

- 1.2.1 The Council has obtained feedback from Procure Partnerships and LB Islington Frameworks and it has been identified that there is little appetite for contractors to tender for the project on both frameworks and further, that if tendering, there is a preference for progressing via two-stage.
- 1.2.2 The Council is currently proposing to contact members of the Notting Hill Genesis framework to test whether there is interest in tendering for the project.

## 1.3 Instructions for this Memo

- 1.3.1 The Council is now considering whether it would be beneficial to progress via a two-stage tender to gain further market interest in the project.
- 1.3.2 On Friday 23 April 2021, the Council has requested that calfordseaden provide a summary (in consideration of the current programme and time of instruction) to set out:
  - a) Advantages of two-stage tendering in consideration of the current Colville 2C programme.
  - b) The safeguards which can be put in place to manage areas such as cost increase and scope creep/variation.

## 1.4 Previous Advice

- 1.4.1 In revision A of the Procurement Options Report, we identified that if implemented at an earlier stage, two-stage tendering would provide programme advantages as the procurement gateways could be cleared simultaneously with the completion of RIBA design stage 2 to 3. **Due to the stage of the programme, this no longer applies in full, although some programme efficiencies may exist if the Council can progress swiftly.**
- 1.4.2 We advised that a period of 4 to 6 weeks is sufficient for the first stage tender as the process is far less onerous and tenderers are simply required to review the terms of the second stage process and subsequent building contract and to provide its "on-costs" at tender return. Although the full programme benefits of progressing a two-stage tender (as proposed in revision A of our report) have been lost, **there could still be some advantages to the programme if the first stage could progress**

**promptly.** This would require the Council to swiftly appoint a solicitor to draft the requisite PCSA and Delivery Agreements.

- 1.4.3 We identified that two-stage tendering allows for early engagement with a delivery partner during the pre-planning stage with pre-agreed costs agreed and implemented. It would not have been necessary to include the RIBA Stage 3+ drawings and associated details at the first stage, as with two-stage tendering, there would have been the opportunity for the contractor to bring its expertise in value management for the design with a view that the Council will largely benefit from any value engineering solutions in consideration of the fact that the contractor will be procuring the works on an open-book basis and so there will be less incentive for it to strip out the quality of the later stages of the design in the process. **Due to the stage of the programme, this no longer applies in terms of “adding value” to the planning application.**
- 1.4.4 We set out that a two-stage tender process would be implemented whereby a delivery partner (the contractor) would be appointed under a Pre-contract Services Agreement (PCSA) following the first stage tender. The PCSA would seek to lock-in a pre-agreed rate for preliminaries, overheads & profit (OH&P), design and management costs and second stage tendering protocol which would be implemented under the PCSA and locked into a lump sum for a D&B contract. Within the second stage, the contractor would implement the tendering protocol and seek to obtain a net build cost made up of (say) 70-80% of the sub-contract works being competitively tendered on an open book basis. When a net build cost is agreed for the site, the contractor would then apply its preliminary costs and OH&P to form the build cost for the site. Two-stage tendering will provide the Council with a delivery partner, which shall benefit from pre-agreed OH&P and management costs while delivering the scheme at actual market costs. On this basis, neither the Council nor the delivery partner should be at unnecessary risk of either over or under-pricing risk due to possible market fluctuations. By implementing the tendering protocol, the contractor is required to demonstrate that it has satisfactorily secured a competitive build cost for each site.
- 1.4.5 We identified that many contractors (particularly first tier contractors) prefer to tender under a two-stage process which could make the opportunity appealing to this type/scale of tenderer. **Indeed, the Council’s own market testing of the Islington and Procure Partnerships frameworks have demonstrated this.**
- 1.4.6 In our initial report, we provided the Council with an example tendering protocol. This is re-provided within the appendices to this report and provides further detail on how the second stage tendering protocol could be delivered on an open book basis. **This outline protocol would require further legal and procurement input and further consideration as matters progress, but the outline example version is included for information at this stage.**
- 1.4.7 In our initial report, we identified the challenges that the Council’s slow conversion of tenders into building contracts can bring. In the case of single-stage tendering, this requires tenderers to price for works which may not commence until 12 months after the tender return and such risk profiling is not commercially attractive to tenderers during commercially buoyant period, or periods of significant risk (eg, BREXIT / Covid). **The Council is unable to adjust its gateway processes and there may be advantages in re-considering other methods of procurement.**

## 1.5 Remaining Advantages of Two-stage Tendering for Colville 2C

- 1.5.1 The above section of this memo sets out the previous advice and provides a summary of whether these advantages remain open for the status on specific items. In consideration of the foregoing, under this section, we would therefore identify the current benefits of two-stage tendering the project as this stage as follows:

### Programme:

- 1.5.2 There remain some possible programme advantages, if the Council to mobilise and progress swiftly and if the procurement gateways can be cleared at the first stage tender. This could assist the declared objective of a start on site by March 2021.

### De-Risking the Works:

- 1.5.3 Introducing a contractor under a two-stage process does allow risk items to be resolved satisfactorily and cleared during the second stage PCSA period, prior to entering into a building contract, thus reducing the:
- a) potential client risks of the building contract
  - b) need for the contractor to price (and the employer to pay for) the risk where this can later be resolved under the second stage

Risk items on Colville 2C include, but are not limited to:

- i. Sewer & Cross Rail Buildovers: There is an advantage in progressing the technical contractor and sub-contractor design to secure the buildover agreement as we have advised previously.
- ii. UKPN Costs: Early engagement and contractor dialogue with UKPN will reduce risk on off-site reinforcements, sub-station sizing etc.
- iii. Interface with other phases: Under a two-stage approach, the contractor can familiarise itself with the works completed to date and the subsequent works required.
- iv. BIM Protocol: The Council does not have a BIM Protocol – early contractor engagement may allow assistance in developing a BIM Execution Plan.

### Perception of Risk and Reward in Tendering:

- 1.5.4 We have previously discussed that tendering under a single-stage for a scheme of this complexity is extremely expensive for tenderers (we are often advised that this is in the order of £50,000 - £100,000).
- 1.5.5 To attract a strong tender list, it is essential that there is a strong change of tendering success and therefore commercial considerations are very present for potential tenderers. This presents two considerations:
- a) Tenderers would expect to risk significantly less financially on a two-stage tender process, as the tenderers are only required to provide OH&P, preliminaries and an undertaking that it will sign up to the Contract Terms and deliver the Tendering Protocol. The financial commitment of taking part in the first stage of a two-stage tender is therefore vastly reduced.
  - b) If procuring a multi-phased regeneration project via a framework which includes the contractor which successfully delivered a previous phase, tenderers on the framework may consider the chances of success to be vastly reduced, thus if competing on these terms on a single-stage basis, the cost for tendering are high and the chance of success is considered low.



## Achieving Cost Certainty:

- 1.5.6 As set out above, there is no cost certainty for the building cost procured via two-stage tendering until the second stage is successfully completed and the building contract is entered into as a lump sum building contract. This in itself could be considered a commercial advantage to a client where the objectives are to contract at the “right price” (as opposed to the lowest price) as the alternatives are the:
- a) contractor pricing too low and suffering the consequences, which often manifest itself in a disrupted contract and elements of poor quality in the design and workmanship
  - b) contractor pricing risk which is not necessary and the Council paying for this through the contract sum which is locked in at an earlier stage while the full risk remains “at large”.
- 1.5.7 Two-stage tendering is considered an advantage to potential tenderer, particularly when the client’s procedures and processes result in a long period of time to convert a single-stage tender into a building contract.
- 1.5.8 In consideration of the foregoing, it could be argued that working collaboratively and then jointly procuring the sub-contract works (the net build cost) provides mutual advantages and more collaborative working and as set out previously, allowing the collaborators time to design out the risk in a project prior to fixing the contract sum.

## Increased Commercial Interest in Tendering:

- 1.5.9 Soft market testing has demonstrated our advice that there is a preference for two-stage tendering over single-stage tendering, particularly for projects of this complexity in the current construction market.

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## 1.6 Cost Safeguards

- 1.6.1 The following should be read in conjunction with the draft (example) tendering protocol as provided within appendix A.

### The Tendering Protocol:

- 1.6.2 Within our Procurement Options Appraisal, we provided an indicative open book tendering protocol, which sought to set out examples of the roles of each member of the development team, the aim and objectives of the second stage process and a methodology for achieving these objectives. This is re-provided as an appendix to this communication. We trust that this document is self-explanatory and provides an example of an open book process.
- 1.6.3 It is essential that a bespoke tendering protocol is implemented for the project to place processes and procedures on the tenderer to demonstrate value for money.

### The Net Build Cost:

- 1.6.4 The principle of two-stage tendering is that the contractor (tenderer) is simply acting as a conduit in procuring the works to its supply chain, sub-contractor and consultants (the net build cost), and then adding its OH&P and preliminary costs to the net build cost. It therefore follows, that provided the tenderer which is selected to progress the second stage of the process has allowed sufficient preliminaries and OH&P, it is incentivised to strive to deliver value for money in the net build cost in order that the contract sum is agreed and the building contract is progressed.

### Scoring Criteria for OH&P and Prelims:

- 1.6.5 Although it is usual to progress tenders on the basis that the pricing element of the tender is weighted to score the lower price highest, particularly on single-stage tendering; it could be argued that this is incongruous with the client's declared objective of seeking to protect the quality in the development.
- 1.6.6 With two-stage tendering, one of the primary objectives is to collaborate with a tenderer which has the necessary resources at its disposal to deliver the requisite standard of work and accordingly the Council may consider the benefits in the pricing element of the first stage of the tender being weighted to reward the tenderer which provides OH&P's and prelims nearest to the mean average of the tender returns, thus avoiding the risk of tenderers "buying" the work and seeking to find efficiencies at a later stage in the process.
- 1.6.7 Further, a mean-scoring of the OH&P and preliminaries would incentivise the successful tenderer to focus its attention on satisfying the second stage objectives and successfully progressing into a building contract.

### PCSA Retention:

- 1.6.8 Under a previous two-stage tender, the PCSA included 20% retention on the PCSA costs paid by the employer. The PCSA included a clause which identified that if the tenderer was unable to demonstrate

and the QS was unable to validate value for money of the eventual build cost, the project would not progress and the employer would retain the retention monies.

- 1.6.9 Aside from the commercial benefits shared by both parties to progress into a building contract, the application of a higher retention figure and the risk of the tenderer losing the retention monies incentivises the tenderer to demonstrate value for money.

## **APPENDIX A**

### **Two-stage Tender Protocol**

## 1 INTRODUCTION

- 1.1 The Employer is seeking to develop the Site as identified in its First Stage Tender documents, over two consecutive (not concurrent) phases. In order to seek to obtain best value for money, the Employer has sought to procure the two phases of the development under a two-stage tendering process.
- 1.2 Each phase shall be delivered under a separate Main Contract.
- 1.3 The Employer and the Contractor shall progress the Second Stage process broadly as indicated on the master programme in advance of entering into the Main Contract for each phase of the Works.
- 1.4 At conclusion of the First Stage Tender process, the Contractor will have provided the following:
  - An undertaking to deliver in accordance with the Employer's Requirements and Appendices.
  - An acceptance of the terms of the Contract Amendments, Particulars and Schedules.
  - An acceptance of the requirements of this Tendering Protocol.
  - Its Preliminaries, as a percentage which shall be applied to the net build cost (as defined within this document). The Preliminaries shall be presented on the Schedule of Preliminaries and shall include all elements as set out on the Schedule.
  - Its Overheads and Profits (OH&P), as a percentage which shall be applied as follows:
    - Overheads shall be applied to the net build cost and Preliminaries.
    - Profit shall be applied to the Overheads, net build cost and Preliminaries.
- 1.5 For Stage Two the Contractor shall be required to work with the other members of the Employer team and the design team to progress in compliance with the following tendering protocol.
- 1.6 The objectives for the Second Stage Tender process ("Project Objectives") are to:
  - Achieve the best value within the Work Packages during the tendering process and associated design period leading up to the conclusion of the Second Stage Tender process, whilst at all times maintaining the design integrity and quality required by the Employer.
  - Develop the Contractor's Proposals to meet the Employer's Requirements.
  - Deliver the design in a controlled manner that resolves to deliver the planning approved scheme and additional design intent requirements as set out by the Employer.
  - Develop a Lump Sum Build Cost (Contract Sum) for the Works.
  - Develop a Build Programme in conjunction with the Contractor's Proposals and Contract Sum.
  - Appoint the appropriate Sub-contractors via the Contractor in accordance with the programme targets.

## **2 RESPONSIBILITIES UNDER SECOND STAGE PROCESS**

### **2.1 Contractor**

- 2.1.1 The Contractor shall be responsible for concluding its sub-contracting tender process in order to provide a Contract Sum Analysis which shall provide that at least 80% of the sub-contract packages have been competitively, open book tendered to a minimum of 3 sub-contractors.
- 2.1.2 The Contractor shall compile an elemental cost plan which identifies its anticipated net build cost and allows it to identify which packages should be competitively procured to sub-contractors in order to satisfy its obligations that 80% of the net build cost is competitively, open book tendered to a minimum of 3 sub-contractors (the Procurement Plan Schedule).
- 2.1.3 The Contractor shall issue and maintain a Procurement Plan Schedule which identifies how it shall comply with the requirements of 2.1.1.
- 2.1.4 The Contractor shall regularly report to the Quantity Surveyor on progress in achieving the procurement programme in accordance with the Procurement Plan Schedule.
- 2.1.5 The Contractor shall prepare tender lists, tender sub-contract documentation, and obtain tenders from sub-contractors in order to meet its obligations as set out within 2.1.1.
- 2.1.6 Notwithstanding that the Employer shall be responsible for the payment of all design consultant fees expended prior to execution of the Main Contract, following appointment under the First Stage of the two-stage tender; the Contractor shall commence involvement in assisting the design and development of the drawings and design details beyond RIBA Stage 3 and in doing so, shall liaise with the Employer's Agent and arrange regular design and procurement progress meetings for the Project.
- 2.1.7 The Contractor shall be responsible for ensuring the Quantity Surveyor receives a copy of the submitted tenders and its associated tender reports which shall be forwarded to the Quantity Surveyor for review and approval.

### **2.2 The Employer's Design Team**

- 2.2.1 It is intended that the Employer shall novate the Architects, Mechanical, Electrical, Structural and Civil Engineers to the Contractor relating to the works which have been carried out to the point of execution of the Delivery Agreement.
- 2.2.2 The Employer's design teams shall assist in the preparation of the Employer's Requirements to enable the Contractor to develop its Contractor's Proposals. This will include developing the design from the current RIBA Stage 3 (planning stage) design. Part of RIBA Stage 4 shall be designed in relation to kitchens and bathrooms and specific design intent matters. Infrastructure will be taken up to equivalent stage in support of such architectural design work.
- 2.2.3 The Employer's design team shall work with the Contractor during the necessary design programme to prepare tender packages and shall attend design and procurement meetings as appropriate. Further, the Employer's design team shall review the sub-contract tender packages and subsequent Contractor's Proposals to ensure compliance with the Employer's Requirements, and that they meet the general objectives of the Project.
- 2.2.4 The architect appointed by the Employer will be responsible for the co-ordination of design up to the award of the Main Contract, although the architect shall be required to collaboratively work with the Contractor in order to develop the design proposal to retain the design intent while providing a cost efficient methodology of such delivery.
- 2.2.5 Upon entering into the Main Contract, the Contractor shall take on responsibility for management and co-ordination of the design development, including the interfaces between all work packages, in

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accordance with the Main Contract and in doing so, it shall be responsible for the payment of all associated fees.

## 2.3 **The Quantity Surveyor**

2.3.1 Each sub-contract tender package may, at the discretion of the Quantity Surveyor, be reviewed for content and completeness prior to issue to tender.

2.3.2 The Quantity Surveyor shall review all sub-contract tender returns.

2.3.3 The Quantity Surveyor shall be responsible for attending design and procurement meetings as appropriate.

2.3.4 The Quantity Surveyor will review Contract Sum Analysis in full in order to establish value for money for the Contract Sum proposed for the Main Contract

2.3.5 Upon conclusion of each second stage tendering process and prior to execution of the associated Main Contract, the Quantity Surveyor shall compile a cost report and value for money statement, which shall demonstrate that in the Quantity Surveyor's reasonable opinion, value for money has been achieved.

## 2.4 **Employer's Agent**

2.4.1 The Employer's Agent shall be responsible for attending design and procurement meetings as appropriate and as identified above.

## **3      TENDER PROCEDURE**

- 3.1      The Employer, design consultant team and the Contractor shall develop the Outline Employer's Requirements and planning stage Design Information to form the Second Stage Employer's Requirements, which shall include drawings and specifications to enable the Contractor to progress the sub-contract tender process and to reply with his Contractor's Proposals and the Pricing Document.
- 3.2      The Contractor shall sub-divide the proposed works into work packages in a manner that will allow the most competitive pricing, the best control of physical and design responsibility and compatibility with the design process.
- 3.3      The Contractor shall prepare a written scope of each Works Package clearly detailing the interface and responsibility between each package and this shall be checked and agreed with the Quantity Surveyor.
- 3.4      The Quantity Surveyor shall liaise with the Contractor to identify that the pre-tender sum analysis represents a robust pre-tender estimate of the likely Contract Sum and this shall be confirmed to the Employer, with the Contractor and Quantity Surveyor collaborating to identify any specific elements which carry a risk.
- 3.5      The Contractor shall then procure sub-contractor tenders which shall provide for a minimum of 80% of the Net Cost of Construction.
- 3.6      Sub-contractor tenders (for 80% of the work) and the Contractor's estimates (for the balance) shall be used in the calculation of the Contract Sum shall be quantified in sufficient detail to enable the Quantity Surveyor to check these costs and report upon value for money.
- 3.7      If it is considered by the Quantity Surveyor, Employer or other members of the Client Team that the tenders received for a particular package do not achieve the Project Objectives it may be requested that a revised tender list is drawn up and the package is re-tendered.
- 3.8      Once a satisfactory net build cost has been obtained, the Contractor shall apply its level of Preliminaries, Overheads and Profits as agreed at the First Stage of the two-stage process to the net build cost and this shall represent the Contract Sum.



## **4      MONITORING THE TENDER PROGRESS**

- 4.1      The Contractor shall issue and maintain a Procurement Plan Schedule, which will detail the works packages, key dates and prospective tender lists.
- 4.2      Throughout the process, the Contractor shall prepare and submit a monthly report to the Client Team on the progress of the design and procurement process.

## **5.0 SELECTION OF SUB CONTRACT TENDERERS**

- 5.1 Initial sub-contract tender lists ("long lists") will be prepared by the Contractor for comment by the Employer's team. The Contractor shall advise the Quantity Surveyor of any preferred sub-contractors on the list and may be required to demonstrate the benefits of progressing with the preferred sub-contractors upon request.
- 5.2 The tender list for each Work Package shall contain a minimum of three sub-contractors.
- 5.3 The Quantity Surveyor will be invited to attend any and all meetings in connection with the tendering process.
- 5.4 During the process of interviewing to confirm suitability, but more especially in the case of the tenderers for the critical Works Packages, the Employer and Contractor will invite comment and input that could benefit the design and economics of the Project. This recognises that specialist sub-contractors whose scope of work contains some detailed design work, are able to input the latest industry Development.
- 5.5 The design brief shall not be developed in such a way that systems or products do not become "uniquely specified" thus limiting suitable sub-contractors to fulfil the design requirements.

## **6.0 TENDER DOCUMENTATION**

- 6.1 Standard sub-contract documentation shall be prepared by the Contractor and agreed with the Quantity Surveyor at commencement of the Second Stage process.
- 6.2 The Contractor shall assist in developing the pre-tender health and safety information pack at the necessary time in order to enable this to be issued with the sub-contract tender packs.
- 6.3 All Sub-contract tenders shall be net and shall therefore reflect omission of any rebate, trade discounts, credits, or the like.
- 6.4 The following documents shall be included in the sub-contract tender enquiries. The following list is not exhaustive:
- Enquiry letter
  - Scope of Works
  - Standard prelims, including agreed documentation
  - Programme information
  - Pre-construction Health & Safety Information Pack
  - Specifications and Drawings
  - Relevant Employer's Requirements
  - Form of sub-contract
  - Form of Tender, including a requirement that all sub-contract tenders remain open for a period of time as required to reach the execution of the Main Build Contract.
  - Collateral Warranties
  - Tender Return Envelope
- 6.7 Should the Contractor consider that it is necessary for an element of the works to be developed beyond the stage set out in the Employer's Requirements in order to support the sub-contract tender process, it may request the Employer to instruct the Employer's Design Team as appropriate. In the interim period the additional fees shall be paid by the Employer and upon award of the Contract these sums shall be deducted from monies otherwise due to the Contractor.

## **7.0 ISSUE AND RETURN OF SUB-CONTRACT TENDERS**

- 7.1 The sub-contractor tender enquiries shall be collated and issued by the Contractor.
- 7.2 The sub-contractor tenders shall be returned to the Contractor's offices and the Quantity Surveyor, Employer or its Agent may also wish to attend.
- 7.3 The Contractor shall manage the tender process and communicate and coordinate all necessary responses to tender queries with the Quantity Surveyor. All clarifications shall be circulated to all tenderers for consistency of tenders. The Contractor shall maintain a register of all such queries and responses provided and present the same at completion of each tender package to the Quantity Surveyor for verification and assessment.
- 7.4 The Contractor shall maintain records of any major qualifications on the tender record sheet.
- 7.5 All tender returns shall be provided to the Quantity Surveyor for onward circulation as necessary to the Employer.

## **8.0 TENDER ASSESSMENT AND REPORT**

- 8.1 The Contractor shall review the sub-contractors' tender for each sub-contract package to assess compliance with the tender enquiry and prepare a draft tender report for each package. The draft tender reports shall identify any exclusions and qualifications, programme, cost or other risks items, and include an adjusted like for like financial comparison between the tenders.
- 8.2 The Quantity Surveyor shall be provided full information in support each of the draft tender reports and shall be invited to comment on the tenders. Such comments and considerations shall be incorporated within the final tender report as applicable.
- 8.3 The Contractor shall facilitate interviews as considered necessary for relevant sub-contract packages and the Quantity Surveyor, Employer, its Designers and Employers Agent may wish to attend such interviews as necessary. At the meetings, consideration should be given to possible value engineering opportunities for the Employer's consideration.
- 8.4 During the tender assessment period, the Contractor shall take account of the sub-contractor's proposed staffing, quality of bid, ability to demonstrate an understanding of the scope of Works and Works Package interfaces, technical quality of response, approach to safety, and acceptance of nil or minimal defects strategy.
- 8.5 If it is considered by the Quantity Surveyor, Employer or other members of the Client Team that the tenders received for a particular package do not achieve the Project Objectives it may be requested that a revised tender list is drawn up and the package is re-tendered.

## **9.0 FINALISATION OF THE CONTRACT SUM**

9.1 The Contractor shall collate all agreed tender figures and submit an Contract Sum which shall take account of the net build cost derived from:

- The acceptable sub-contract tenders which shall make up a minimum of 80% of the net build cost.
- The Contractor's other costs which have not been tendered (such as service company costs, named products or systems or consultants and other miscellaneous items) which shall make up no more than 20% of the net build cost.
- The application of the Contractor's preliminaries as a percentage agreed during the First Stage tender process.
- The application of the Contractor's OH&P as a percentage agreed during the First Stage tender process.

### APPENDIX 3

ITT documents

(sent by document link)

#### APPENDIX 4

Tender Clarifications

(sent by document link)



## APPENDIX 5

Post tender clarifications

(sent by document link)

## APPENDIX 6

Forms of Tender as received

## Appendix 02 - Form of Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: £ 5,817,638.71;
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: 2.85 %;
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.75 %;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £51,105,487.79</b>
---

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £813,352.00, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 97 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policies are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Jonathan Hall</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>John Graham Construction Ltd</b>
<b>Date:</b>	<b>10.02.2022</b>

## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: £5,630,261.40;
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: 2.85%;
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.75%;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £46,344,712.19</b>
---

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £813,352.00, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 97 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Jonathan Hall</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>John Graham Construction Ltd</b>
<b>Date:</b>	<b>10.02.2022</b>

## Appendix 02 - Form of

### Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions (***subject to the commentary attached***), and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: £9,078,892.87 (nett);
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: 3.2%;
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: 1.0%;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £54,789,089.26</b>
---

- f) Confirm that the preliminaries (including design fees RIBA Stages 3a to 4) which shall be applied to the PCSA Period shall be £1,174,394.99 (nett) which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>David McKenzie</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>Kier Construction, London South &amp; Strategic Projects</b>
<b>Date:</b>	<b>10/02/22</b>



## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions (**subject to the commentary attached**), and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: £8,945,305.40 (nett);
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: 3.2%;
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: 1.0%;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £50,057,778.36</b>
---

- f) Confirm that the preliminaries (including design fees RIBA Stages 3a to 4) which shall be applied to the PCSA Period shall be £1,174,394.99 (nett) which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 26 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- j) Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>David McKenzie</b>
<b>Title:</b>	<b>Managing Director</b>
<b>Company:</b>	<b>Kier Construction, London South &amp; Strategic Projects</b>
<b>Date:</b>	<b>10/02/22</b>

## Appendix 02 - Form of Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

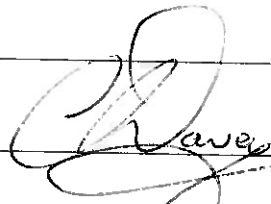
- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: £12,928,945;
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: 3.40 %;
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.50 %;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £ 58,641,144.56</b>
--

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £1,458,160 which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 32 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	C. DAVEY
<b>Title:</b>	Estimating Director
<b>Company:</b>	McLaren Construction (Major Projects) Ltd
<b>Date:</b>	10 <sup>th</sup> February 2022

## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

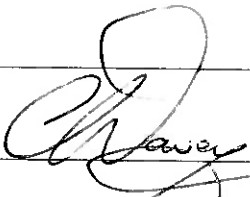
- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: £12,667,852;
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: 3.40 %;
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: 0.50 %;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £ 53,790,183.65</b>
--

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be £1,448,150, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be 32 weeks;
- h) Confirm that the Building Contract shall be 102 weeks;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	C. DAVEY
<b>Title:</b>	Estimating Director
<b>Company:</b>	McLaren Construction (Major Projects) Ltd
<b>Date:</b>	10 <sup>th</sup> February 2022



# Form of Tender A

## Appendix 02 - Form of Tender (Option A)

Tenderers are required to express their tender in the following terms:

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: **£ 5,949,610**;
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: **2.45%**;
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: **1.00%**;
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

**Estimated Build Cost: £51,169,606.78**

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£ 995,689**, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall be **30 weeks (Including 6 weeks of mobilisation)**;
- h) Confirm that the Building Contract shall be **99 weeks**;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's Terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Richard Dobson</b>
<b>Title:</b>	<b>Area Director</b>
<b>Company:</b>	<b>Morgan Sindall</b>
<b>Date:</b>	<b>10<sup>th</sup> February 2022</b>



# Form of Tender B

## Appendix 02 - Form of Tender (Option B)

Tenderers are required to express their tender in the following terms:

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:


- Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: **£ 5,909,610**;
- Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: **2.45%**;
- Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: **1.00%**;
- For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

**Estimated Build Cost: £ 46,568,077.14**

- Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£ 955,689**, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- Confirm that the PCSA Period shall be **30 weeks (Including 6 weeks of mobilisation)**;
- Confirm that the Building Contract shall be **99 weeks**;
- Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Richard Dobson</b>
<b>Title:</b>	<b>Area Director</b>
<b>Company:</b>	<b>Morgan Sindall</b>
<b>Date:</b>	<b>10th February 2022</b>





## Appendix 02 - Form of Tender (Option A)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option A - Offer for the Contractor to construct the Energy Centre and complete the entire fit out works through its supply chain.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option A, which shall be applied to the net build cost shall be: **£6,608,087**
- c) Confirm that our overheads (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries shall be: **5.00%**
- d) Confirm that our profit (as a percentage) to deliver this Option A, which shall be applied to the net build cost + preliminaries + overheads shall be: **0.80%**
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £53,036,227.14 *</b>
---

- f) Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£1,065,997**, which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- g) Confirm that the PCSA Period shall **be 26 weeks**;
- h) Confirm that the Building Contract shall be **122 weeks**;
- i) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements;
- j) Confirm that, if our Tender is accepted, we will upon demand:
  - Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and

- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender; \*
- Agree the Council's Terms and Conditions; \*
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Philip Willmott</b>
<b>Title:</b>	<b>Regional Director</b>
<b>Company:</b>	<b>VINCI Construction UK Ltd</b>
<b>Date:</b>	<b>10<sup>th</sup> February 2022</b>

\* subject to our tender submission

## Appendix 02 - Form of Tender (Option B)

*Tenderers are required to express their tender in the following terms:*

To the Council of the London Borough of Hackney:

**Re: The design, construction and defects rectification of 52 new social rented units, 19 shared ownership units and 22 units for private sale, a community centre and an energy centre that will serve the Colville Estate and Britannia masterplan development, with site clearance, de-contamination, demolition, associated services, drainage, infrastructure, external works and public realm at Colville Estate, London, N1 5NH.**

**Option B - Offer for the Contractor to construct only the shell and core for the Energy Centre. Then to liaise and coordinate with an ESCo to fit out the Energy Centre, the completion of which shall be a condition of Completion.**

Having carefully examined and considered the Invitation to Tender including, without limitation, the Employer's Requirements, the Instructions for Tendering and the contract terms and conditions, and in consideration of the Council considering this tender, we:

- a) Offer to or carry out the work required to meet the Employer's Requirements and to enter an agreement with the Council in the form of the contract terms and conditions;
- b) Confirm that our Preliminaries to deliver this Option B, which shall be applied to the net build cost shall be: **£6,564,887**;
- c) Confirm that our overheads (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries shall be: **5.00%**
- d) Confirm that our profit (as a percentage) to deliver this Option B, which shall be applied to the net build cost + preliminaries + overheads shall be: **0.80%**
- e) For the estimated build cost set out below and specified in the enclosed estimated Financial Evaluation Calculation Schedule (Preliminaries, Overheads and Profit).

<b>Estimated Build Cost: £48,326,201.08*</b>
--

- a) Confirm that the preliminaries which shall be applied to the PCSA Period shall be **£1,022,797.00** , which shall be deducted from the preliminaries set out in (b) upon entering into the Building Contract;
- b) Confirm that the PCSA Period shall be **26 weeks**;
- c) Confirm that the Building Contract shall be **122 weeks**;
- d) Confirm that we are able to provide the works, goods and services required to meet the Employer's Requirements.
- e) Confirm that, if our Tender is accepted, we will upon demand:

- Produce evidence that the relevant insurances and compliance certificates with relevant legislation and policy are held and are in force; and
- Execute and deliver the necessary contract documents to the Council;
- Agree that this Tender shall constitute an irrevocable, unconditional offer which may not be withdrawn for a period of nine (9) months from the date of this Tender;
- Agree the Council's terms and Conditions;\*
- Agree that unless and until contract documents are executed and mutually delivered between the Council and ourselves, this Tender, together with the Council's written acceptance of it, shall constitute a binding contract between us and the Council.

We understand that the Council is not bound to accept any tender that it receives.

<b>Signed for the Tenderer:</b>	
<b>Name:</b>	<b>Philip Willmott</b>
<b>Title:</b>	<b>Regional Director</b>
<b>Company:</b>	<b>VINCI Construction UK Ltd</b>
<b>Date:</b>	<b>10<sup>th</sup> February 2022</b>

\* subject to our tender submission

## APPENDIX 7

### Risk Register

(to follow)

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**DATED**

**202[ ]**

**THE MAYOR AND BURGESSES OF THE  
LONDON BOROUGH OF HACKNEY**

**and**

**[CONTRACTOR]**

---

**JCT PRE-CONSTRUCTION SERVICES  
AGREEMENT 2016**

**IN RELATION TO  
PRE-CONSTRUCTION SERVICES FOR  
THE COLVILLE ESTATE PHASE 2C**

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## AGREEMENT

THIS AGREEMENT is made the \_\_\_\_\_ day of \_\_\_\_\_ 2021

## BETWEEN

1. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HACKNEY** of Town Hall, Mare Street, London E8 1EA (the **Employer** which expression includes its permitted successors and assigns); and
2. **[CONTRACTOR]**, (Company Registered Number [ ]) whose registered office is at [ ] (the **Contractor**)

## RECITALS

### WHEREAS

1. The Employer wishes to have the following works carried out:  
The redevelopment of the Colville Estate Phase 2C consisting of the demolition and site clearance of the existing site along with utility disconnections and diversions followed by the design and construction of two residential blocks (C2 and E) providing 93 new mixed tenure homes, a new community centre and energy centre together with extensive landscaping works and associated infrastructure (the **Project**) as described in the Particulars, that work to be carried out under a main contract (the **Main Contract**) provisional details of which are also given or referred to in the Particulars.
2. The Employer's Agent for the pre-construction phase of the Project (the **Pre-Construction Period**) is Calfordseaden LLP of Devonshire House, 60 Goswell Road, London EC1M 7AD or such other person as the Employer shall nominate and notify to the Contractor;
3. The Principal Designer for the purposes of the CDM Regulations is the Contractor or such replacement as the Employer at any time appoints to fulfil that role;
4. The Principal Contractor for the purposes of the CDM Regulations is the Contractor or such replacement as the Employer at any time appoints to fulfil that role;
5. Prior to the execution of this Agreement, the Contractor has submitted to the Employer a First Stage tender / the initial proposal document(s) identified in the Particulars on the basis of which the Employer has requested that, for the fee specified in Annex A (the **Fee**) and other payments in accordance with this Agreement, the Contractor should during the Pre-Construction Period provide the pre-construction services listed in Annex 1.
6. It is intended that work on the Construction Phase of the Project shall commence on site on:  
[insert date] (site shall be available under the PCSA) (the **Date of Possession**) with a duration initially estimated at up to [ ] weeks and that for the purposes of the Main Contract, not later than [insert date].
  - 6.1. the Contractor should submit its Second Stage Tender and, where applicable, Contractor's Proposals, and
  - 6.2. the Contract Sum should be agreed between the Parties
 in conformity with the requirements (the **Second Stage Tender Requirements**) identified in the Particulars.

Now it is hereby agreed as follows:

**CONTRACT PARTICULARS**

**Documents and Listings**

The following terms used in the Agreement refer to (or are defined by) the following documents and listings (as altered and updated from time to time in accordance with this Agreement). (Where the relevant document(s) or listing(s) form an Annex to this Agreement insert a reference to that Annex; in other cases, give the document title, reference number and date or other identifier (or, where convenient and practicable, insert details here).)

Clause	Term	Document/Listing
First Recital	Project (detailed description)	The redevelopment of the Colville Estate Phase 2C consisting of the demolition and site clearance of the existing site along with utility disconnections and diversions followed by the design and construction of two residential blocks (C2 and E) providing 93 new mixed tenure homes, a new community centre and energy centre together with extensive landscaping works and associated infrastructure
First Recital	Main Contract (type, conditions, amendments and other details of the proposed contract)	JCT Design and Build 2016 with amendments as set out in Annex 2
Fifth Recital	First stage tender / Contractor's initial proposals	As set out in Annex 12
Sixth Recital	Second Stage Tender Requirements (identify the Instructions to Tenderers and/or other relevant document(s))	As set out in Annex 18
1.1	BIM Protocol (Not applicable unless it is stated to apply, with the title, edition, date or other identifiers of the relevant documents stated, and the identified protocol is included in the Employer's Requirements)	*applies as set out in the following document(s) included in Annex 19:  1. The Hackney Council Regeneration New Build Housing Exchange Information Requirements September 2021; 2. Exchange Information Requirements Template; and 3. COBie Template.
2.1	Cost Plan	As set out in Annex 10
2.1	Employer's Requirements	As set out in Annex 11
2.1	Programme	As set out in Annex 13
2.1	Project Team	As set out in Annex 14

2.1	Third Party Agreements	As set out in Annex 15
2.1.2	Contractor's Key Personnel	As set out in Annex 16
2.1.2	Contractor's Representative (as at the date of this Agreement)	[ ]
3.4	The Determination Period is	[ ]
7.1.1	Professional Indemnity insurance - level of cover (If an alternative is not selected the amount shall be the aggregate amount for any one period of insurance. A period of insurance for these purposes shall be one year unless otherwise stated) (If no amount is stated, insurance under clause 7.1.1 shall not be required.)	Amount of indemnity required *relates to claims or series of claims arising out of one event and is £20,000,000 .
7.1.1	Professional Indemnity insurance – cover for pollution and contamination claims (If no amount is stated, such cover shall not be required; unless otherwise stated, the required limit of indemnity is an annual aggregate amount)	*is required with a limit of indemnity of £20,000,000 relating to claims or series of claims arising out of one event.
7.1.2	Public Liability Insurance (If neither entry is deleted or cover level is not stated, such insurance is not required.)	is required, with a limit of indemnity of £10,000,000
	<b>Novation</b>	
9.2.1	Consultant Team members to whom clause 9.2 applies	Not applicable
9.2.2	Sub-Contractors / Suppliers to whom clause 9.2 applies	Not applicable
9.2 (hanging paragraph)	Where clause 9.2 applies, the form(s) of Novation Agreement and additional terms (if any) (Identify the form(s) and terms or the document(s) in which these are set out)	Not applicable
	<b>Suspension</b>	
10.2	Period (if other than 6 months)	6 months
10.7	Adjudication	
	Nominating body – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established)	

	(Where an Adjudicator is not named and a nominating body has not been selected, the nominating body shall be one of the bodies listed opposite selected by the Party requiring the reference to adjudication.)	*The Royal Institution of Chartered Surveyors
--	--	---

IN WITNESS WHEREOF the Contractor and the Employer have executed this Deed the day and year first above written.

THE COMMON SEAL OF THE MAYOR )  
AND BURGESSES OF THE LONDON BOROUGH )  
OF HACKNEY was hereunto affixed )  
in the presence of : )

.....  
Authorised Signatory

EXECUTED as a Deed by )  
[CONTRACTOR] LIMITED )  
acting by a director and its )  
company secretary or by two )  
directors: )

.....  
Signature of Director

.....  
Print Name

.....  
Signature of Director/Company Secretary

.....  
Print Name

## **Conditions**

THIS CONTRACT SHALL INCORPORATE ALL THE PROVISIONS OF THE **JOINT CONTRACTS TRIBUNAL PRE-CONSTRUCTION SERVICES AGREEMENT 2016** AS AMENDED BY THE FOLLOWING AMENDMENTS:

### **SECTION 1: DEFINITIONS AND INTERPRETATION**

#### **1.1 Amend Clause 1.1 as follows:**

##### **Clause 1.1**

Insert and amend the following definitions (as the case may be):

**Additional Services:** services performed by the Contractor under this Agreement, in connection with the Project or the Works that are additional to the Pre-Construction Services and which are instructed pursuant to clause 2.17 (other than by reason of default, negligence or breach of contract on the part of the Contractor);

**Additional Sum(s):** Any additional sums calculated and approved pursuant to clause 2.17 and Annex 8;

**Business Day:** any day which is not a Saturday or Sunday or public holiday in England;

**Confidential Information:** information that ought to be considered confidential (however it is conveyed or on whatever media it is stored) including information the disclosure of which would, or would be likely to, prejudice the commercial interests of any person, trade secrets, intellectual property rights and know-how of either party and all Personal Data, including special categories of personal data and personal data relating to criminal convictions and offences within the meaning of the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) and the Data Protection Act 2018;

**Construction Phase:** the phase of the Project starting from the Date of Possession until the successful completion of the Project in accordance with the Main Contract;

**Contractor Related Party:** any of the Contractor's agents and contractors and its or their subcontractors of any tier and its or their directors, officers, employees and workmen in relation to the Project and any person on or at the Site at the express or implied invitation of the Contractor;

**Contractor's Persons:** the Contractor's Project Staff and all Contractor Related Parties

**Contract Sum:** the Contract Sum (as that term is defined in the Main Contract) to be determined in accordance with, and subject to, the provisions of this Agreement;

**Contracts Finder:** is the Government's publishing portal for public sector procurement opportunities

**Convictions:** other than in relation to any minor road traffic offences, any previous or pending prosecutions, convictions, cautions, ASBOS and binding overs (including any spent convictions as contemplated by section 1(1) of the Rehabilitation of Offenders Act 1974 by virtue of the exemptions specified in Part II of Schedule 1 of the Rehabilitation of Offenders Act 1974 (Exemptions) Order 1975 (SI 1975.1023) or any replacement or amendment to that Order);

**Design Process Event:** the determination of the Contract Sum in accordance with Clause 2.1A;

**Determination Period:** the period specified in the Contract Particulars or any other period as the Employer shall notify to the Contractor as being the determination period;

**EIR 2004:** the Environmental Information Regulations 2004 together with any guidance and/or code of practice issued by the Information Commissioner or relative Government department in relation to such regulations;

**Employer's Agent:** means the person named in Recital 2 or such other person as may be appointed by the Employer to act, such person may also be referred to as the Employer's representative and/or contract administrator;

**Employer's Person:** all persons employed, engaged or authorised by the Employer, excluding the Contractor;

**Employer's Policies:** the policies referred to in the tender documentation;

**Environmental Laws:** all or any applicable law including common law, statute, civil code, statutory guidance or by-law in each case which has as its purpose or effect the protection of the environment;

**Equalities Legislation:** all legislation which makes unlawful discrimination, harassment and/or victimisation on grounds of age, disability, sex, marital or civil partnership status, sexual orientation, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation, or temporary or part-time status in employment or otherwise including, without limitation, the Equalities Act 2010, the Part-time Workers (Prevention of Less Favourable Treatment) Regulations 2000, the Fixed-term Employees (Prevention of Less Favourable Treatment) Regulations 2002, or any preceding, successor or amending Legislation concerning the same;

**Equivalent Hourly Wage** - shall mean the hourly wage paid to an employee and calculated using the same method as prescribed by the National Minimum Wage Act 1998 (the "Act") and related applicable law to assess whether an employee is at any time receiving the national minimum wage (as identified in that Act);

**FOIA:** the Freedom of Information Act 2000 and any subordinate legislation made under that Act together with any guidance and/or codes of practice issued by the Information Commissioner or relevant Government department in relation to that Act;

**FOIA Code:** the Department of Constitutional Affairs Code of Practice on the Discharge of functions of Public Authorities under Part I FOIA or any replacement or revision of that Code;

**Group Company:** any subsidiary or holding company of the Contractor or another subsidiary or holding company of such company, as 'subsidiary' and 'holding company' are defined in s1159 of the Companies Act 2006;

**Information:** information as defined in Section 84 of the FOIA and which relates to the Contract (or any preceding tender process leading up to it), the Contractor, or any sub-contractor, of the Works;

**Intellectual Property Rights or IPR:** patents, trade marks, service marks, design rights (whether registerable or otherwise), applications for any of the foregoing, copyright, database rights, trade or business names and other similar rights or obligations whether registerable or not in any country (including but not limited to the United Kingdom);

**Interest Rate:** in the definition of "Interest Rate" delete "5%" and insert "3%";

**London Living Wage or LLW:** a London weighted minimum wage which takes into account the higher living costs of London as calculated annually by the Resolution Foundation and overseen by the Living Wage Commission;

**Main Contract:** the contract, in the form set out in Annex 2, proposed to be entered into by the Employer and the Contractor for the construction of the Project;

**Pre-Construction Documents:** any drawings, plans, designs, diagrams, specifications, technical data models, bills of quantities, reports, calculations or other documents or recorded information whatsoever prepared by or on behalf of the Contractor for use by and the benefit of the Employer and its assigns and partners, in connection with this Agreement;

**Pre-Construction Period:** the pre-construction phase of the Project being the period from when the Contractor commences the Pre-Construction Services in accordance with this Agreement until the works under the Main Contract commence;

**Pre-Construction Services:** the work and obligations under this Agreement to be performed by the Contractor during the Pre-Construction Period and more specifically the services listed in Annex 1;

**Pricing Document:** the priced bill of quantities and other pricing information included in the First Stage tender setting out, amongst other things, the Contractor's proposed fee for the determination of the Contract Sum in accordance with this Agreement;

**Programme:** the Contractor's detailed programme (which shall be in accordance with the requirements of clause 2.1B and on software approved by the Employer) submitted prior to acceptance of its Tender and agreed at that time by the Employer, and which is set out at Annex 13, as may be amended from time to time;

**QS:** the Quantity Surveyor who is the person employed by the Employer to act in that capacity (being, at the date of this Agreement, Calfordseaden LLP of St John's House 1A Knoll Rise, Orpington, Kent

BR6 0JX) or such other person as may be appointed in that capacity for the time being by or on behalf of the Employer;

**Relevant Staff:** shall mean all employees and other staff (including without limitation temporary and casual workers and agency staff as defined by Regulation 3 of the Agency Workers Regulations 2010 as amended by the Agency Workers (Amendment) Regulations 2011, and whether such staff are engaged or employed on a full or part time basis, but not including unpaid volunteers, interns or apprentices), who are employed or engaged on the Services for 2 or more hours of work in any given day in a week, for 8 or more consecutive weeks in a year;

**Request for Information or Request:** a Request for Information within the meaning given in Section 1 of the FOIA or any request for Information under the EIR 2004;

**Second Stage:** the second stage of the tendering process being followed by the Employer, being the activities of the Contractor under the terms of this Agreement;

**SME:** means an enterprise falling within the category of micro, small and medium-sized enterprises defined by the Commission Recommendation of 6 May 2003 concerning the definition of micro, small and medium-sized enterprises;

**Site:** means the site at which the Project is to be carried out;

**Tender:** the tender submitted by the Contractor on 19<sup>th</sup> February 2020 containing its First Stage pricing proposals for appointment under this Agreement;

**Third Party Agreement(s):** the agreement or agreements (as applicable) listed in Annex 15 to the extent copies have been provided to the Contractor prior to the date of this Agreement.

**VCSE:** means a non-governmental organisation that is value-driven and which principally reinvests its surpluses to further social, environmental or cultural objectives;

**Working Day:** the meaning given in Section 10 of the FOIA;"

## Clause 1.5

**Insert** at end of clause 1.5 before ".": "and the courts of England shall have exclusive jurisdiction over the Contract."

## Clause 1.6

**Insert** new clause 1.6:

- 1.6.1 The Parties shall use reasonable endeavours to notify the other party as soon as they are aware of any matter adversely affecting the Contract or either party's performance of it. Such notice shall be in writing and include proposals for avoiding or mitigating such matter.
- 1.6.2 The Parties shall take all reasonably practicable steps to minimise any adverse effects or to maximise any positive effects of any matter notified under clause 1.6.1.

## SECTION 2: CONTRACTOR'S GENERAL OBLIGATIONS

### Clause 2.1

In line 2 after "Requirements," **insert** "the First Stage Tender,".

**Insert** new sub-clause 2.1.4:

- 2.1.4 "comply with the Employer's Policies".

### Clause 2.1A

**Insert** new Clause 2.1A as follows:

- "2.1A Design Process and Contract Sum
- 2.1A.1 The Contractor shall proceed with the Pre-Construction Services so that the Design Process Event shall be achieved in accordance with the Programme. Except as required under this Agreement, unless and until the Employer executes the Main Contract and notifies the Contractor that he may take possession of the Site or those parts of the Site defined in the Main Contract,



the Contractor shall not undertake any other work or execute any part of the Project unless instructed otherwise.

- 2.1A.2 As soon as reasonably practicable, and not later than 10 Business Days before the time shown in the Programme for the certification of the Design Process Event, the Contractor shall submit to the QS a written fully itemised lump sum quotation of the proposed Contract Sum for the Main Contract, based on the costing proposals contained within the Pricing Document. The Contractor shall include with his quotation such information as will enable the QS to evaluate the quotation and shall also promptly submit to the QS any information he reasonably requires in explanation and support of the quotation.
- 2.1A.3 The Contract Sum shall be determined:
- .1 by acceptance by the Employer of a lump sum quotation of the proposed Contract Sum prepared by the Contractor and submitted to the QS in accordance with Clause 2.1A.2 and accepted by the Employer under Clause 2.1A.4, or such other lump sum as may be agreed by clarification of such a quotation; or
  - .2 by the QS in accordance with Clause 2.1A.6.
- 2.1A.4 The Employer shall notify the Contractor, as soon as reasonably practicable after the receipt of any such lump sum quotation, whether or not it is accepted or, if it is not acceptable, whether he is prepared to agree any other lump sum. If accepted, the aggregate amount specified in the quotation, or otherwise agreed between the Employer and the Contractor, shall be the Contract Sum.
- 2.1A.5 Without prejudice to Clause 3.5.2, in the event that:-
- .1 the Contractor fails to provide a lump sum quotation in accordance with Clause 2.1A.2; or
  - .2 the Employer and the Contractor fail to agree the Contract Sum by clarification of the Contractor's quotation;
- the Employer shall instruct the QS to determine the Contract Sum.
- 2.1A.6 Where the QS is required to determine the Contract Sum under Clause 2.1A.5 he shall do so:-
- .1 by measurement and valuation at the rates and prices in the Pricing Document; or
  - .2 if it is not possible to value as set out in Clause 2.1A.6.1 then by measurement and valuation at rates and prices deduced or extrapolated from the rates and prices in the Pricing Document in accordance with the Second Stage Tendering Requirements; or
  - .3 if it is not possible to value as set out in Clause 2.1A.6.2, then by measurement and valuation as fair rates and prices, having regard to current market prices.
- 2.1A.7 The QS shall as soon as reasonably practicable notify the Contractor of his determination of the Contract Sum. Such determination shall, subject to Clause 2.1A.8, be subject to dispute resolution under Clause 10.7.
- 2.1A.8 If the Contractor disagrees with the whole or part of the QS's determination of the Contract Sum, he shall, within 14 days of the QS's notification under Clause 2.1A.7, give his reasons for disagreement and his own valuation in accordance with the Second Stage Tendering Requirements. In any other case, and in all other respects, he shall be treated as having accepted the notification under Clause 2.1A.7, and the QS's determination of the Contract.
- 2.1A.9 Any percentage or lump sum adjustments made in the pricing of the Pricing Document shall be deemed to be applicable to the determination of the Contract Sum.
- 2.1A.10 The Employer shall certify the date when the Design Process Event is achieved.
- 2.1A.11 On receipt of a notification from the Employer pursuant to clause 3.5.3.2, the Contractor shall within ten (10) days (or such other period as agreed between the Parties):
- 2.1A.11.1 produce all of the documentation required for the Main Contract (including without limitation all technical information, plans, drawings, specifications and programme information);
  - 2.1A.11.2 validly execute the Main Contract, and where appropriate procure the execution of,



the Main Contract and return the executed Main Contract to the Employer (without amendment other than the correction of errors in a manner agreed between the parties);

2.1A.11.3 commence the Works in accordance with the Main Contract; and

2.1A.11.4 comply in all respects with the Main Contract.

2.1A.13 A notification issued pursuant to clause 3.5.3.2 shall not relieve the Contractor of any liability under this Agreement for any defect in any of the Contractor's Information, or for any inconsistency or lack of co-ordination between the Contractor's Information and any information provided to or received from the Contractor in relation to the provision of the Pre-Construction Services."

## Clause 2.1B

**Insert** new Clause 2.1B as follows:

"2.1B Programme

2.1B.1 The Contractor warrants to the Employer that the Programme shows the Design Process Event and the time for its certification."

2.1B.2 The Programme shall:

2.1B.2.1 include, without limitation, the time periods required for Pre-Construction Services (including site investigations, design and procurement) and the latest dates by which drawings, specifications and other details to be prepared or provided by or for the Contractor are to be submitted to the Employer;

2.1B.2.2 include key dates and milestones;

2.1B.2.3 include all logic links and dependencies between all activities with any applicable leads and lags;

2.1B.2.4 be prepared using critical path techniques acceptable to the Employer;

2.1B.2.5 ensure that no single activity on the Programme exceeds 28 days in duration;

2.1B.2.6 identify the critical path or paths; and

2.1B.2.7 identify the earliest and latest start and finish dates for each activity.

2.1B.3 The Contractor shall reissue the Programme monthly updated to reflect actual progress achieved at that date. The Contractor shall at all times keep the Programme up to date and shall promptly notify the Employer if the Contractor becomes aware that for any reason there has been or shall be a departure from the Programme.

2.1B.4 The Contractor shall provide the Employer with copies of any amendments or revisions including any ancillary programmes which may be required.

2.1B.5 The Contractor shall keep and shall make available to the Employer upon demand a complete record of all amendments or revisions to the Programme.

2.1B.6 Provision of the Programme prior to acceptance of the Contractor's Tender and acceptance by the Employer thereof shall be a condition precedent to the Employer's liability to make any payments under this Agreement to the Contractor.

2.1B.7 If the Contractor fails to re-issue the Programme in accordance with clause 2.12.3 then the Employer may instruct a third party to update the Programme as envisaged by clause 2.12.3.

2.1B.8 The Employer shall be entitled to withhold or deduct from any amount due to the Contractor in accordance with clause 6.1 an amount equal to the costs incurred by the Employer in procuring the updating of the Programme by a third party under clause 2.12.7.

## Clause 2.1C

**Insert** new clause 2.1C as follows:

“2.1C The Contractor shall, in addition to complying with the Statutory Requirements pursuant to clause 2.1, deliver the Services in compliance with the Building Safety Bill (as amended, modified or thereafter enacted).”

#### **Clause 2.1.4**

**Insert** new clause 2.1.4 as follows:

“2.1.4 The Contractor warrants and undertakes that it shall carry out and fulfil, in all respects, the duties of Principal Contractor under the CDM Regulations.”

**Insert** new clause 2.3.5:

“2.3.5 The Contractor shall provide to the Employer a copy of all Contractor’s Information produced pursuant to this Agreement both electronically and in hard copy on completion of each output and/or on the required date as set out in the Programme.”

#### **Clause 2.6**

In line 2 after ‘consent’ **insert** “...in writing”.

#### **Clause 2.6A**

**Insert** new clause 2.6A:

2.6A “No sub-contracting is permitted without the Contractor ensuring that:

- 2.6A.1 the sub-contract contains such terms and conditions as are necessary for the Employer to be entitled to a copyright licence in terms the same as those of Clause 8.1A;
- 2.6A.2 the sub-contract contains such terms and conditions as are necessary to impose the same obligations on the sub-contractors in relation to Confidential Information as those obligations which apply to the Contractor under this Agreement;
- 2.6A.3 in the event that clause 2.15 applies to this Agreement, the sub-contract contains such terms and conditions as are necessary to impose the same obligations on the sub-contractors in relation to payment of the London Living Wage to Relevant Staff as those obligations which apply to the Contractor under this Agreement;
- 2.6A.4 a copy of the relevant sub-contract is provided to the Employer;
- 2.6A.5 its sub-contractor does not further sub-contract any element of the Works sub-contracted to it more than once; and
- 2.6A.6 the sub-contractors with design responsibility are obliged to grant warranties in the same terms as those set out and on the same conditions as those set out in clause 2.6C subject to any revised wording being agreed by the Employer.

#### **Clause 2.6B**

**Insert** new clause 2.6B:

“2.6B Notwithstanding any sub-contracting by the Contractor, the Contractor shall remain liable to the Employer to perform the Pre-Construction Services and to comply with the Contractor’s obligations under this Agreement. The Contractor shall be responsible for checking all work carried out by any sub-contractor to ensure that it complies with the overall design intent and for the co-ordination and integration of any design work into the design of the Project.”

#### **Clause 2.6C**

**Insert** new clause 2.6C:

2.6C The Contractor shall ensure that any sub-contractor, design consultant or site investigation consultant appointed during the Pre-Construction Period in relation to any element of the design

of the Works shall, as a condition precedent to their appointment under this agreement, provide a warranty, in the form appended to this agreement at Annex 4 (Design Sub-consultant/Sub-contractor Warranty), in favour of the parties advised by the Employer or identified in the Main Contract.”

#### **Clause 2.6D**

**Insert** new clause 2.6D:

“2.6D Dealings with appointments

In relation to the appointments of any sub-contractors pursuant to Clause 2.6 the Contractor shall:

- 2.6D.1 properly enforce the obligations of such contractors under their appointments and shall not determine or vary the terms of any such appointments or release such contractors from their obligations under their respective appointments without the prior consent of the Employer;
- 2.6D.2 (without limitation to clause 2.6D.1) procure that such contractors comply with their obligations in relation to the provision of collateral warranties under the terms of their appointments;
- 2.6D.3 duly perform and observe all the obligations and duties on the part of the Contractor under the appointments of any sub-contractors;
- 2.6D.4 ensure that the sub-contractors are fully and properly instructed in connection with the Pre-Construction Services;
- 2.6D.5 diligently take all steps necessary effectually to procure due performance and observance of the obligations and duties of the sub-contractors;
- 2.6D.6 not waive, release, vary or estop itself from enforcing or seeking redress for any such obligation or duty without the written consent of the Employer;
- 2.6D.7 not do or omit to do any act or thing which would entitle any of the sub-contractors to treat as terminated by breach their appointment in connection with the Pre-Construction Services.”

#### **Clause 2.7.2**

In lines 1 and 2 **delete** “, unless the Parties otherwise agree in writing,”.

In line 3 **delete** “Parties execute and deliver” and inset “Employer executes and delivers”.

#### **Clause 2.8**

**Delete** clause 2.8 and **replace** with:

- “2.8 .1 Where the Pre-Construction Services include design work, the Contractor shall be liable for that design work irrespective of whether the Employer enters into the Main Contract with the Contractor.
- .2 Where the Pre-Construction Services include design work and the Employer enters into the Main Contract with the Employer, upon entry into the Main Contract the Contractor’s obligations and liability in respect of that design work shall be the same as if it formed part of the design work undertaken by him under the Main Contract and shall be subject to any relevant exclusions or limitations of liability contained in that contract”.

#### **Clause 2.9**

**Insert** new clause 2.9:

“The Contractor shall not (and shall procure that any of its Sub-Contractors shall not) disclose to any person or publish or make any statement concerning this Agreement or the Project or any matters arising from or relating to the Agreement or the Project directly or indirectly without the prior written authority of the Employer (except as may be required by law or in order to properly perform its obligations under this Agreement (or in the case of its Sub-Contractors as may be required in order to properly perform their obligations under their contracts/terms of engagement in relation to the Project)).”

#### **Clause 2.10**

**Insert** new clause 2.10:

"In the event that the Contractor is provided with copies of any Third Party Agreements during the Pre-Construction Period, it shall, so far as practicable, discharge its duties and obligations under this Agreement so as not by any action, inaction or omission to cause or contribute towards a breach of the duties and obligations of the Employer under such Third Party Agreements."

**Insert** new clause 2.11 as follows:

**Clause 2.11**

**Insert** new clause 2.11 as follows:

"2.11 The Contractor shall if required to do so attend all meetings convened by the Employer subject to reasonable notice being given, in relation to the provision of the Pre-Construction Services.

**Clause 2.12**

**Insert** new clause 2.12:

"In the event that the Contractor is provided with copies of any Third Party Agreements during the Pre-Construction Period, it shall, so far as practicable, discharge its duties and obligations under this Agreement so as not by any action, inaction or omission to cause or contribute towards a breach of the duties and obligations of the Employer under such Third Party Agreements."

**Clause 2.13**

**Insert** new clause 2.13

"2.13 Equalities Monitoring

2.13.1 In view of the duties placed on the Employer under the Equalities Legislation, the Contractor shall at the Employer's request:

- .1 monitor the representation among its staff of persons of different racial groups;
- .2 monitor the constitution of its workforce by gender;
- .3 monitor the representation among its staff of persons who regard themselves as disabled.

2.13.2 The obligation set out in clause 2.13.1 shall, at the Employer's request, be carried out in compliance with the Employer's own procedures for monitoring representation among its own employees, or in accordance with such classifications or monitoring tools as the Employer requires.

2.13.3 The obligation set out in clause 2.13.1 shall, at the Employer's request, include an obligation for the Contractor to require its Sub-Contractors to carry out this same monitoring requirement in relation to its own workforce.

2.13.4 The Contractor shall supply the information collated under clause 2.13.1 (and clause 2.13.3 if applicable) to the Employer at the frequency and in the form it requires.

2.13.5 Where applicable, the Contractor shall submit a report to the Employer demonstrating its compliance with this clause and shall provide such additional information as the Employer may reasonably require for the purpose of assessing the Contractor's compliance with this clause.

2.13.6 The Contractor shall comply with all Equalities Legislation."

**Clause 2.14**

**Insert** new clause 2.14:

"2.14 Audit

2.14.1 The Contractor shall keep and maintain until six years after the end of the Pre-Construction Period, full and accurate records of this Agreement including all payments made by the Employer. The Contractor shall on request afford the Employer or the Employer's representatives such access to those records as may be required by the Employer in connection with this Agreement.

2.14.2 The Contractor shall fully co-operate with such reasonable enquiry or investigation (whether routine or specific) requests made by the Employer's auditors (whether internal or external) which in any way concerns, affects or relates to the Pre-Construction Services performed by the

Contractor under this Agreement, or any sums claimed or charged in relation to this Agreement. Such co-operation shall include (but not be limited to) the following:

- .1 providing access to or copies of such files, documents, letters, notes, minutes, records, accounts or any other information (whether held or stored electronically, in hard copy format or otherwise) which relate to the investigation;
  - .2 providing access to the premises, vehicles, plant, equipment (including IT hardware and software) or other assets used by the Contractor in the performance of this Agreement;
  - .3 providing access to the Contractor's staff (of whatever seniority) involved in the performance of this Agreement (including management or supervision) or who may be the subject of, or be named in, any enquiry or investigation by the auditors (including providing suitable facilities for interviewing such staff);
  - .4 maintaining the confidentiality of the enquiry or investigation when requested by the auditors to do so.
- 2.14.3 The Contractor shall ensure that the terms of any sub-contract include identical provisions to this clause and shall indemnify the Employer against any losses it suffers in consequence of a failure to ensure the inclusion of such identical terms.
- 2.14.4 Where the results of such enquiry or investigation identify loss incurred by the Employer in consequence of any breach of contract by the Contractor or any Sub-Contractor, the Employer shall be entitled to deduct from any sums held by the Employer (and which would otherwise be payable to the Contractor) both the value of such loss etc. attributable to the Contractor and the costs of the audit investigation.
- 2.14.5 Where the Employer does not hold any such sums from which deductions may be made, such sums may be recovered from the Contractor as a civil debt."

#### **Clause 2.15**

**Insert** new clause 2.15 as follows:

"2.15 Nothing in this Agreement shall prevent or restrict the Employer from contracting with any other contractor at any time in relation to the Project".

#### **Clause 2.16**

**Insert** new clause 2.16 as follows:

##### **"2.16 Conduct of Staff and Security Arrangements**

Whilst engaged at the Site the Contractor shall and shall procure that its staff and the staff of any Sub-Contractor of any tier shall comply with any of the Employer's policies in place from time to time (the **Employer's Policies**) relating to the conduct of staff and security arrangements. The Employer (acting reasonably) may:

- 2.16.1 instruct the Contractor that disciplinary action is taken against any employee of the Contractor or any Sub-Contractor of any tier involved in the provision of the Pre-Construction Services (in accordance with the terms and conditions of employment of the employee concerned) where such employee misconducts himself or is incompetent or negligent in his duties (in which case the Employer shall co-operate with any disciplinary proceedings and shall be advised in writing of the outcome); or
- 2.16.2 where the Employer has reasonable grounds for considering that the presence or conduct of an employee at any location relevant to the performance of the Pre-Construction Services is undesirable, require the exclusion of the relevant employee from the relevant location(s)."

**Clause 2.17**Not used.

#### **Clause 2.18**

**Insert** new clause 2.18 as follows:

##### **"2.18 Refusal of Admission**

- 2.18.1 The Employer reserves the right to refuse to admit to the Site any person employed or engaged by the Contractor or any Sub-Contractor of any tier, whose admission would, in the opinion of the Employer, present a risk to themselves, or an Employer's Person, or property, and shall not be obliged to give any reasons for such refusal.
- 2.18.2 The decision of the Employer as to whether any person is to be refused admission to the Site pursuant to clause 2.18.1 shall be final and conclusive.
- 2.18.3 The Contractor shall comply with and/or procure compliance with any notice issued by the Employer from time to time requiring the removal from the Site of any person employed thereon who in the opinion of the Employer acting reasonably is not acceptable on the grounds of risk to themselves or any pupil, or any Employer's Person or property and that such persons shall not be employed again in connection with the Pre-Construction Services without the written consent of the Employer."

#### **Clause 2.19**

**Insert** new clause 2.19 as follows:

##### **"2.19 London Living Wage**

- 2.19.1 The Contractor shall:
  - 2.19.1.1 ensure that all Relevant Staff employed or engaged by the Contractor are paid an Equivalent Hourly Wage which is equal to or exceeds the London Living Wage;
  - 2.19.1.2 ensure that all Relevant Staff employed or engaged by its Subcontractors (if any) are paid an Equivalent Hourly Wage which is equal to or exceeds the London Living Wage;
  - 2.19.1.3 provide to the Employer such information concerning the London Living Wage and the performance of its obligations under this clause 2.19 as the Employer may reasonably require and within the deadlines it reasonably imposes;
  - 2.19.1.4 co-operate and provide all reasonable assistance to the Employer in monitoring the effects of the London Living Wage including without limitation assisting the Employer in conducting surveys and assembling data in respect of the affect of payment of London Living Wage to Relevant Staff.
- 2.19.2 For the avoidance of doubt, any breach by the Contractor of this clause 2.19 will be a breach of a material obligation in relation to which the Employer is entitled to rely upon its termination rights under clause 10 of this Agreement."

#### **Clause 2.20**

**Insert** new clause 2.20:

##### **"2.20 Dealings with appointments**

- In relation to the appointments of any Sub-Contractors pursuant to Clause 2.6 the Contractor shall:
  - 2.20.1 properly enforce the obligations of such contractors under their appointments and shall not determine or vary the terms of any such appointments or release such contractors from their obligations under their respective appointments without the prior consent of the Employer;
  - 2.20.2 (without limitation to clause 2.20.1) procure that such contractors comply with their obligations in relation to the provision of collateral warranties under the terms of their appointments;
  - 2.20.3 duly perform and observe all the obligations and duties on the part of the Contractor under the appointments of any Sub-Contractors;
  - 2.20.4 ensure that the Sub-Contractors are fully and properly instructed in connection with the Pre-Construction Services;
  - 2.20.5 diligently take all steps necessary effectually to procure due performance and observance of the obligations and duties of the Sub-Contractors;
  - 2.20.6 not waive, release, vary or estop itself from enforcing or seeking redress for any such obligation or duty without the written consent of the Employer;



2.20.7 not to do or omit to do any act or thing which would entitle any of the Sub-Contractors to treat as terminated by breach their appointment in connection with the Pre-Construction Services."

**Clause 2.21**

**Insert** new clause 2.21:

"2.21 The Contractor shall comply with the Employer's Policies."

**Insert** new clause 2.22:

"2.22 Supply Chain Visibility

"2.22.1 The Contractor shall:

subject to clause 2.22.3, advertise on Contracts Finder all subcontract opportunities arising from or in connection with the provision of the Goods and/or Services and/or Works above a minimum threshold of £25,000 that arise during the Pre-Construction Period;

2.22.1.1 within 90 days of awarding a subcontract to a subcontractor, update the notice on Contracts Finder with details of the successful subcontractor;

2.22.1.2 monitor the number, type and value of the subcontract opportunities placed on Contracts Finder advertised and awarded in its supply chain during the Contract Period;

2.22.1.3 provide reports on the information at clause 2.22.1.2 to an Employer in the format and frequency as reasonably specified by the Employer; and

2.22.1.4 promote Contracts Finder to its sub-contractors and encourage those organisations to register on Contracts Finder.

2.22.2 Each advert referred to at clause 2.22.1 above shall provide a full and detailed description of the subcontract opportunity with each of the mandatory fields being completed on Contracts Finder by the Contractor.

2.22.3 The obligation at Clause 2.22.1 shall only apply in respect of subcontract opportunities arising after the contract award date.

2.22.4 Notwithstanding clause 2.22.1, the Employer may by giving its prior written approval, agree that a subcontract opportunity is not required to be advertised on Contracts Finder.

2.22.5 In addition to any other management information requirements set out in this Contract, the Contractor agrees and acknowledges that it shall, at no charge, provide timely, full, accurate and complete SME Management Information ("MI") Reports to the Employer which incorporate the data described in the MI Reporting template which is:

2.22.5.1 the total contract revenue received directly on a specific contract;

2.22.5.2 the total value of sub-contracted revenues under the contract (including revenues for non-SMEs/non-VCSEs); and

2.22.5.3 the total value of sub-contracted revenues to SMEs and VCSEs.

2.22.6 The SME Management Information Reports shall be provided in the correct format as required by the MI Reporting Template and any guidance issued by the Employer from time to time. The Contractor shall use the initial MI Reporting Template which is set out in the Annex<sup>1</sup> to this Schedule and which may be changed from time to time (including the data required and/or format) by the Employer by issuing a replacement version. The Employer shall give at least thirty (30) days notice in writing of any such change and shall specify the date from which it must be used.

2.22.7 The Contractor further agrees and acknowledges that it may not make any amendment to the current MI Reporting Template without the prior written approval of the Employer.

**Insert** new clause 2.23 as follows:

2.23 "Data Protection

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- 2.23 “The Contractor shall and shall ensure that all Contractor’s Persons and sub-contractors shall at all times comply with the provisions of Annex 18.”

### SECTION 3: EMPLOYER’S GENERAL OBLIGATIONS

#### Clause 3.4

Insert new Clause 3.4 as follows:

#### “3.4 Payment

In consideration for the Contractor providing the Pre-Construction Services and otherwise performing its obligations under this Agreement, the Employer shall pay the Contractor the Fee and any Additional Sums properly payable in accordance with clause 2.17 and payable pursuant to Section 6.

#### Clause 3.5

Insert new Clause 3.5 as follows:

#### “3.5 Requirement to enter into Main Contract

- 3.5.1 Subject to Clauses 3.5.2 and 3.5.3, at any time within the Determination Period, the Employer may by notice in writing require the Contractor to execute the Main Contract in the manner prescribed by clause 2.1A.11 and to take all such other steps as may reasonably be required by the Employer to ensure the timely commencement of the Project and performance of the Contractor’s other obligations under the Main Contract, and the Contractor shall comply with such requirement.
- 3.5.2 For the avoidance of doubt, the Employer shall have the absolute discretion as to whether or not to proceed to enter into, or to require the Contractor to enter into, the Main Contract.
- 3.5.3 The Employer shall either:-
- 3.5.3.1 notify the Contractor in writing that the Employer has decided not to appoint the Contractor under the Main Contract; or
- 3.5.3.2 notify the Contractor in writing that he is required to execute the Main Contract in accordance with clause 3.5.1.
- 3.5.4 Any written notification to the Contractor under Clause 3.5.3.2 shall:-
- 3.5.4.1 include notification to the Contractor of the date by which the Contractor shall execute the Main Contract and the date proposed by the Employer as the Date of Possession under the Main Contract when executed (and any such deadline for execution and any such proposed Date for Possession shall be not more than four weeks after the end of the Determination Period); and
- 3.5.4.2 constitute acceptance by the Employer of any then existing or future determinations of the Contract Sum by the QS in accordance with Clause 2.1A.
- 3.5.5 The parties acknowledge and agree that unless the Employer has issued a notice in accordance with clause 3.5.3.2 the Employer shall be under no obligation to the Contractor other than as set out in this Agreement (including being under no obligation with respect to any tender, further contract or other appointment to carry out part or all of the Project or the Works) and the Contractor shall have no claim against the Employer for:
- 3.5.5.1 loss of profit, loss of contract, loss of business, loss of chance or other similar loss; or
- 3.5.5.2 any indirect or consequential loss.”

#### Clause 3.6

Insert new Clause 3.6 as follows:

- “3.6 If and when the Main Contract is executed, its terms and conditions shall supersede those contained in this Agreement and shall govern retrospectively the work carried out by the



Contractor under this Agreement.”

#### **SECTION 4: REPRESENTATIVES AND CONTRACTOR’S KEY PERSONNEL**

##### **Clause 4.2.1**

In line 2 after ‘prior’ **insert** “written”.

In line 3 after “appointee.” **Insert** “Any replacement for the Contractor’s Representative or any of the Key Personnel must have equivalent experience, skills and qualifications”.

#### **SECTION 5: ADDITIONAL SERVICES, FEE ADJUSTMENT ETC.**

**Delete** “,Fee Adjustment etc.” in the title to this section.

**Delete** Clauses 5.1 to 5.4 inclusive and **replace** with the following:

- “5.1 At the Employer’s absolute discretion it may instruct the Contractor to perform Additional Services.
- 5.2 Any instruction to perform Additional Services (an **Instruction**) shall be in writing clearly specifying that it is an Instruction to carry out Additional Services and be given to the Contractor by the Employer, the Employer’s Agent, or any other person the Employer notifies the Contractor as being authorised to give such Instructions.
- 5.3 Any Instruction may incur an additional amount payable (an **Additional Sum**) under this Agreement to the Contractor. The Employer or the Employer’s Agent, prior to the giving of the Instruction, shall reasonably consider whether the Instruction should incur an Additional Sum due to the Contractor.
- 5.4 If the Employer or Employer’s Agent reasonably considers under clause 5.3 that an Additional Sum is payable in respect of an Instruction, it shall state this in the Instruction and include the total Additional Sum it reasonably considers due in respect of the Instruction (the **Estimated Additional Sum**). The Estimated Additional Sum shall be calculated in accordance with the Schedule of Preliminaries Drawdown provided set out in Annex A (Fee, Rates, Additional Payments and Reimbursable Expenses) of this Agreement. Notwithstanding the Estimated Additional Sum set out in the Instruction, the amount payable as the Additional Sum shall be payable in accordance with section 6.”

#### **SECTION 6: PAYMENT**

##### **Clause 6.1.3**

**Delete** Clause 6.1.3 and **replace** with “any Additional Sums payable pursuant to Section 5 or Clause 2.17,”

##### **Clause 6.1A**

**Insert** new Clause 6.1A as follows:

- “6.1A Except where expressly stated to the contrary in this agreement, the Fee shall be inclusive payment for the Pre-Construction Services and all other matters relating to this agreement (including all costs, disbursements, expenses and overheads of every kind incurred by the Contractor in connection therewith). For the avoidance of doubt, the Fee shall be deemed to have been calculated on a fixed price basis and shall not be subject to fluctuations, adjustments or additions.”

**Insert** new Clause 6.1B as follows:

- “6.1B For the avoidance of doubt, when the Main Contract has been executed and completed the Employer shall make no further payments under this Agreement and all payments made under this Agreement (including the Fee) shall be included within and treated as paid on account of the Contract Sum under the Main Contract.”

##### **Clause 6.2**

In line 5 **delete** "Additional Payment" and **replace** it with "Additional Sum".

In line 6 after "calculated" and before "." **insert** "including the basis on which any application for an Additional Sum has been calculated to depart from the Estimated Additional Sum set out in the Instruction".

#### **Clause 6.3.2**

**Delete** "14" and **replace** with "28".

#### **Clause 6.6.1**

In line 3 after 'given' **insert** "written".

In line 4 after 'performance of' **insert** "any or all of".

In line 7 after 'notify' **insert** "in writing".

#### **Clause 6.6.3**

In line 2 **delete** "or on request" and at the end of the sub-clause **insert** the following sentence:

"The Contractor shall, on request, submit such further details as are reasonably requested by or on behalf of the Employer."

**Insert** new clause 6.7 as follows:

"6.7 The Employer shall have the right to set off in relation to any liability of the Contractor to the Employer from any amount payable by the Employer to the Contractor, and to otherwise recover any liability of the Contractor to the Employer arising in respect of the Pre-Construction Services".

### **SECTION 7: INSURANCE**

#### **New Clause 7.1A**

**Insert** new clause 7.1A, after clause 7.1:

"7.1A Commercially reasonable rates

Any increased or additional premium required by insurers for the insurance referred to in Clause 7.1 because of the Contractor's claims record or other acts, omissions, matters or things particular to the Contractor shall be deemed to be within commercially reasonable rates."

**Insert** new clause 7.1B as follows:

"7.1B The Contractor shall not do anything which might render any of the insurance policies referred to in this clause 7 void or voidable, and shall carry out his obligations under this Agreement, and shall use all reasonable endeavours to ensure that his servants or agents shall carry out their respective obligations, in a manner that fully complies with all requirements terms conditions stipulations and provisos of such insurances. The Contractor's obligation to maintain such insurances shall in no way negate or limit any or all of its obligations or duties hereunder nor its liability in respect of any breach or non-performance of the same."

**Insert** new clause 7.1C as follows:

"7.1C The Contractor shall be responsible for and shall release and indemnify the Employer on demand from and against all liability which may arise out of, or in consequence of the performance or non-performance by the Contractor of its obligations under this Agreement or its negligence or a breach of its obligations under this Agreement for:

7.1C.1 Death or personal injury;

7.1C.2 Loss of or damage to any property (whether tangible or intangible), including property belonging to the Employer; and

7.1C.3 Actions, claims, demands, costs, charges and expenses (including legal expenses on an indemnity basis).

**SECTION 8: USE OF CONTRACTOR'S INFORMATION, CONFIDENTIALITY ETC.**

**Clause 8.1**

**Delete** clause 8.1 in its entirety and mark "Not Used".

**Insert** new clause 8.1A as follows:

"8.1A.1 All Intellectual Property Rights in the Pre-construction Documents and any specifications, instructions, plans, data, drawings, databases, patents, patterns, models, designs or other material:

- .1 provided to the Contractor by or on behalf of the Employer shall remain the property of the Employer; and/or
- .2 prepared by or on behalf of the Contractor for use, or intended use in relation to the Pre-Construction Services, the Project or under the Main Contract shall vest in the Employer and the Contractor shall not, and shall procure that the Contractor's Persons and sub-contractors shall not, (except when necessary for the implementation of the Agreement) without prior consent of the Employer, use or disclose any such IPR, or any Confidential Information (whether or not relevant to the Agreement) which the Contractor may obtain in performing the Agreement except information which is in the public domain.

8.1A.2 For the purposes of Clause 8.1A.1.2, where the Pre-Construction Documents contain embedded IPR that are deemed to be owned by the Contractor or its servants, agents, suppliers and sub-contractors, the Contractor hereby grants to the Employer, or shall procure the direct grant to the Employer of a perpetual, worldwide, royalty-free, non-exclusive and irrevocable licence to use (which shall include the right to load, store, copy, publish, modify, adapt, exploit, enhance, compile, distribute and translate) the Contractor or third party IPR embedded in the Pre-Construction Documents, along with any operating instructions and other documents and tools necessary for the Employer's free and unrestricted use of the Pre-Construction Documents.

8.1A.3 The Employer shall be entitled to sub-license the rights granted to it pursuant to Clause 8.1A.2 provided that:

- .1 the sub-licence is on terms no broader than those granted to the Employer; and
- .2 the sub-licence authorises the third party to use the rights licensed in Clause 8.1A.2 and to sub-licence such rights only for purposes relating to the Pre-Construction Services, or for any purpose relating to the exercise of the Employer's business or function, or where this is necessary for the use or to obtain the benefit of the Pre-Construction Documents; and
- .3 no warranty is given by the Contractor as to the suitability of the Pre-Construction Documents for any purpose which is not connected to the Pre-Construction Services.

8.1A.4 The Employer shall be entitled to assign, novate or otherwise transfer its rights and obligations under the licence granted to it pursuant to Clause 8.1A.2, to any body which performs or carries on any of the functions and/or activities that previously had been performed and/or carried on by the Employer.

8.1A.5 It is a condition of the Agreement that the provision of Pre-Construction Services will not infringe any Intellectual Property Rights of any third party and the Contractor shall during and after the completion of the Pre-Construction Services, on written demand indemnify and keep indemnified the Employer against all actions, proceedings, claims, demands, losses, charges, damages, costs and expenses and other liabilities which the Employer may suffer or incur as a result of or in connection with any breach of this clause 8.1A, except where any such claim relates to:

- .1 designs provided by the Employer;
- .2 the use of data supplied by the Employer which is not required to be verified by the Contractor under any provision of the Agreement.

8.1A.6 At the termination or expiry of the Agreement the Contractor shall at the request of the Employer immediately return to the Employer all materials, work or records held, including any back up media relating to this Agreement.

8.1A.7 The Employer recognises that during the performance of this Agreement, the Contractor may conceive or develop intellectual ideas, designs and know-how which the Contractor shall be free to use in the furtherance of his normal business, and nothing in this Agreement shall prevent the Contractor from performing similar tasks for another customer provided that all work for that other customer is done *ab initio*.

#### USE OF EMPLOYER IPR

8.1A.8 The Employer's Requirements and other documents provided to the Contractor by the Employer may contain model products, drawings and templates in which IPR owned by the Employer and third parties subsist.

8.1A.9 The Contractor shall not, and shall procure that all Contractor's Persons, its servants, agents, suppliers and sub-contractors shall not copy, publish, modify, adapt, exploit, enhance, compile, distribute and generally use the models drawings and templates referred to in Clause 8.1A.8 for the Contractor's own purposes (whether commercial or otherwise) without the prior written consent of the Employer or the owner of the IPR. Such consent may be subject to the payment of royalties to the owner of the IPR.

8.1A.10 The provisions of Clause 8.1A shall apply during the term of the Agreement and indefinitely after its expiry or termination."

#### Clause 8.2

In line 5 after "Employer's" **insert** "written".

#### Clause 8.3

**Renumber** clause 8.3 as clause 8.3.1.

**Delete** "Freedom of Information Act 2000 ('FOIA') and **replace** with "FOIA".

In line 5 after "is exempt from disclosure" **insert** "(including any information that the Contractor designates as commercially sensitive information)".

**Insert** new clauses 8.3.2 to 8.3.7 as follows:

"8.3.2 The Contractor acknowledges that, in order to be compliant with the FOIA and the EIR 2004, the Employer may be obliged, on request, to provide or consider the provision of Information to third parties where that Information constitutes or may constitute Confidential Information. Subject to the provisions of this clause 8.3, the Contractor shall assist and co-operate with the Employer (at the Contractor's expense) to facilitate the Employer's compliance with the FOIA and/or EIR 2004 in that regard.

8.3.3 The Contractor shall:

- .1 transfer any Request for Information that it or its sub-contractors receive, to the Employer as soon as practicable after receipt and in any event within 2 Working Days of receiving that Request for Information; and
- .2 provide the Employer with a copy of all Information in its or its sub-contractors possession or power that the Employer reasonably considers is relevant to the Request in the form that the Employer requires as soon as practicable and in any event within 5 Working Days of the Employer requesting that Information and any follow up Information required by the Employer thereafter within 2 Working Days of the Employer's follow up request.

8.3.4 The Contractor acknowledges that the Employer may, acting in accordance with the FOIA Code, be obliged under the FOIA or the EIR 2004 to disclose Information that is or may be Confidential Information:

- .1 in certain circumstances without consulting the Contractor; or
- .2 following consultation with the Contractor and having taken the Contractor's views into account,

provided always that where clause 8.3.4 applies, the Employer shall, in accordance with the recommendations of the FOIA Code, draw this to the attention of the Contractor prior to any disclosure.

8.3.5 Subject to the Employer complying with its obligations under this clause 8.3, the Employer shall not be liable for any loss, damage, harm or other detriment suffered by the Contractor or any sub-contractor arising from the disclosure of any Information whether or not such Information is Confidential Information falling within the scope of the FOIA or EIR 2004.

8.3.6 The Contractor shall indemnify the Employer against all claims, demands, actions, costs proceedings and liabilities that the Employer incurs due to the Contractor's or any sub-contractor's breach of this clause 8.3.

8.3.7 The Contractor shall ensure that the terms of any sub-contract which it enters into with a sub-contractor replicate the provisions of this clause 8.3 such that the Employer has the same rights against a sub-contractor as it does against the Contractor under this clause 8.3."

## SECTION 9: ASSIGNMENT AND NOVATION

### Clause 9.1

**Delete** clause and replace with:

"The Employer may without the consent of the Contractor, assign, charge or transfer the benefit of all or any of his rights arising under or out of this Agreement. The Contractor shall not, without the prior written consent of the Employer, assign, charge or transfer the benefit of all or any of his rights under this Contract to any person."

### Clause 9.3

**Insert** new clause 9.3:

"9.3 Unless expressly stated to the contrary, nothing in this Agreement confers to anyone other than the parties to it and their respective assignees any right or benefit under the Contracts (Rights of Third Parties) Act 1999."

### Clause 9.4

**Insert** new clause 9.4:

"9.4 The Contractor shall not contend that any person to whom the benefit of this Agreement is assigned under this clause 9 may not recover any sum under this agreement because that person is an assignee and not a named party to this agreement."

### Clause 9.5

**Insert** new clause 9.5:

"9.5 No sub-contracting is permitted without the Contractor ensuring that:

- 9.5.1 the sub-contract contains such terms and conditions as are necessary for the Employer to be entitled to a copyright licence in terms the same as those of Clause 8; and
- 9.5.2 the sub-contractors with design responsibility are obliged to grant warranties in the same terms as those set out and on the same conditions as those set out in clause 9.7 subject to

any revised wording being agreed by the Employer.

#### Clause 9.6

Insert new clause 9.6:

“9.6 Notwithstanding any sub-contracting by the Contractor, the Contractor shall remain liable to the Employer to perform the Pre-Construction Services and to comply with the Contractor's obligations under this Agreement. The Contractor shall be responsible for checking all work carried out by any sub-contractor to ensure that it complies with the overall design intent and for the co-ordination and integration of any design work into the design of the Project.”

#### Clause 9.7

Insert new clause 9.7:

“9.7 The Contractor shall ensure that any sub-contractor, design consultant or site investigation consultant appointed during the Pre-Construction Period in relation to any element of the design of the Works shall, as a condition precedent to their appointment under this agreement, provide a warranty, in the form appended to this agreement at Annex 3 (Design Sub-consultant/Sub-contractor Warranty), in favour of the parties advised by the Employer or identified in the Main Contract.”

### SECTION 10: SUSPENSION BY THE EMPLOYER, TERMINATION, ADJUDICATION AND THE PC REGULATIONS

After “Termination in the heading of Section 10 insert “, Dispute Resolution,”.

#### Clause 10.1.1

Replace “Payment” with “Sum”.

#### Clause 10.5.1

In line 1 after ‘not less than’, replace “14” with “seven (7)”.

Insert new clauses 10.5.6-10.5.9 as follows:

“10.5.6 The Employer may terminate this Agreement if the Contractor undergoes a material detrimental change in its financial standing and/or the credit rating which, in the reasonable opinion of the Employer, adversely impacts on the ability of the Contractor to undertake the Pre-Construction Services. This may be evidenced by, inter alia, a proposed compromise with creditors or a proposed voluntary arrangement within the Insolvency Act 1986, the consideration by shareholders or presentation of a winding up petition or the application for the appointment of a provisional liquidator.

10.5.7 The Employer may terminate this Agreement in the event that the Contractor commits an offence under the Employment Relations Act 1999 (Blacklists) Regulations 2010.

10.5.8 The Employer may terminate this Agreement in the event that the Contractor is in breach of clause 2.19 (London Living Wage).

10.5.9 In respect of clauses 10.5.6, 10.5.7 and 10.5.8, the Employer shall serve a notice on the Contractor specifying the grounds for termination and requiring its remedy. If the Contractor fails to comply with the notice within 7 days the Employer may give notice to the Contractor terminating this Agreement with immediate effect.

#### Clause 10.6.2.1

Replace “Payments” with “Sums”.

Delete clause 10.2.6.3 and replace with the following:

“(where termination is not due to the Contractor's insolvency or material breach or under clause 10.5.4 (regulation 73(1)(b)), or under clauses 10.5.6, 10.5.7 or 10.5.8, any demobilisation and other costs reasonably and properly incurred by the Contractor as a result of the termination.”

#### Clause 10.7

**Insert** at the heading to Clause 10.7 the words “Dispute Resolution and” prior to “Adjudication”.

**Replace** the numbering of Clause 10.7 with the numbering 10.7.2.

**Insert** under the new heading to Clause 10.7 the following:

“10.7.1 If a dispute or difference arises under this Agreement which cannot be resolved by direct and good faith negotiations, each Party shall give serious consideration to any request by the other to refer the matter to mediation.”

10.8.1 **Insert** after “113(2)(c)(i) and (ii)” the words “including that:”.

10.8.1.1 **Insert** new clause 10.8.1.1 as follows:

“the Contractor shall ensure that all sub-contracts contain a provision requiring:

- .1 the Contractor to pay any sums which are due from it to a sub-contractor within 30 days from the date of a valid and undisputed invoice;
- .2 the Contractor to consider and verify any invoices for payment submitted by a sub-contractor in a timely fashion and that undue delay in doing so is not to be sufficient justification for failing to regard an invoice as valid and undisputed; and
- .3 the sub-contractor to include in any sub-contract which it in turn awards suitable provisions to impose, as between the parties to that sub-contract, requirements to the same effect as those required by this clause 10.8.1.1;”

10.8.1.2 **Insert** new clause 10.8.1.2 as follows:

“Clause 10.8.1 is without prejudice to any contractual or statutory provision under which any payment is to be made earlier than the time required by that clause.”

**Insert** new Clause 10.9 as follows

“10.9 Deemed Determination of the Contractor’s Appointment

10.9.1 If the Employer:

10.9.1.1 notifies the Contractor at any time within the Determination Period that the Employer has decided not to appoint the Contractor under the Main Contract in accordance with Clause 3.5.3.1; or

10.9.1.2 fails to make any notification to the Contractor under Clause 3.5.3 within the Determination Period;

then this Agreement shall thereby be deemed determined.

10.9.2 In the event of this Agreement being deemed determined under Clause 10.9.1:

10.9.2.1 the Contractor shall cease forthwith to carry out any more work whatsoever in connection with this Agreement and/or the Project; and

10.9.2.2 the Contractor shall deliver up to the Employer all designs, plans, programs and other documents (collectively “**Project Documents**”) prepared under this Agreement (and/or in relation to the Project) by the Contractor or by his sub-contractors or consultants on his behalf and the Contractor shall if so required by the Employer grant to the Employer an irrevocable, royalty free licence or licences to make use of such Project Documents for the purpose of the Project; and

10.9.2.3 the Contractor shall consult with the Employer with regard to the action which the Contractor should take for the fulfilment or cancellation of orders and the Contractor shall supply to the Employer all invoices and other documents relating to orders made or intended to be made and if so required by the Employer, the Contractor shall assign to the Employer or their nominee or nominees the benefit of any or all contracts entered into with sub-contractors, consultants and suppliers; and

10.9.2.4 the Employer shall pay to the Contractor such instalments of the Fee as are due to the Contractor at the date of deemed determination together with any Additional Sums due and payable to the Contractor and such proportion of the next instalment of the Fee (if any) as is fair and reasonable having regard to the extent of the Pre-Construction Services provided by the Contractor up to that date.



- 10.9.3 Save as provided in Clause 10.9.2.4, the Employer shall owe the Contractor no further payment or compensation either in respect of any work which he has performed in relation to the Project or in respect of the termination or deemed determination of this Agreement. In particular, the Contractor shall have no claim against the Employer for breach of contract, loss of profit, loss of expectation or otherwise arising from the failure or refusal of the Employer to enter into a Main Contract.”

## 11 Additional Requirements

### 11.1 Blacklisting

**Insert** new clause 11.1:

- “11.1 The Contractor shall and shall procure that all staff and sub-contractors comply with the requirements of the Employment Relations Act 1999 (Blacklists) Regulations 2010 (the “**Blacklists Regulations**”) and shall ensure that it will not during the contract period be a party to or concur in any discriminatory employment practice which could be construed as blacklisting or boycotting any person who sought employment with the Contractor in breach of the Blacklists Regulations.”

### 11.2 Prevention of Bribery

**Insert** the following:

- 11.2.1 The Contractor represents and warrants that neither it, nor to the best of its knowledge any Contractor’s staff or subcontractors, have at any time prior to Date of Possession:

- (a) committed a Prohibited Act or been formally notified that it is subject to an investigation or prosecution which relates to an alleged Prohibited Act; and/or
- (b) been listed by any government department or agency as being debarred, suspended, proposed for suspension or debarment, or otherwise ineligible for participation in government procurement programmes or contracts on the grounds of a Prohibited Act.

- 11.2.2 The Contractor shall not during the contract period:

- (a) commit a Prohibited Act; and/or
- (b) do or suffer anything to be done which would cause the Employer or any of the Employer’s employees, consultants, contractors, sub-contractors or agents to contravene any of the Bribery Act or otherwise incur any liability in relation to the Bribery Act.

- 11.2.3 The Contractor shall during the contract period:

- (a) establish, maintain and enforce, and require that its sub-contractors establish, maintain and enforce, policies and procedures which are adequate to ensure compliance with the Bribery Act and prevent the occurrence of a Prohibited Act; and
- (b) keep appropriate records of its compliance with its obligations under clause 11.2.3(a) and make such records available to the Employer on request.

- 11.2.4 The Contractor shall immediately notify the Employer in writing if it becomes aware of any breach of clause 11.2.1 and/or clause 11.2.2, or has reason to believe that it has or any of the Contractor’s staff or sub-contractors have:

- (a) been subject to an investigation or prosecution which relates to an alleged Prohibited Act;



- (b) been listed by any government department or agency as being debarred, suspended, proposed for suspension or debarment, or otherwise ineligible for participation in government procurement programmes or contracts on the grounds of a Prohibited Act; and/or
- (c) received a request or demand for any undue financial or other advantage of any kind in connection with the performance of this Contract or otherwise suspects that any person or party directly or indirectly connected with this Contract has committed or attempted to commit a Prohibited Act.

11.2.5 If the Contractor makes a notification to the Employer pursuant to clause 11.2.4, the Contractor shall respond promptly to the Employer's enquiries, co-operate with any investigation, and allow the Employer to audit any books, records and/or any other relevant documentation in accordance with clause 2.14 (Audit).

11.2.6 If the Contractor is in default under clause 11.2.1 and/or clause 11.2.2, the Employer may by notice:

- (a) require the Contractor to remove from performance of the Works any Contractor's staff whose acts or omissions have caused the default; or
- (b) immediately terminate this Contract.

11.2.7 Any notice served by the Employer under clause 11.2.6 shall specify the nature of the Prohibited Act, the identity of the party who the Employer believes has committed the Prohibited Act and the action that the Employer has elected to take (including, where relevant, the date on which this Contract shall terminate).

### 11.3 The Prevent Duty

**Insert** new clause:

11.3.1 The Contractor shall (and shall procure that the Contractor's employees shall) comply with the requirements of the Counter-terrorism and Security Act 2015 (**CTSA15**) (including any guidance, amendments and all subsequent regulations made pursuant to this Act and any Employer's Policies) and will co-operate with the Employer in ensuring the Employer's compliance with its obligations under CTSA15 and in particular the Employer's obligation under s26 to have due regard to the need to prevent people from being drawn into terrorism in the exercise of its functions (the "**Prevent duty**").

**Annex A  
Fee, Rates, Additional Payments and Reimbursable Expenses**

**Annex A      Fee, Rates, Additional Payment and Reimbursable Expenses**

*Note An Asterisk \* indicates text that is to be deleted as appropriate.*

**The Fee**

- 1      \* The Fee is the fixed sum of £[            ] being the total of the sums listed in Section 0.1 of the Schedule of Preliminaries Breakdown (set out below).

**Payment of Fee etc.**

- 2      The Fee shall become due and payable in accordance with section 6 at the following dates or stages/milestones and in the following amounts or percentages

*Application date at which due*

*Percentage of Fee or amount*

[    ] of each month

[payment based on Services provided within the valuation period and also to be determined by reference to the Schedule of Preliminaries Breakdown]

**[Drafting note:** *the specified date will need to be included in due course*].

**Contractor's Project Staff – Applicable rates**

- 3      Such rates/sums set out the Schedule of Preliminaries Breakdown (the aforementioned shall also be utilised for any apportionment under clause 10.6.2.1) ~~The weekly all-in rate for any necessary extension of Pre-Construction Services work (and for the purposes of any apportionment under clause 10.6.2.1) is £[            ] based on the~~  
  
~~contractor's Project Staff of:~~

### Additional Services

- 4 Shall be priced in accordance with clause 5.4 and with due consideration to the Schedule of Preliminaries Breakdown. ~~The rates specified above shall apply (so far as properly applicable) for the purposes of any Additional Services instructed (or events or causes within clause 5.2) \* subject to the following:~~


### Reimbursable Expenses

- 5 Subject to their being properly and necessarily incurred for the purposes of the Project, the following expenses/disbursements of the Contractor shall be reimbursable by the Employer up to any maximum amount or rate specified below or as otherwise agreed in writing from time to time:

~~[Type]~~

~~[Maximum amount/rate]~~



Save as otherwise agreed in writing, all other expenses and disbursements shall be deemed to be included in the Fee.

### Supporting documents

- 6 Each application that includes any of the following types of charge or expenditure should be accompanied by the following documents:

*[Charge/Expenditure]*

*[Documentation]*

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**VAT**

- 7 All amounts and rates shown above are exclusive of VAT

**Schedule of Preliminaries Breakdown**

[Completed version to be included]

**Annex 1  
Pre-Construction Services**

This Annex 1 entirely replaces Annex B of the JCT PCSA 2016

**[Note that this is to include all documentation setting out the PCSA Services i.e. the brief (contained in the Tendering Protocol), the Contractor's first stage proposals, programme setting out key tasks etc.]**

The Contractor shall undertake all design and specification works, site investigations, other enabling works and trade package procurement as required to meet the objectives of the Tendering Protocol.

**Annex 2**  
**Main Contract**

**Annex 3**  
**Design Sub-Consultant / Sub-Contractor Warranty**

**Sub-Consultant Warranty**

**THIS AGREEMENT** is made the.....day of..... 202[ ]

**BETWEEN**

(1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HACKNEY** of Town Hall, Mare Street, London E8 1EA ("the Employer"); and

(2) ..... (company number: .....) whose registered office is at ..... ("the Sub-Consultant")

**WHEREAS**

- A. The Employer has appointed ..... ("the Consultant") to carry out ..... Services to ..... ("the Services") under the terms of an agreement made between the Employer and the Consultant dated ..... 2020 ("the Services Contract").
- B. The Consultant has requested (and the Employer has approved) that it be allowed to employ the Sub-Consultant to assist in carrying out certain of the Services and/or its duties and obligations under the Services Contract, as set out in the Schedule ("the Sub-Contract Services") and has appointed the Sub-Consultant in connection therewith.
- C. The Consultant has accepted full responsibility for the Sub-Contract Services undertaken by the Sub-Consultant and for the payment of its fees.

**IT IS AGREED THAT:**

- 1. In consideration of the Employer paying the sum of one pound (£1), receipt of which the Sub-Consultant hereby acknowledges, the Sub-Consultant agrees to the provisions of this Agreement.
- 2. The Sub-Consultant warrants that it will exercise all necessary skill, care and diligence in carrying out the Sub-Contract Services and such duties and obligations as may be entrusted to it by the Consultant, and will carry out the same in a manner which will not prejudice the successful completion of the Services.
- 3. The Sub-Consultant undertakes to the Employer that it will take all necessary skill and care in:
  - (a) the design of the Services insofar as those Services have been or will be designed by the Sub-Consultant;
  - (b) the selection of materials and goods to be incorporated by the Sub-Contract Services insofar as such materials and goods have been or will be selected by the Sub-Consultant;
  - (c) the carrying out of any duties or works or in the supervision of any works or in implementing any action necessary to ensure the satisfactory completion of the Sub-Contract Services insofar as those duties, works or supervision are to be undertaken by the Sub-Consultant.
- 4. The Sub-Consultant agrees that, in the event of the Consultant's commission being determined by the Employer, the Employer may, at its sole discretion, by written notice, directly commission the Sub-Consultant to complete any services for which it was responsible under its agreement with the Consultant and, if the Employer shall serve such notice, then the Employer accepts responsibility for

the payment of any fees for Sub- Contract Services so directly commissioned and at a rate to be agreed between the parties.

5. In the event of the Employer exercising the option referred to in clause 4, then the copyright of all drawings, specifications, photographs, survey reports and other documents produced by the Sub-Consultant for the Sub-Contract Services either before or after the determination of the Consultant's commission as referred to in clause 4, shall be the property of and vest in the Employer who reserves the right to reproduce such drawings or other documents or to execute, or to have executed, works in accordance with such drawings or other documents as may be required by the Employer.
6. The Sub-Consultant shall maintain professional indemnity insurance for an amount of at least £[SUM] for any one occurrence or series of occurrences arising out of any one event for a period beginning on the date of this Agreement and ending 12 years after the date of the completion of the Sub-Contract Services, provided that such insurance is available at commercially reasonable rates. The Sub-Consultant shall maintain that professional indemnity insurance:
  - (a) with reputable insurers lawfully carrying on insurance business;
  - (b) on customary and usual terms and conditions prevailing for the time being in the insurance market; and
  - (c) on terms that:
    - (i) do not require the Sub-Consultant to discharge any liability before being entitled to recover from the insurers; and
    - (ii) would not adversely affect the rights of any person to recover from the insurers under the Third Parties (Rights Against Insurers) Act 2010.
- 6.1 Any increased or additional premium required by insurers because of the Sub-Consultant's claims record or other acts, omissions, matters or things particular to the Sub-Consultant shall be deemed to be within commercially reasonable rates.
- 6.2 The Sub-Consultant shall not, without the Employer's written consent:
  - (a) settle or compromise any claim with the insurers that relates to a claim by the Employer against the Sub-Consultant; or
  - (b) by any act or omission lose or affect the Sub-Consultant's right to make, or proceed with, that claim against the insurers.
- 6.3 The Sub-Consultant shall immediately inform the Employer if the Sub-Consultant's required professional indemnity insurance ceases to be available at commercially reasonable rates.
- 6.4 Whenever the Employer reasonably requests, the Sub-Consultant shall send the Employer evidence that the Sub-Consultant's professional indemnity insurance is in force.
7. If requested the Sub-Consultant will supply the Employer with such information as may be reasonable without undue delay.
8. The Sub-Consultant acknowledges that the Employer may assign the benefit of this Agreement to its successors in title to and those deriving title from the Employer without the consent of the Sub-Consultant.
9. Any notice to be given by either party to this Agreement shall be deemed to be duly given if it is delivered by hand at or sent by first class post or by facsimile or other electronic transmission to the other at the respective address chosen by such party and stated above or agreed by the parties as the address for service of all notices. Any notice delivered by first class post shall be deemed to have been received forty-eight (48) hours after having been posted and if sent by facsimile or other electronic transmission at the instant it is dispatched provided always a record of the transmission is made and a hard copy is sent to the recipient.



**IN WITNESS** whereof this Agreement has been entered into by the parties as a Deed on the date first stated above

**THE COMMON SEAL** of the )  
**MAYOR AND BURGESSES OF** )  
**THE LONDON BOROUGH OF HACKNEY** )  
was hereunto affixed in the presence of: )

.....  
Authorised Signatory

**EXECUTED AS A DEED** )  
on behalf of ..... )  
acting by: )  
..... Director  
..... Director/Secretary

Schedule  
"the Sub-Contract Services"  
[.....]

**Sub-Contractor Warranty**

**THIS AGREEMENT** is made the.....day of..... 202[ ]

**BETWEEN**

- (1) **The Mayor and Burgesses of the London Borough of Hackney** of Town Hall, Mare Street, London E81EA ("the Employer"); and
- (2) ..... (company number .....) whose registered office is at ..... ("the Sub-Contractor")

**WHEREAS**

- A. The Employer has appointed ..... ("the Contractor") to carry out Restitution Works to ..... ("the Works") under the terms of an agreement made between the Employer and the Contractor dated ..... ("the Main Contract").
- B. The Contractor has requested (and the Employer has approved) that it be allowed to employ the Sub-Contractor to assist in carrying out certain of the Works and/or its duties and obligations under the Main Contract, as set out in the Schedule ("the Sub-Contract Works") and has appointed the Sub-Contractor in connection therewith.
- C. The Contractor has accepted full responsibility for the Sub-Contract Works undertaken by the Sub-Contractor and for the payment of its fees.

**IT IS AGREED THAT:**

1. In consideration of the Employer paying the sum of one pound (£1), receipt of which the Sub-Contractor hereby acknowledges, the Sub-Contractor agrees to the provisions of this Agreement.
2. The Sub-Contractor warrants that it will exercise all necessary skill, care and diligence in carrying out the Sub-Contract Works and such duties and obligations as may be entrusted to it by the Contractor, and will carry out the same in a manner which will not prejudice the successful completion of the Works.
3. The Sub-Contractor undertakes to the Employer that it will take all necessary skill and care in:
  - (a) the selection of materials and goods to be incorporated in the Sub-Contract Works insofar as such materials and goods have been or will be selected by the Sub-Contractor;
  - (b) the carrying out of any duties or works or in the supervision of any works or in implementing any action necessary to ensure the satisfactory completion of the Sub-Contract Works insofar as those duties, works or supervision are to be undertaken by the Sub-Contractor.
4. The Sub-Contractor agrees that, in the event of the Contractor's commission being determined by the Employer, the Employer may, at its sole discretion, by written notice, directly commission the Sub-Contractor to complete any work for which it was responsible under its agreement with the Contractor and, if the Employer shall serve such notice, then the Employer accepts responsibility for the payment of any fees for Sub-Contract Works so directly commissioned and at a rate to be agreed between the parties.
5. In the event of the Employer exercising the option referred to in clause 4, then the copyright of all drawings, specifications, photographs, survey reports and other documents produced by the Sub-Contractor for the Sub-Contract Works either before or after the determination of the Contractor's commission as referred to in clause 4, shall be the property of and vest in the Employer who reserves the right to reproduce such drawings or other documents or to execute, or

to have executed, works in accordance with such drawings or other documents as may be required by the Employer.

6. The Sub-Contractor shall maintain professional indemnity insurance for an amount of at least £[SUM] for any one occurrence or series of occurrences arising out of any one event for a period beginning on the date of this Agreement and ending 12 years after the date of making good of defects of the Works, provided that such insurance is available at commercially reasonable rates. The Sub-Contractor shall maintain that professional indemnity insurance:
  - (a) with reputable insurers lawfully carrying on insurance business;
  - (b) on customary and usual terms and conditions prevailing for the time being in the insurance market; and
  - (c) on terms that:
    - (i) do not require the Sub-Contractor to discharge any liability before being entitled to recover from the insurers; and
    - (ii) would not adversely affect the rights of any person to recover from the insurers under the Third Parties (Rights Against Insurers) Act 1930.
- 6.1 Any increased or additional premium required by insurers because of the Sub-Contractor's claims record or other acts, omissions, matters or things particular to the Sub-Contractor shall be deemed to be within commercially reasonable rates.
- 6.2 The Sub-Contractor shall not, without the Employer's written consent:
  - (a) settle or compromise any claim with the insurers that relates to a claim by the Employer against the Sub-Contractor; or
  - (b) by any act or omission lose or affect the Sub-Contractor's right to make, or proceed with, that claim against the insurers.
- 6.3 The Sub-Contractor shall immediately inform the Employer if the Sub-Contractor's required professional indemnity insurance ceases to be available at commercially reasonable rates.
- 6.4 Whenever the Employer reasonably requests, the Sub-Contractor shall send the Employer evidence that the Sub-Contractor's professional indemnity insurance is in force.
7. If requested the Sub-Contractor will supply the Employer with such information as may be reasonable without undue delay.
8. The Sub-Contractor acknowledges that the Employer may assign the benefit of this Agreement to its successors in title to and those deriving title from the Employer without the consent of the Sub-Contractor.
9. Any notice to be given by either party to this Agreement shall be deemed to be duly given if it is delivered by hand at or sent by first class post or by facsimile or other electronic transmission to the other at the respective address chosen by such party and stated above or agreed by the parties as the address for service of all notices. Any notice delivered by first class post shall be deemed to have been received forty-eight (48) hours after having been posted and if sent by facsimile or other electronic transmission at the instant it is dispatched provided always a record of the transmission is made and a hard copy is sent to the recipient.

IN WITNESS whereof the Employer has affixed its common seal and the Sub-Contractor has executed its part as a deed the day and year first above written.

**THE COMMON SEAL** of the )  
**MAYOR AND BURGESSES OF THE** )

**LONDON BOROUGH OF HACKNEY** )  
was hereunto affixed in the )  
presence of: )

.....  
Authorised Signatory

**EXECUTED AS A DEED** )  
on behalf of ..... )  
acting by: )

.....  
Director

.....  
Director/Secretary

Schedule

“the Sub-Contract Works”

[.....]

**Annex 4**  
**Parent Company Guarantee / Performance Bond**

**NOT USED**

**Annex 5**  
**Matrix of Responsibility for Planning Matters**

**NOT USED**

**Annex 6**  
**Process for determining if “adverse weather conditions” have occurred**

In the event of a claim by the Contractor that a Relevant Event has occurred due to exceptionally adverse weather conditions as set out in clause 2.26.8, then the following shall apply:

Exceptionally adverse weather conditions require quite unusual severity: this will be established by taking the weather measurements listed below using the nearest Meteorological Office weather station to the Site.

Weather measurements

- the cumulative rainfall (mm)
- the number of days with rainfall more than 5mm
- the number of days with minimum air temperature less than 0°C
- the number of days with gale wind\* speeds more than 39 miles per hour (Beaufort scale)
- the number of days with snow lying at 0900 hours GMT (Met Office normally records snow lying at 9 am GMT)
- wind speeds measurements applicable to roofing work as per the latest HSE guidance on roof works.

If a weather measurement at the time of alleged Relevant Event is recorded the value of which, by comparison with the weather data for the weather station in question, is shown to occur on average less frequently than once in every thirty years for that calendar month, then an exceptionally adverse weather condition has occurred.



**Annex 7**  
**NOT USED**

**Annex 8**  
**Form of Novation Agreement**  
**NOT USED**

**Annex 9  
Not Used**

**Annex 10**  
**Cost Plan**

[Relevant Cost Plan to be inserted depending on selection of Option A or B]

**Annex 11**  
**Employer's Requirements**

*Drafting note: The Employer's Requirements consist of the following:*

- *Section 2A: The General Conditions document reference L180296/C1/0317/JPH/nyl/g35, and associated Appendices*
- *Section 2B: The Technical Specifications document reference L180296/C1/0319/JPH/nyl/g35, and associated Appendices*
- *Section 2C: Hackney New Build Design Specification Version 5 to be read in conjunction with RSD Hackney New Build Spec - V6 Extract - Doors, Communication Installations etc - Rev 2 020821 (including all appendices and addendums associated there with)*
- *Section 2D: Indicative Drawings and Designer's Specifications*
- *Section 2E: Indicative Drawings Supporting Details*

**Annex 12**  
**First Stage Tender / Contractor's Initial Proposals**

**Annex 13  
Programme**

**Annex 14  
Project Team**

<b>Name</b>	<b>Function</b>
Calfordseaden LLP	Employer's Agent and Quantity Surveyor:
Calfordseaden Health and Safety Limited	Principal Designer
Refer to paragraph 1.6.1 of the General Condition to the Employer's Requirements (Section 2A document reference L180296/C1/0317/JPH/nyl/g35)	The Employer's Pre-Tender Stage Design Team



**Annex 15  
Third Party Agreements**

<b>Date</b>	<b>Title</b>	<b>Location</b>
[TBC]	Agreement with Thames Water for sewer diversion and Build Over Agreement	Further details regarding the sewer diversion and Build Over Agreement are contained in paragraphs 1.3.6 and 1.3.7 and Section 3 of the Employer's Requirements.
[TBC]	Crossrail 2 Basic Asset Protection Agreement	Further details regarding the BAPA are contained in paragraph 1.3.5 and Section 3 of the Employer's Requirements.
[TBC]	[Agreement with the EsCO if Option B applies]	[Further detail is provided in paragraph 1.3.9 of the Employer's Requirements.]

**Annex 16**  
**Contractor's Key Personnel**

Name	Function

**Annex 17  
Novation  
NOT USED**

**Annex 18**  
**Second Stage Tender Requirements**

Tendering Protocol

Employer's Requirements as set out in Annex 10 of this Agreement

[The Contract Sum Analysis]

[Schedule of Preliminaries Drawdown]

**Annex 19**  
**BIM Protocol**

As contained in the Main Contract (Annex 2 of this Agreement).

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