



FEASIBILITY & ORDER OF COST ESTIMATE REPORT

Proposed New Community Centre, Stoke Hammond.

For Stoke Hammond Parish Council

Project No: BB0127

Date: January 2021

Issue No: 1.01

Broadbase PM & QS Services Ltd
180 Oldbrook Boulevard,
Oldbrook,
Milton Keynes,
Bucks, MK6 2HG.

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Executive Summary

This Report has been prepared for Stoke Hammond Parish Council, the information contained within this Report is intended solely for the Parish Councils own use and no other.

The Report has been based on information made available during discussions with Mr Johnson and or Mr Noble, notes for such discussions are contained within the Annex's of this Report.

Any costs information at this stage are indicative and should be used for budgetary purposes only to establish a cost limit. The readers attention is drawn to the exclusions list which is somewhat exhaustive.

It is recommended that should the project proceed to the next stage, that certain key principles be established with the current Community Centre Owners (Stoke Hammond Community Association).

- *Rights of Way*
- *Access arrangements*
- *Rights to build on the Community Centres Land*
- *Incoming Service enquires to ensure the network in the local areas has the necessary capacity.*

The above is not a exhaustive list but is intended to identify some key components that potentially have the capacity to cause extensive delays if not resolved early in the life of the project.

It is also recommended that prior to engaging a Design Team that a definitive 'Brief and Scope of Works' is clearly defined to allow a design to be commissioned in accordance with the RIBA Plan of Works. Costs should be monitored throughout the project and the Risks fully assessed during all RIBA Workstages to ensure tight budgetary control.

Section 1 - Description of the Project

Project title: New Community Centre for Stoke Hammond Parish Council

The Parish is desirous of a new extended Community Hall to cater for a total of between 200 and 250 persons at any one time.

Short history of the site:

The existing community hall was formerly the village school which was constructed circa 1960's the building functioned as a school until the 1990's when the school closed. At this point the village (via the Stoke Hammond Community Association) secured funds to acquire the building, the purpose being to provide a building for local education and social activities. Stoke Hammond Community Association own and manage/run the centre providing a preschool nursery during weekdays and offering private functions in the evening and weekends as a social centre for local clubs and/or hire of the Hall for some 170 people (100 seating).

The Site, as identified in Annex A, is located at the end of the Bragenham Side lane on the eastern side of Stoke Hammond. After some investigation it has been established that the site comprises of parcels of land under the ownership of either the Parish Council or Stoke Hammond Community Association. A summary of which is scheduled below: -

- The community centre, existing access, tarmac frontage, and immediate surrounding area is currently under the ownership of the Stoke Hammond Community Association.
- The Playing field to the western and rear of the community centre, which currently has the playing equipment and MUGA installed on it is under the ownership of the Parish Council.
- The relatively newly acquired arable field to the East of the community centre is owned by the Parish Council.

Refer to Annex A for extracts of the land registry for each section of land.

It is understood that sometime in the 2016 the current building was refurbished the full extent of which has yet to be determined, albeit it is understood that no structural alterations to the building formed part of the works. The current building comprises a main hall, kitchen, separate gender toilets and a disabled toilet/baby changing facility. There is also a smaller meeting room with its own separate toilet facilities and small kitchenette area. Externally the site benefits from a small parking area to the front of the building along with a fenced hard standing currently used for children's play. To the rear of the building there is a large playing field

Existing Building Form and Surrounding Area.

The existing community hall lies at the end of Bragenham Side, which is a public adopted road maintained by Buckinghamshire Council. The road continues past the Community Centre and narrows to a single-track road providing access to private residential dwellings, the Grand Union Canal and surrounding farmland.

Initial enquiries (refer to Annex H) confirms that no National Grid Gas supplies lie within close proximity to site, Mains electricity is available within the vicinity. However it is recommended that investigations at an early stage is instigated to establish whether there is spare capacity or whether a substation will be needed. Note these costs exclude the requirement for a substation.

The existing building form comprises of a single storey structure, pitched roof structure with a single storey rectangular mono pitched attached plantroom to the rear western end of the main building. It is understood that the existing building is heated via an oil-fired boiler feeding LTHW radiators.

There is limited onsite parking available, this together with the availability of front playground area being utilised as community parking when the day nursery is not in operation. As part of this feasibility additional carparking facilities will be provided.

Section 2 - Basis of Cost Estimate

A statement of cost:

Order of Cost Estimates are an intrinsic part of the Royal Institute of British Architects (RIBA), Plan of Work which is a construction industry recognised framework that organises the process of managing and designing building projects and administering building contracts into several key Work Stages. Refer to Annex G for a copy of the RIBA's Plan of Works.

Work stage 1. The core objectives of this stage are described in the RIBA Plan of Works of 2020 and is as follows:

- Stage 1 Preparation and Brief – Develop project objectives, including quality objectives and project outcomes, sustainability aspirations, project budget, other parameters or constraints and develop initial project brief. Undertake feasibility studies and review of site information.

The purpose of an Order of Cost Estimate is to establish a realistic cost limit for the building project. The cost limit being the maximum expenditure that the Client is prepared to make in relation to the completed building project. The estimate is produced at the early stage of the project and take place prior to preparation of a full set of working drawings or Bills of Quantities and forms the initial build-up to the cost planning process. This order of cost estimate developed in line with the Royal Institution of Chartered Surveyors (RICS), New Rules of Measurement (NRM1).

information and any specification:

The initial Order of Cost Estimate has been prepared based on the following information.

1. Statement on floor area(s):

An assumed floor area of approx. 200m² Gross internal floor area for the new extension has been assumed.

2. Initial Risk Register / Log:

Should the project develop further a detailed risk analysis will need to be undertaken and risks calculated, at this stage of the project we have highlighted all the potential risks associated with the project and have utilised our experience of project type, site conditions, level of design etc to provide a considered percentage against each heading.

Design Development Risks (allowances against risk in design process)

- Scheme design, structure and services proposals.
- Planning requirements & restrictions.
- Legal agreements.
- Covenants'.
- Environmental issues.
- Statutory requirements.
- Procurement methodologies.
- Tendering delays.

Construction Risk (allowances for risk associated with site conditions)

- Extensive service diversions/upgrades unusually high requirements from statutory authorities.
- Restrictions on access.
- Presence of asbestos containing materials.
- Restrictions on noisy working hours.
- Abnormal structural / substructure works to the proposed or existing buildings.
- Archaeological cost or associated delays.
- Site specific planning requirements.
- Abnormal acoustic measures.
- Measures to deal with air quality.
- Additional cost of consequential upgrading for Building Regulations Compliance.
- Additional cost of compliance with future changes in Building Regulations.

Employer Changes (allowance for risks associated with Employer changes)

- Employer changes brief, scope of works, quality, time etc

Employer Other Risks

- Funding and the availability of funds.
- Special contractual arrangements.
- Early handover.
- Postponement.
- Acceleration.
- Availability of funds.
- Liquidated damages.
- Premiums on associated contracts for late delivery etc.

3. Base date for cost estimate:

The Base date for the cost estimate is 1st quarter 2021 and **no allowance** has been made for inflation beyond this date.

Should the project develop beyond the feasibility stage, costs should be monitored and updated budget estimates / cost plan developed as the scope / design is developed.

4. Inclusions:

The Order of Cost Estimate has been based on industry benchmark data typically expected for a project of this type. The benchmark data takes into account the nature and a typical specification of the project, the expected method of construction, the location, and defined uses.

The data considered in providing the Order of Cost Estimate relates to the first quarter of 2021 and sourced from:

- Broadbase Cost Data
- BCIS Data
- Industry published cost data

5. Exclusions:

No allowance has been made for: -

- Professional fees
- VAT
- Insurances
- Legal Fees
- Finance costs and interest charges
- Planning / Building regulation fees
- Site investigation costs and/or asbestos survey
- Works outside of the site boundary, including Highways upgrade
- Loose furniture or other equipment
- Marketing

- IT wiring and equipment including media and AV equipment
- Fire fighting appliances
- Decanting, temporary accommodation and moving / relocation costs of existing tenants
- Income loss during construction and vacant tenant periods
- Structural alterations to existing building
- Alterations to existing below ground drainage
- External works (other than those specifically identified)
- Capital allowances for taxation purposes
- Land remediation relief
- Grants
- Incoming Services Upgrades, i.e. Substation etc.

It is recommended that specialist advice is sought to maximise the availability and quantum of capital allowances, land remediation and grants that may be available.

5. VAT:

Value Added Tax (VAT) is excluded from these costs. It is recommended that specialist advice is sought on VAT matters relating to the various aspects of the proposed building project.

Section 3 – Order of Cost Estimate Summary

The Order of Cost Estimate has been prepared based on information currently available, a copy of which is contained in Annex B. The estimate has been broken down into its major headings to enable the reader to select various elements that may be of a higher priority than others and to enable budgeting requirements to be considered.

As an example, if the new Community Centre extension is selected the over-all cost estimate is the multiplier of the base cost and its various oncosts. (see below)

New Community Centre (200 m2 extension) -

£317,387

Add

- Preliminaries @ 13%
- Main Contractors Overheads and Profit @ 6%
- Professional Fees (Architect/Engineers etc) @15%
- Design Development Risk @ 20%
- Risk Allowance @ 25%
- Construction inflation @1.5%

Total of Community Centre Project (rounded)

£665,600

Note the accuracy of the estimate at this stage is +/- 25%

This example can be applied to the various other elements that will allow the reader to select single or multiple headings. As the scope is developed further and the design is firmed up the risks can be reviewed and adjusted in accordance with the findings

Should the option be for a standalone New Community Centre located on land owned by the Parish Council, we have prepared an indicative cost estimate to allow the reader to review the options.

New Standalone Community Centre. (approx. 670m2 Gross Internal Floor Area)



Figure 1



Figure 2

Figure 1 and Figure 2 provides an illustrative example of a standalone building providing one court Badminton sized hall, a second hall for more informal functions, lounge / meeting room, bar area, kitchen, WC provision and changing facilities. This provides a single storey building having a footprint something in the order of 600m², however it is considered that this layout is somewhat constricted and for the purposes of the standalone calculation a footprint of 670m² has been selected.

New Community Centre (670 m² GIFA) -

£1,527,600

Add

Preliminaries @ 12%

Main Contractors Overheads and Profit @ 3%

Professional Fees (Architect/Engineers etc) @15%

Design Development Risk @ 20%

Risk Allowance @ 25%

Construction inflation @1.8%

Total of Community Centre Project (rounded)

£3,082,800

Note the accuracy of the estimate at this stage is +/- 25%

As with the initial worked example this can also be applied to the various other elements that will allow the reader to select single or multiple headings. As the scope is developed further and the design is firmed up the risks can be reviewed and adjusted in accordance with the findings. The cost range for building is this type on average falls within the following parameters £2,160 - £2,2400 per m² at today's prices, specification is based on a mid-range and foundations are based on typical foundations (i.e not deep pad or piled foundations). For the purposes of this calculation a cost of £2,280 per m² has been selected.

The relevant oncosts i.e. Preliminaries, Overheads and Profit etc have all been adjusted to reflect a standalone building of this size. Note that site development costs i.e. carparking, access road, sports provision, external works will all still need to be applied to this option.

Annex A

Site Location Plan

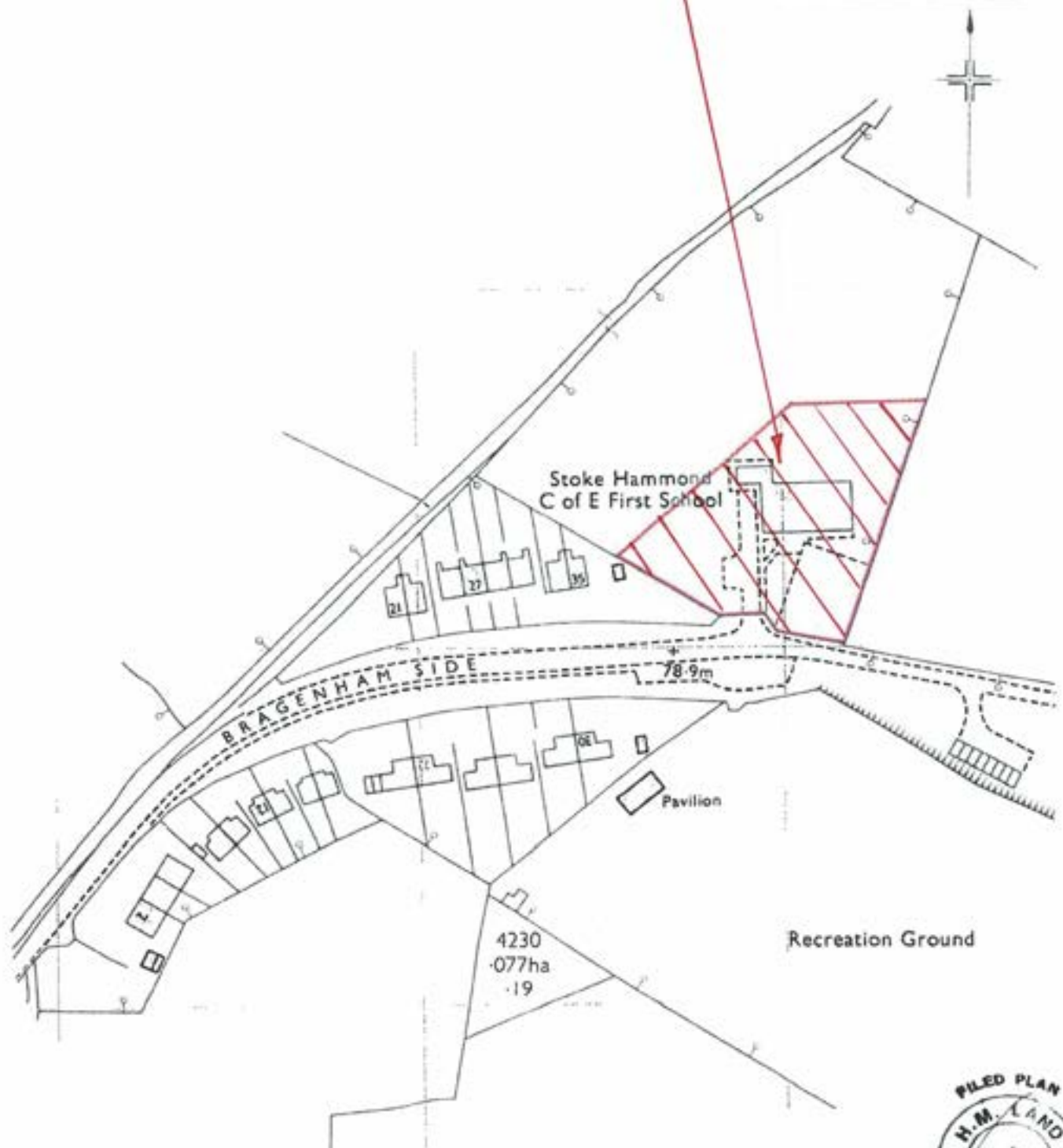
Site Location Plan



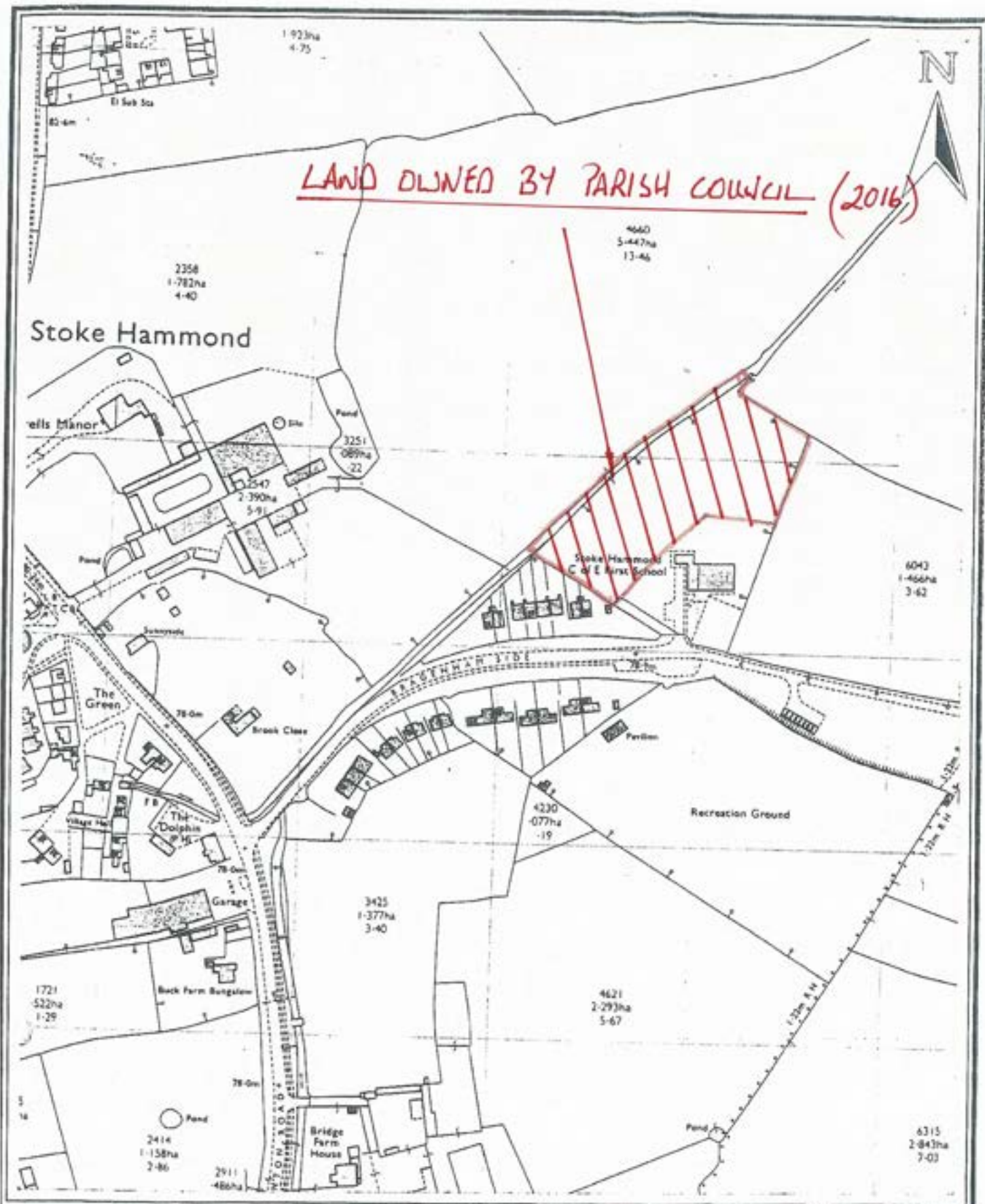
Figure 1 - Site Location

LAND OWNED BY STOKE HAMMOND COMMUNITY ASSOCIATION.

H.M. LAND REGISTRY		TITLE NUMBER
		BM226313
ORDNANCE SURVEY PLAN REFERENCE	SP8829	Scale 1/1250 Enlarged from 1/2500
COUNTY BUCKINGHAMSHIRE	DISTRICT AYLESBURY VALE	© Crown Copyright 1997



LAND OWNED BY PARISH COUNCIL (2016)



NOT TO SCALE

Produced on behalf of Buckinghamshire County Council
For identification purposes only.

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Reproduced from the Ordnance Survey by permission of the controller.

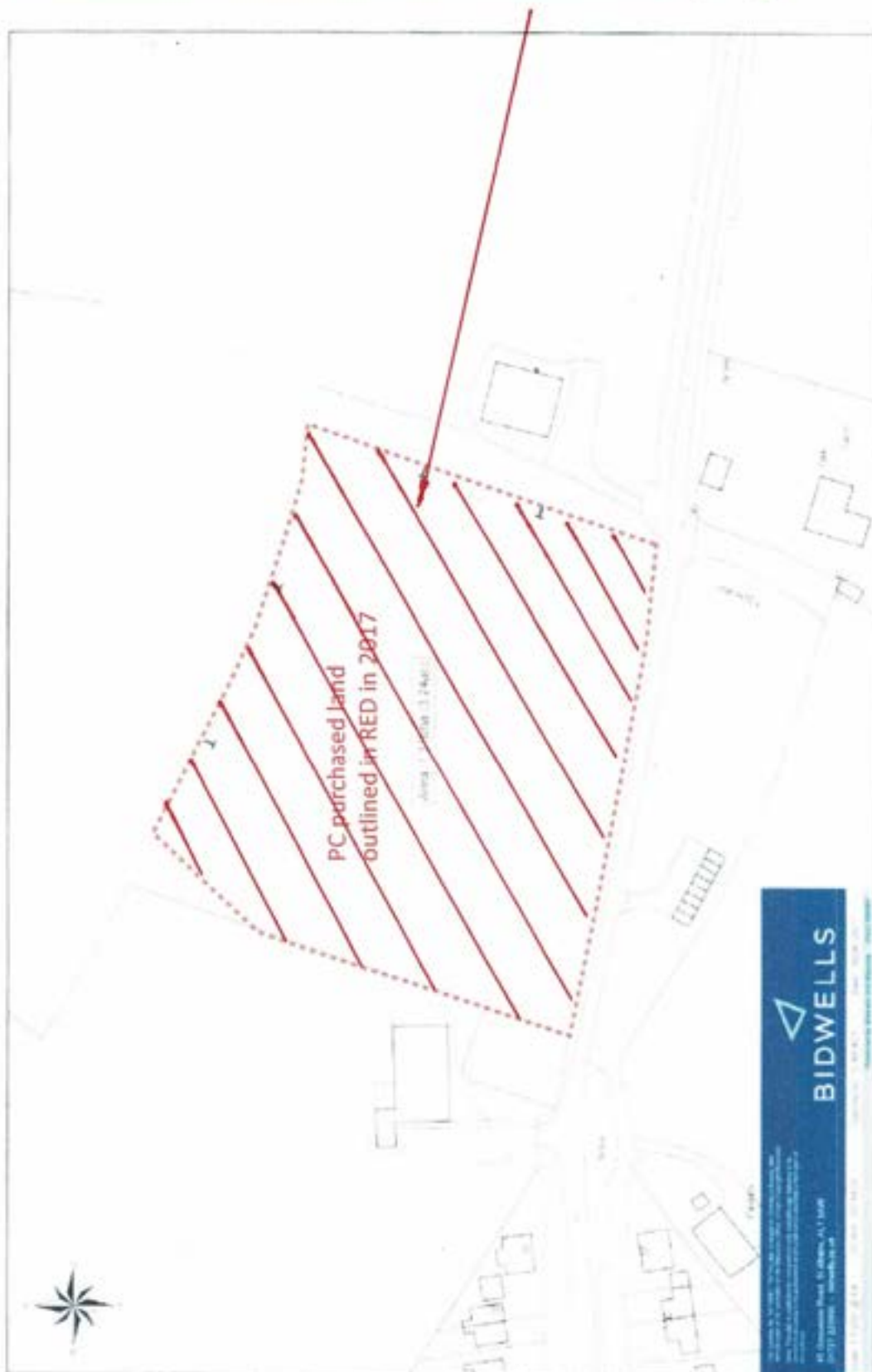
PLAN No:

**BRUTON
KNOWLES**

9B Alton House Office Park,
Gatehouse Way, Aylesbury, Bucks., HP19 3XU
Telephone: (01296) 436060

LAND OWNED BY PARISH COUNCIL (2017)

Land at Stoke Hammond



Annex B:

Order of Cost Estimate

Order of Cost Estimate

Proposed New Community Centre, Stoke Hammond

for

Stoke Hammond Parish Council

Prepared by Broadbase PM & QS Services Limited

Order of Cost Estimate Summary



New Community Centre, Stoke Hammond

	£	£/m ² of New Community Centre
Facilitating Works Estimate	included	-
Building Works Estimate		
(i) New Community Centre (assumed GIFA 200m2)	317,387	1,586.93
(ii) New Access Area	100,000	500.00
(iii) New Carparking Provision	160,000	800.00
(iv) Overflow Carparking (Grasscrete or similar)	34,000	170.00
(v) Tennis Court / Rebound Wall/ Running Track	145,339	726.70
(vi) Forest Paths, (Tarmac and bollard lighting)	130,000	650.00
(vii) Soft Landscaping	80,000	400.00
(viii) Amphitheatre	90,000	450.00
Building Works Estimate Collection	1,056,726	5,283.63
Main Contractor's Preliminaries estimate	13%	686.87
Sub total	1,194,100	5,970.50
Main Contractor's Overheads and Profit Estimate	6%	358.23
Works Cost Estimate	1,265,746	6,328.73
Project / Design Team Fees Estimate	15%	949.31
Sub Total	1,455,608	7,278.04
Other Development / Project Cost Estimate (Assumed Risk)	20%	1,455.61
Base Cost Estimate	1,746,729	8,733.65
Risk Allowance Estimate		
(a) Design Development Risk Estimate	10%	873.36
(b) Construction Risk Estimate	5%	436.68
(c) Employer Change Risk Estimate	5%	436.68
(d) Employer Other Risk Estimate	5%	436.68
Cost Limit (excluding inflation)	2,183,412	10,917.06
Tender Inflation Estimate - Refer to note (vii) below.	1.5%	163.76
Cost Limit (excluding Construction inflation)	2,216,163	11,080.81
Construction Inflation Estimate - Refer to note (ix) below.	Excluded	Excluded
Cost Limit (including Inflation)	£ 2,216,163	11,080.81

NOTE(S):

Continued on next page

Order of Cost Estimate Summary

New Community Centre, Stoke Hammond



NOTE(S):

- (i) This Order of Cost Estimate has been prepared in line with the RICS NRM1 requirements*
- (ii) Rates are a compilation of BCIS Cost Studies, Tendered Cost data, etc.*
- (iii) Building Works Estimate costs are based on current prices i.e. 1st Qtr 2021*
- (iv) All Costs are exclusive of VAT*
- (v) No allowance has been made for the purchase price of Land and associated Legal and Professional Fees*
- (vi) No allowance has been made for Land remediation (if required) capital allowances or grants*
- (vii) Accuracy of the Order of Cost Estimate +/- 25%*
- (viii) For Building GIFA refer to the main body of the report*
- (ix) Assumed start on to be identified*
- (x) Assumed Construction period - 12 months overall*
- (xi) Not allowance for Asbestos Removal*

Annex C:

Drawings and information used in the preparation of the Order of Cost Estimate

Annex C:

Drawings and Information Used in the preparation of the Oder of Cost Estimate

Drawings:

- Floor Plan of the Existing Community Centre – Not to Scale
- Proposed Site Plan – referenced SHVH/202 Rev. C
- Topographical Survey – Sheet 1
- Topographical Survey - Sheet 2
- Underground Services Drawing – referenced TS18-2488\3 (June 2018) – Sheet 1
- Underground Services Drawing – referenced TS18-2488\3 (June 2018) – Sheet 2
- Various Land Registry Plans (refer to Annex A for details)
- Initial Utility Enquiries (refer to Annex F for details)

Background Information

Notes of meeting with Mr G. Noble – 9th January 2021

Time: 10.30am

Weather: Dense Fog,

Temperature: Cold, -1°C

Existing Community Centre

Single storey building comprising, steel frame to main hall with brick block cavity walls, North light windows to split pitched tiled roof. Services comprise Oil fired boiler feeding radiators, electricity, Note No Gas available. Stormwater to soakaways. Foulwater connected to mains services, the Foul water connection is at the end of the services run.

Access to the Community Centre.

Restricted, off Bragenham side.

Noted road narrows at the boundary of the Community Centre to a single- track road. Mr Noble confirmed that the single- track road is adopted and maintained by the local authority.

The proposed new carparking facility would need to be on the new field, this would need to be accessed across the Community Centres, current tarmacked area in front of the Community Centre, as the relatively new play equipment had been installed by the Parish a few years ago.

Adjoining field

Currently left fallow, the field is gently mounded rising from the single- track road.

(photos taken for reference).

Annex C:

Drawings and Information Used in the preparation of the Oder of Cost Estimate

Notes of meeting with Mr G. Noble – 9th January 2021 (Cont'd)

Location of the New Extension to the Community Centre

Agreed location was to the rear of the Current Community Centre, spanning between the existing plantroom and the end gable wall, construction to be of a similar nature and heating to be via to oil fired boiler (allow for upgrade if necessary) to keep cost to a minimum.

Funding.

Mr Noble advised that the Parish was likely to use Section 106 monies to assist with the funding of this project.

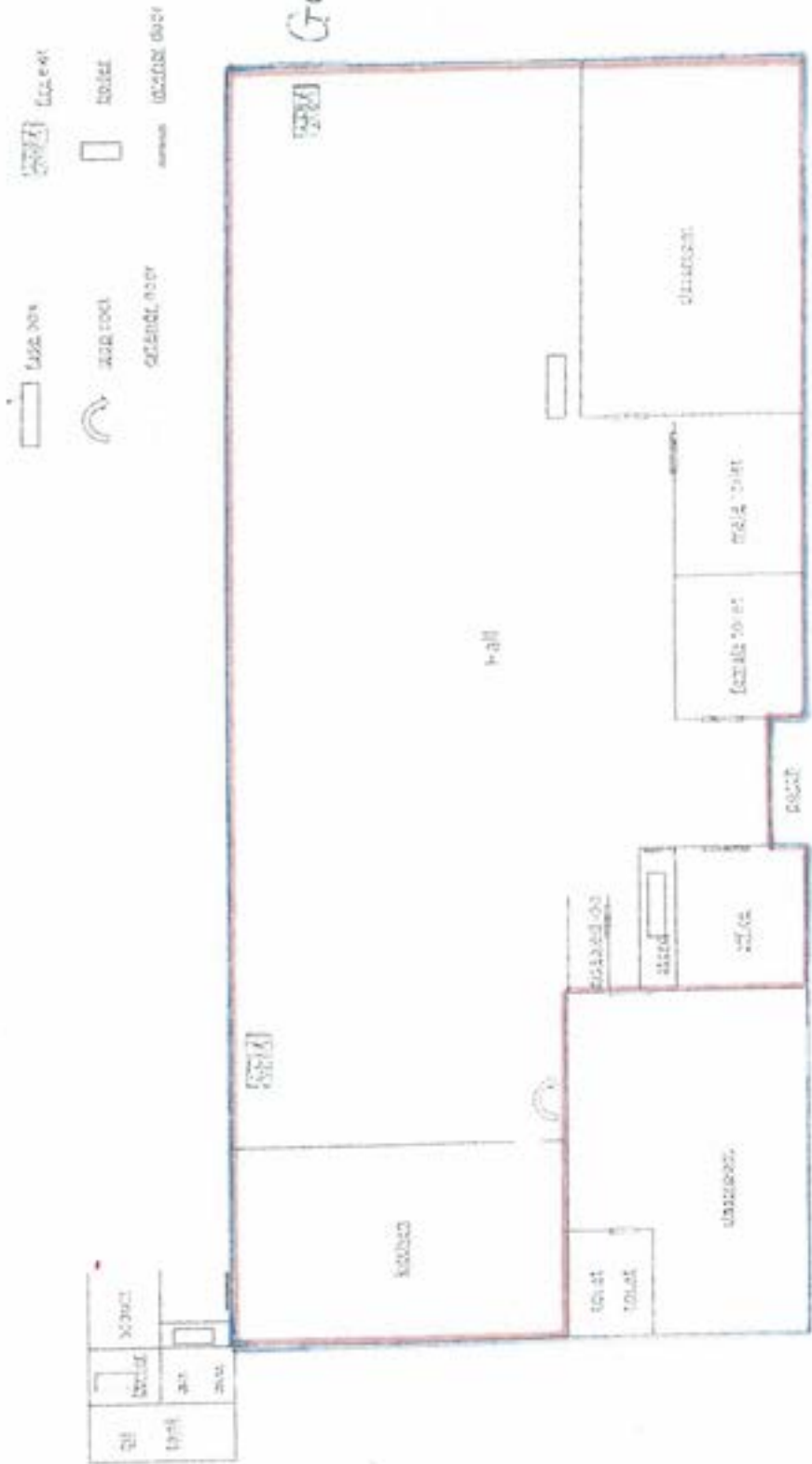


No. 11, Newington Road, Stoke Newington, London N16 9JH
 Tel: 020 7353 1234
 Fax: 020 7353 1235
 Email: info@stoke-newington.com
 Website: www.stoke-newington.com

DATE	2011.11.15	NO.	1
PROJECT	STOKE RAMBOLD DAY NURSERY	CLIENT	STOKE RAMBOLD DAY NURSERY
DESIGNER	STOKE RAMBOLD DAY NURSERY	SCALE	1:1000
DATE	2011.11.15	BY	STOKE RAMBOLD DAY NURSERY

Appendix 1

Plan of the hall showing the location of fuse boxes, emergency exits, stop cock and boiler. NOT TO SCALE



Playground.

DATE	15/05/2024
PROJECT	...
CLIENT	...
SCALE	1:500
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

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DATE	15/05/2024
PROJECT	...
CLIENT	...
SCALE	1:500
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

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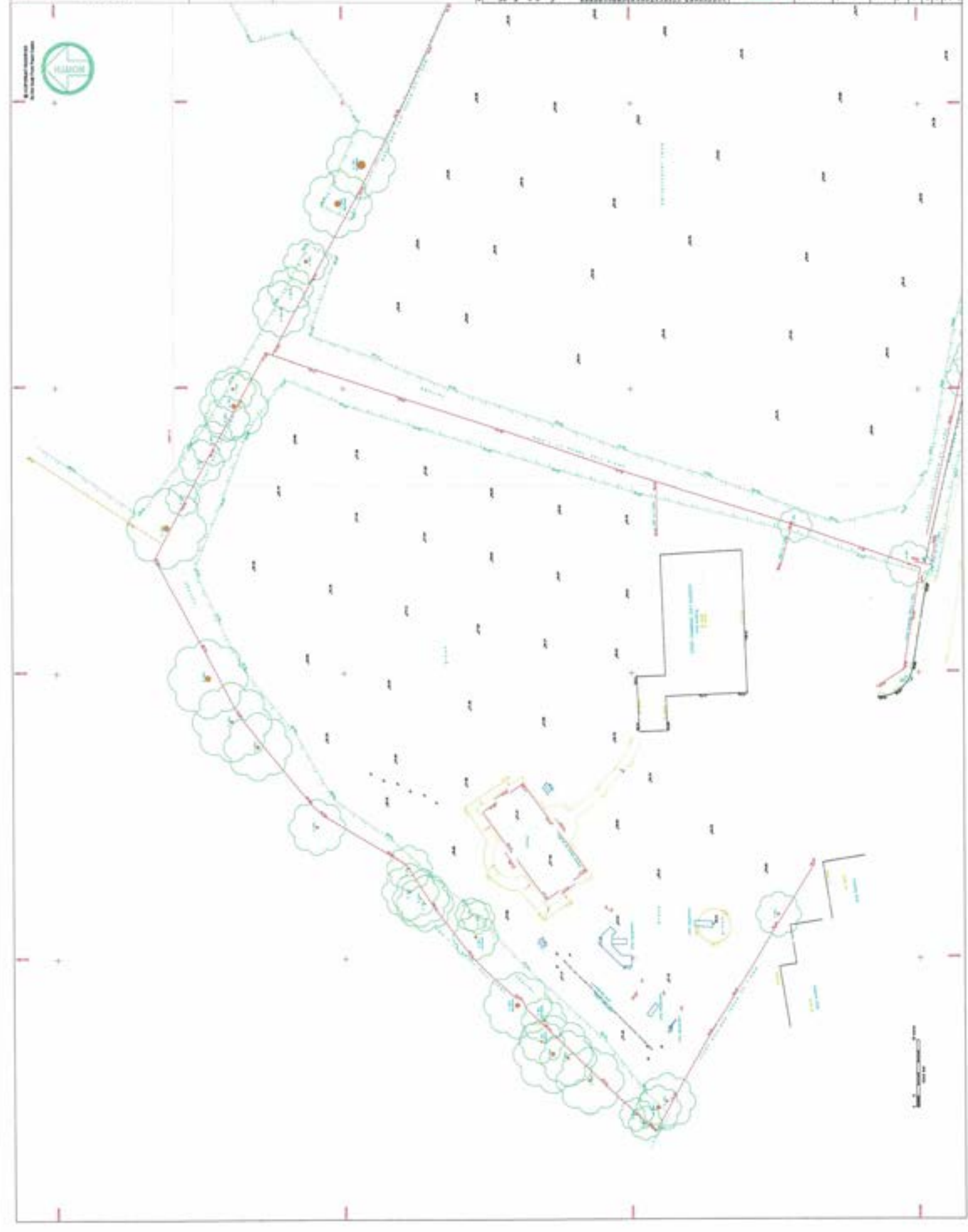
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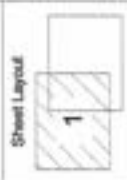
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ALL THE DIMENSIONS GIVEN

SCALE: 1:100

DATE: 10/10/2023

PROJECT: [illegible]

CLIENT: [illegible]

DESIGNER: [illegible]

APPROVED BY: [illegible]

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. THE SITE IS TO BE GRADENED TO THE FINISHED LEVELS SHOWN.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.
5. THE CLIENT IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.
6. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.
7. THE CLIENT IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SERVICES.
8. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.
9. THE CLIENT IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SERVICES.
10. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.



LAND AT [illegible] [illegible] [illegible]

PROJECT NO: [illegible]

DATE: [illegible]

SCALE: [illegible]

CLIENT: [illegible]

DESIGNER: [illegible]

APPROVED BY: [illegible]

Annex D:

Schedule of Potential Causes of Risk

Risk Management Register for Stoke Hammond Community Centre

Risk Management Register for Stoke Hammond Community Centre															
Risk Identification															
Risk No.	Status	Risk Category	Risk Event	Cause	Effect	Threat or Opportunity	Primary Objective	Probability	Impact	Risk Matrix	Response Strategy	Response Actions	Responsible Entity	Interval or Milestone Check	Status: Date and Review Comments
1	Active	External	Project not fully scoped	Changing requirements / scope to be defined	Project delayed	Threat	Time	High	Very High		Mitigate	Establish agreed scope / Split project into sections	Clients / Project Manager	Pre Design	x/xx/2021
2	Active	External	Project not fully funded	Budget Constraints- allocation in doubt or subject to change	Project delayed	Threat	Time	High	Very High		Mitigate	Project may be divided into 2 or 3 phases with options in the contract	Project Manager	Pre-Design	x/xx/2021
3	Active	External	Stakeholder lease agreements not resolved	Multi-ownership of buildings and land	Project delayed	Threat	Time	High	Very High		Mitigate	Establish agreed strategy / lease agreements / Easements etc	Clients / Project Manager	Pre-Design	x/xx/2021
4	Active	Design	Inaccurate cost estimate	Ascertain full scope and risk avoidance	EE is underestimated	Threat	Cost	Medium	Medium		Mitigate	Establish building survey, asbestos survey etc	Quantity Surveyor	Design Period	x/xx/2021
5	Active	Design	Unidentified utility impacts	Unidentified utilities	Project cost increases	Threat	Cost	High	Very High		Mitigate	Contingency plan. Contractor is responsible for coordination.	Clients / Project Manager / Design Team	Pre Design	x/xx/2021
6	Active	Construction	Differing site conditions	Unexpected geotechnical issues. Natural or man-made obstructions.	Increased project costs	Threat	Cost	Medium	Medium		Mitigate	Thorough geotechnical investigations performed	Geotechnical Engineer	At completion of subsurface exploration	x/xx/2021

Sample Risk Events*

Design/Construction Project Sample Risk List
Construction Risks
Unidentified utility impacts
Unexpected archeological findings
Changes during construction not in contract
Unidentified hazardous waste
Site is unsafe for workers
Delays due to traffic management and lane closures
Design Risks
Incomplete quantity estimates
Insufficient design analysis
Complex hydraulic features
Surveys incomplete
Inaccurate assumptions during the planning phase
Environmental Risks
Unanticipated noise impacts
Unforeseen Section 4(f) resources affected
Environmental clearance for borrow site required
Unanticipated barriers to wildlife
Unforeseen air quality issues
External Risks
Project not fully funded
Politically driven accelerated schedule
Permit agency actions cause unexpected delays
Public objections
Inflation and other market forces
Organizational Risks
Resource conflicts with other projects
Inexperienced staff assigned to project
Lack of specialized staff
Approval and decision processes cause delays
Priorities change on existing programs
Project Management Risks
Inadequate project scoping and scope creep
Consultant and contractor delays
Estimating and/or scheduling errors
Lack of coordination and communication
Unforeseen agreements required
Right of Way Risks
Unanticipated escalation in ROW values
Additional ROW may be needed
Acquisition of ROW may take longer than anticipated
Discovery of hazardous waste during the ROW phase

<u>Generic Project Sample Risk List</u>
Technical, Quality, or Performance Risks
Examples include reliance on unproven or complex technology, unrealistic performance goals, long term performance, process roadblocks, new emerging initiatives, increases in complexity, etc..
External Risks
Examples include a shifting regulatory environment, labor issues, changing customer priorities, government agency risks, and weather. Also to be considered are consultant and vendor contract risks, contract type and contractor responsibilities.
Organizational Risks
Examples include lack of prioritization of projects, inadequacy or interruption of funding, inexperienced and poorly developed and trained workforce, and resource conflicts with other projects in the organization.
Project Management Risks
Examples include poor allocation of time and resources, inadequate quality of the project plan, lack of project manager delegated authority, and lack of project management disciplines.

* When identifying risk it is important to specify the risk correctly. As a guideline for identifying risk, use the following risk statement structure to help fill in the appropriate risk columns on the risk register:
 "Because of the cause or condition that is true, a risk event may occur, having an effect on either a cost, quality, scope or time objective."

Annex E:

Pre-Construction / Design Programme / RIBA Plan of Works

Annex F:

Initial Utility Enquiries

Enquirer

Name	Mr Andy Martin	Phone	01908550910
Company	Broadbase PM & QS Services Ltd	Mobile	07803486743
Address	180 Oldbrook Boulevard, Oldbrook 180 Oldbrook Boulevard, Oldbrook Milton Keynes Buckinghamshire MK6 2HG		
Email	andy.martin@broadbase-pmqs.com		

Enquiry Details

Scheme/Reference	BB0127		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	01/06/2021	Work type	Commercial/Industrial
End date	31/08/2022	Site size	11917 metres square
Searched location	MK17 9DB	Work type buffer*	25 metres
Confirmed location	488519 229438		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Refurbishment of Community Centre		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map


Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lineasearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
 - a. **These LSBUD Members will either:**
 - i. **Ask for further information ("Email Additional Info" noted in status).** The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. **Respond directly to you ("Await Response").** In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
SGN	08009121722	0800111999	Await response
UK Power Networks	08000565866	08000565866	Await response
Western Power Distribution	08000963080	08006783105	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
Chrysaor Production (UK) Limited	CLH Pipeline System Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	Diamond Transmission Corporation
DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)	Drax Group
E.ON UK CHP Limited	EirGrid	Electricity North West Limited
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
Fulcrum Pipelines Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigadear Ltd	Gtl
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	Murphy Utility Assets
National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Northumbrian Water Group	NPower CHP Pipelines
NYnet Ltd	Oikos Storage Limited	Ørsted
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEpower (Little Barford and South Haven)	SABIC UK Petrochemicals
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	Shell	Shell NOP
SSE Enterprise Telecoms	SSE Generation Ltd	SSE Utility Solutions Limited
Tata Communications (c/o JSM Construction Ltd)	Total (Colnbrook & Colwick Pipelines)	Total Finaline Pipelines
		University of Cambridge Granta Backbone

Transmission Capital

Uniper UK Ltd

Network

Vattenfall

Veolia ES SELCHP Limited

Veolia ES Sheffield Ltd

Wales and West Utilities

West of Duddon Sands Transmission Ltd

Westminster City Council

Zayo Group UK Ltd c/o JSM Group Ltd

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Anglian Water	http://www.digdat.co.uk	01480323891	Not Notified
BT	https://www.swms.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
Buckinghamshire County Council	tfb@buckscc.gov.uk	08452302882	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@lastmile-uk.com	01698404646	Not Notified
ENGIE	nrswa.uk@engie.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
KPN (c/-Instalcom)	kpn.plantenquiries@instalcom.co.uk	n/a	Not Notified
Mobile Broadband Network Limited	mbnplantenquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708863116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

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The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LineasearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LineasearchbeforeUdig, including but not exclusively those set out above. Therefore, LineasearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LineasearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.



Our Ref: 20655147 Your Ref: BB0127

Friday, 27 November 2020

Andy Martin
180 Oldbrook Boulevard, Oldbrook 180 Oldbrook Boulevard, Oldbrook
Milton Keynes
Buckinghamshire
MK6 2HG

Dear Andy Martin

Thank you for your enquiry dated Friday, 27 November 2020

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Smell gas?
Call 0800 111 999

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ

Authorised and regulated by the Financial Conduct Authority



SGN
Your gas. Our network.

Contact Us
Mapping Enquiries:
All areas

General Enquiries
All areas

Date Requested: 27/11/2020
Job Reference: 20655147
Site Location: 488519 229451
Requested by:
Mr Andy Martin
Your Scheme/Reference:
880127
Exact Scale:
1:3000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scottish Gas Networks (SGN) by virtue of being a Licensed Gas Transporter (LT). Gas pipes owned by other OTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, stopcocks, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1772 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS 0147, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 315 939

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains

LAs

GTs

Some Examples of Plant Items

Mains Dig System

Clear

Stowage

Change

Material

Change

Area:

Digitize: Line:

Area:



This plan is reproduced from or based on the OS map by Scottish Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Scottish Gas – 100044373 and Scotland Gas – 1000644366.

Warning: PDF designed for A3 colour print only with no page scaling.

Our Ref: 20655147 Your Ref: BB0127

Friday, 27 November 2020

Andy Martin
180 Oldbrook Boulevard, Oldbrook 180 Oldbrook Boulevard, Oldbrook
Milton Keynes
Buckinghamshire
MK6 2HG

Western Power Distribution,
Mapping Centre
Toll End Road
Tipton
West Midlands
United Kingdom
DY4 0HH
www.westernpower.co.uk

Dear Andy Martin

Thank you for your enquiry dated Friday, 27 November 2020

I now enclose a copy of our plan showing existing Western Power Distribution (WPD) Electricity / WPD Surf Telecom apparatus in the vicinity of your proposed works. This information is given as a general guide only and its accuracy cannot be guaranteed. Please note that all WPD equipment on site should be assumed to be LIVE until WPD prove otherwise and provide you with confirmation to this effect in writing. Recent additions to our network, or service connections between the main cable and a building or street lamp may not be shown.

Map Response
T 0121 623 9780
WPDMapResponse
@westernpower.co.uk

LinesearchbeforeUdig
Help Desk 0845 437 7365

Damage to underground cables and contact with overhead lines can cause severe injury or may prove fatal. If you are excavating on site in the vicinity of either WPD Electrical apparatus or WPD Surf Telecom apparatus you must comply with the requirements of the following:-

Health & Safety Executive guidance HS(G)47, Avoiding Danger from underground services.

Work taking place in the vicinity of our plant is also regulated under the:-

Electricity at Work Regulations 1989, Health and Safety Act 1974, CDM Regulations 2015.

Safe working procedures should be defined and practiced

Please ensure that the use of mechanical excavators in the vicinity of our plant is kept to a minimum. WPD Surf Telecom ducts contain fibre cables, which are expensive to repair. Therefore, extreme care must be taken whilst working in the vicinity of these ducts, hand digging methods being used to determine their precise position.

If there are overhead lines crossing your site and your proposal involves building works which may infringe the clearance to our overhead system then you should call the relevant general enquiries number (see page 2 of this letter) for advice. Where overhead lines cross your site you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.

Western Power Distribution PLC
South West - 02366894
South Wales - 02366985
East Midlands - 02366923
West Midlands - 03600574

Where diversions to WPD apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you require advice in connection with your proposals please contact the relevant general enquiries number (see page 2 of this letter)

Registered in
England and Wales

Following consultation the local Western Power Distribution team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

Registered Office:
Avonbank
Feeder Road
Bristol
BS2 0TB

Yours sincerely
WPD Map Response Team

Contact Us

Emergency or Power Supply issues

In an emergency call 105, 24 hours a day.

Mapping Enquiries

If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

Telephone 0121 623 9780
Email WPDMapResponse@westernpower.co.uk

General Enquiries

If you have a general enquiry, please call us on the following telephone number:

All areas 0800 096 3080

LinesearchbeforeUdig

If you have an enquiry relating to the use of the LinesearchbeforeUdig website please contact LinesearchbeforeUdig using the following information:

Telephone 0845 437 7365
Email enquiries@linesearchbeforeudig.co.uk
Website www.linesearchbeforeudig.co.uk

Steps to help keep you safe

- If you are working within 10 metres of our 33kV, 66kV, 132kV underground electricity cables or within 10 metres of an overhead electricity line you should call the relevant General Enquiries for free safety advice.

Safety Documents – please download our informative safety documents to help ensure that you, your staff and the public are kept safe whilst working in the vicinity of electricity.

<https://www.westernpower.co.uk/customers-and-community/health-safety/public-safety-advice>

- **Make sure you have up to date plans** - remember that recent additions to our network or service connections between the main cable and a building or street lamp may not be shown.
- **Look for signs of service cables** - an electricity meter box or nearby streetlamp may give you an indication that service cables are present in your area of work.
- **Non WPD Network** - electricity cables, lines and equipment owned by others may also be present in addition to WPD network. They are unlikely to be shown on our plans.
- **Use a cable locator** - trace electricity cables and mark the position of them using paint or other waterproof marking on the ground.
- **Hand dig trial holes** - to confirm the position of cables in close proximity to your area of your work and use spades and shovels rather than picks, pins or forks.
- **Have an emergency plan** - so that everyone working on site understands what to do in the event of an underground electricity cable being damaged or contact being made with an overhead electricity line.
- **If you are working within 10 metres** of an overhead electricity line then it may be necessary for you to erect warning signs and markers, or height restriction goal posts. Ensure that you comply with the requirements of Health & Safety Executive guidance laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- **If you are erecting a structure** that could allow anyone standing on it, or its access device (ladder, scaffold, MEWP), to come within 3m of any overhead electric line then **you must inform us**. This is your duty and a legal requirement under the Electricity Safety, Quality & Continuity Regulations 2002.
- **If you cannot work safely** around the underground electricity cable or overhead electricity line, then you may need to get it moved to allow your works to go ahead. Call the general enquiry numbers above for guidance.
- **It is possible that cables or pipes may be embedded in concrete** - electricity cables embedded in concrete **MUST** be made 'dead' by Western Power Distribution or the cable owner before the concrete is broken out. Alternatively, another safe way of working should be agreed.

Cables are sometimes covered by tiles or a marker tape - these can be concrete, polythene or earthenware and are a useful early warning of the presence of cables; you should avoid disturbing any tiles or tape to expose the cable. Not all cables have these warning indicators.

Contact Us

Mapping Enquiries: 0121 623 9780 All areas 0800 096 3080
 General Enquiries: All areas 0800 096 3080
 Report Damage Immediately - KEEP EVERYONE AWAY FROM THE AREA
 0800 0783 126

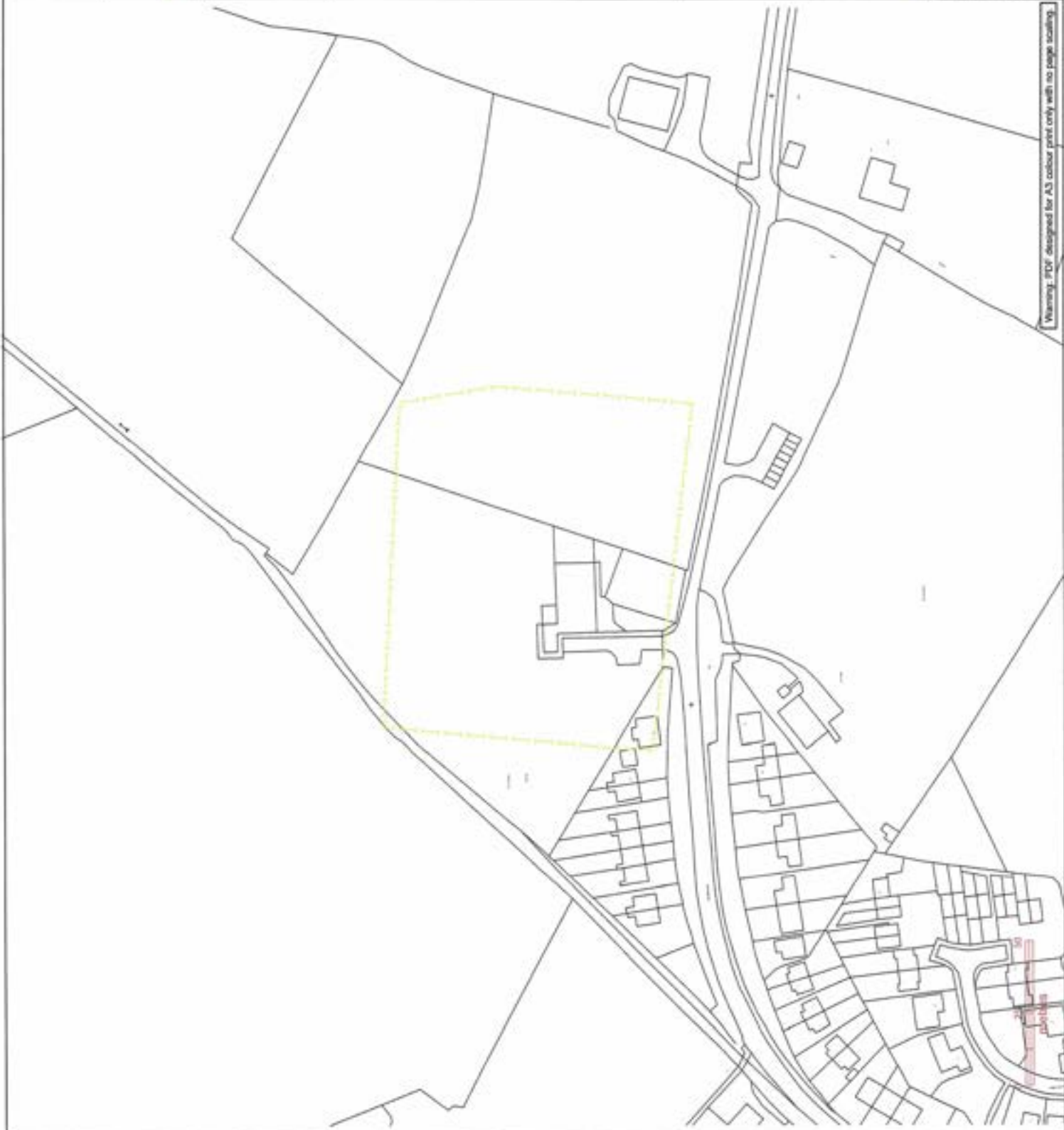
Date Requested: 27/11/2020
 Job Reference: 20655147
 Site Location: 488319 229451
 Requested by: Mr Andy Martin
 Your Scheme/Reference: 080127
 Exact Scales:
 1:1250 Area or Circle dig site
 1:500 Line dig site

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines - 0800 096 3080



Green Copyright © All Rights Reserved. Ordnance Survey licence number: 100021688, 300024877 & 100021807.
 WPD Copyright: This copy has been made by or with the authority of Western Power Distribution (WPD) pursuant to Section 47 of the Copyright Designs and Patents Act 1988 unless that Act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner.



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Andy Martin

From: ukpowernetworks@safedigs.co.uk
Sent: 18 December 2020 13:08
To: Andy Martin
Subject: Plant Enquiry Ref Job No. 20655147

18/12/2020

LinesearchbeforeUdig ref: 20655147

Your ref: BB0127

Dear Sir/Madam,

Thank you for contacting us

Please see attached information specific to your enquiry:

1. Plan (Please print in colour) Download attachments from the following location (please note this link is valid for 72 hours) : https://plans.safedigs.co.uk/eBlkEN0Q1E5IjE339EpF/UKPN_Plant_Enquiry_20655147.zip
2. Letter
3. Other safety related information : Think+before+you+dig+underground.pdf

The Plan is an extract from our mains records of the proposed work area enclosed for your guidance. This plan only shows the cables and overhead lines owned by UK Power Networks. Please note that privately owned electricity cables or ones owned by other Independent Network Operators may be present in this area and information regarding those cables needs to be requested from the owners.

The accuracy of the information shown on this plan cannot be guaranteed. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 3 months however please note our data is updated daily.

A colour copy of these plans and the safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near electricity assets.

Damage to our cables can be extremely dangerous for your employees and the general public.

If you require any further information please contact the number below.

Yours sincerely,

UK Power Networks
Plan Provision Team
0800 0565 866 Opt 1
plans@ukpowernetworks.co.uk



Our Ref: 20655147 Your Ref: BB0127

Friday, 18 December 2020

Andy Martin
180 Oldbrook Boulevard, Oldbrook 180 Oldbrook Boulevard, Oldbrook
Milton Keynes
Buckinghamshire
MK6 2HG

Dear Andy Martin

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.

I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision
0800 056 5866



This information is made available to you on the terms set out below. If you do not accept the terms of use set out in this fact sheet please do not use the plans and return them to UK Power Networks.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040



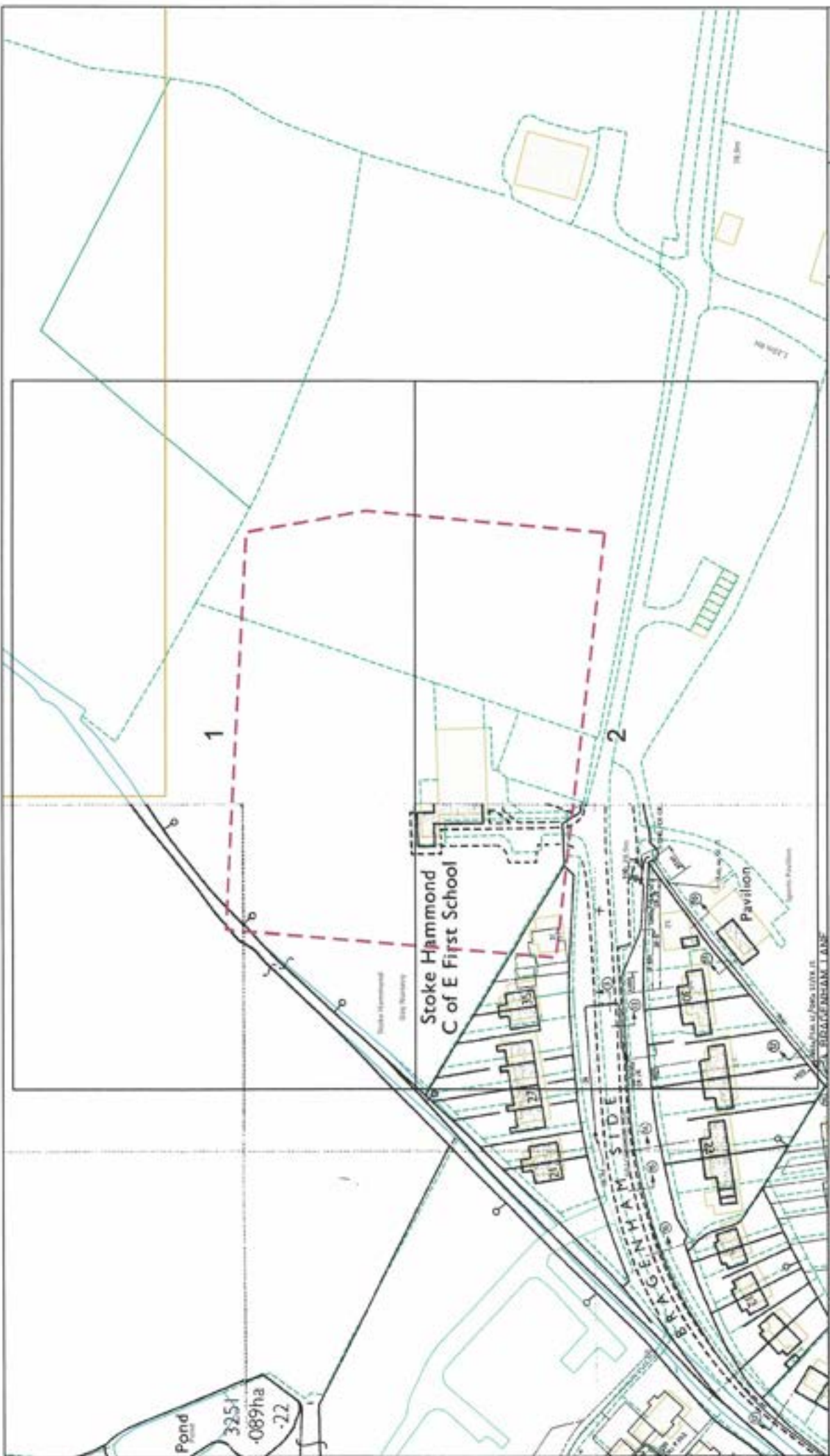
- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
 - the date, time and place at which such damage was caused;
 - a description of the electric line and/or electrical plant to which damage was caused;
 - the name of the person whom it appears to you is responsible for that damage;
 - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.





This plan must be used with the attached 'symbols' document.

Drawn By: 381220200
 Job Reference: 20655147
 Site Location: 488413 270771
 Prepared by: M Andy Martin
 Year: Scheme/Reference: 880127

Scale: 1:500, 28/08/2024, ASL

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Plan generated by DigSAFE Pro™ software provided by www.digsafe.co.uk

UK Power Networks

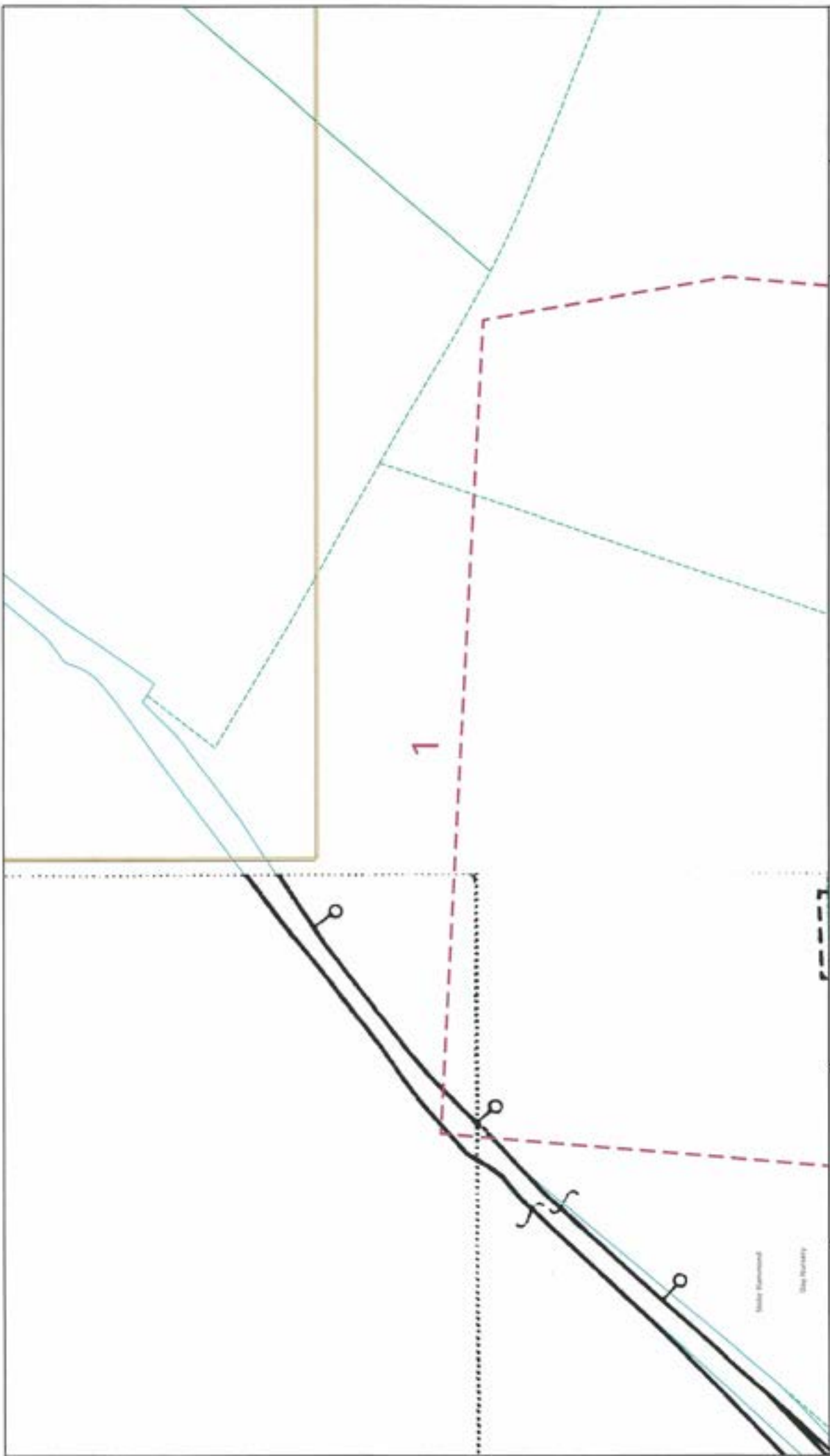
0800 781 1000
 0800 781 1000
 0800 781 1000

UK Power Networks
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Dig Sites Area: --- Line: ---

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements noted from this plan may not match measurements between the same points on the ground.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was located.
2. The exact position of the apparatus should be verified - see approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables has been identified. Once the location of all cables is known, the cables should be marked with suitable flags and/or tape.
4. All cables must be marked as being live unless proved otherwise by UK Power Networks.
5. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plan more than 12 months after the issue date for excavation purposes.
6. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
7. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
8. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person.
9. Subject to paragraph 2, UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for personal damage to property or for any economic loss (including without limitation loss of profit), loss of business, or any other loss or damage of any kind, whether or not such loss or damage is foreseeable, or whether or not it is caused in whole or in part by the negligence of UK Power Networks or any of its employees, agents, contractors, or subcontractors. This plan has been prepared by UK Power Networks and you must not use the plan and must inform us, in the event of any such loss or damage, of the terms of our contract with you. UK Power Networks does not accept and/or do not understand the terms of our contract in the covering letter you must not use the plan and must inform us, in the event of the letter.
10. You are responsible for the safety of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



This plan must be used with the attached 'Symbols' document.

Order Reference: 187320200
 Job Reference: 20055147
 Site Location: 488432 279517
 Requested by: M Andy Martin
 Your Scheme/Reference: 880127

Scale: 1:500 (Other defined A3)

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Legend:

- Dig Sites
- Area
- Dig Sites
- Area

Notes:

- The position of the apparatus shown on this drawing is believed to be correct but the original landmarks map have been altered since the apparatus was located.
- The exact position of the apparatus should be verified - see approved cable avoidance study prior to excavation using suitable hand tools.
- It is essential that trial holes are carefully made providing the use of mechanical tools or picks until the exact location of all the cables have been determined.
- It is essential that trial holes are carefully made providing the use of mechanical tools or picks until the exact location of all the cables have been determined.
- All cables must be marked as being live unless proved otherwise by UK Power Networks.
- The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
- Please be aware that electric cables/lives belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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- UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
- UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of goodwill, loss of business, loss of staff or any special or consequential loss or damage whatsoever).
- You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

UK Power Networks

ALWAYS LOOK UP BEFORE WORKING
 Safety is everyone's business
 Call us on 0800 733 3333
 (0800) 733333

IF IN DOUBT - ASK
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 VISIT WWW.UKNPN.COM
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<p>UK Power Networks</p> <p>ALWAYS LOCK UP BEFORE YOU START WORK</p> <p>Refer to HSE Guidance note O56</p>	<p>IF IN DOUBT - ASK FOR ASSISTANCE - IF YOU DAMAGE A CABLE OR THE UTILITY</p> <p>UK Power Networks</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), or otherwise for any loss, damage, cost, claim, damages, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covered letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. If it is essential that cable holes are carefully made avoiding the use of mechanical tools or picks until the exact location of the cable has been determined.</p> <p>4. All cables must be traced at least one month prior to excavation purposes.</p> <p>5. Please be aware that electric cables may be buried in the ground for other reasons and it is your responsibility to identify their location.</p>
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