

Countryside Partnerships PLC
Countryside House
The Drive
Warley
Brentwood
Essex CM13 3AT

Tuesday 15th March 2022

Quotation Ref: T4466v1

Contact: Denise Flight



Tom Barker
Business Development Manager



For the Attention of Christopher Quirk – Senior Technical Manager

Dear Christopher,

Site: Land at Henham Road, Elsenham, Hertfordshire, CM22 6DG

Further to your enquiry, we are pleased to enclose our firm quotation for the design, installation and connection of gas, electricity, NAV clean water & Ultra-fast broadband / telephone infrastructure to service your development.

Our core objective is to ensure your utilities are connected safely, on time and in line with your specific site needs.

Our commitments to you include: -

- A comprehensive utility solution to ensure your CML's are achieved
- Attendance at early design team meetings to provide an agreed and workable site solution
- Full multi utility design construction drawings including road crossing duct sizes (Designs commenced on quotation acceptance)
- A dedicated legal team to ensure timely legal conclusion
- Coordinated off site works in line with your section 278 works, reducing disruption to the public
- Dedicated Operational Manager and access to our expert teams
- 10-day maximum call off period for onsite xx gas, electricity, water & fibre connections

Yours Sincerely

Denise Flight
Senior Bid Coordinator



South East Region

Nexus Park, Avenue East, Skyline 120,
Great Notley, Braintree, Essex, CM77
7AL
01376 332 680

Midlands Region

TriConnex Limited, 1st Floor Gateway House
Grove Business Park, Enderby, Leicester, Leicestershire, LE19 1SY
01162 651565

South West Region

TriConnex Limited, 130 Aztec West,
Bristol, BS32 4UB
01454 629639

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1.0 – Introduction

The site is located at Land at Henham Road, Elsenham, Hertfordshire, CM22 6DG and will comprise of 118 no. houses, 12 no. flats (2 no. of blocks, 2 no. of cores & 2 no. landlords).

We have not allowed for any disturbing loads such as pumping stations or PV Panels.

For this development, TriConnex propose to design, install and connect new gas, electricity, NAV clean water, ultra-fast fibre / FIRS infrastructure to supply your development.

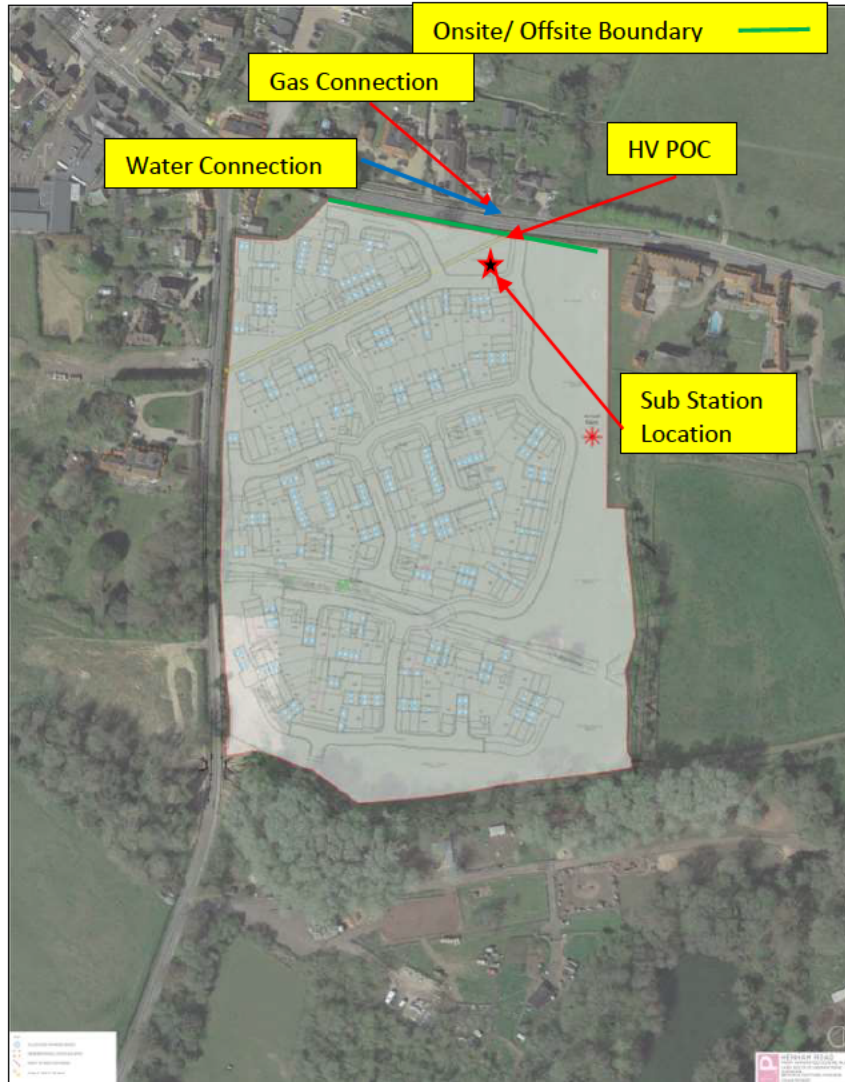


Figure 1 – The Site & Connections Overview



Connecting Your Utilities On Time

Our quotation is based on gas heating, drop annotated scheme plan dated 28.01.2022 and accommodation schedule provided for which we have applied generic peak loads for design purposes, industry standard annual loads and a build period of 2 years for asset calculation purposes.

Residential units	Number	Per Plot kVA
1 Bed	16	1.5
2BF, 2BT	28	1.5
2BS, 2BD, 2BB	28	1.8
3BT, 3BF, 3BS	30	1.8
3BD, 3BB	13	1.8
4BD, 4BT, 4BS	10	2.3
5BD, 5BS, 6BD	5	2.9
Total:	130	222.6

Unit Type	Gas kW/h	Electricity kVA	Water
Residential Total	1097	222.6	Inc
Landlords Car Charging 2 no @5kVA	0	10	N/A
Off Plot Car Charging 17 no @ 7kVA	0	119	N/A
Landlords x 2 @ 5kVA	0	10	Excl
Total:	1097	362	

Please note, non-residential loads are based on "Rule of thumb" calculations, construction costs may vary once more detailed information is received.



2.0 – Site Design, Assumptions, Inclusions and Exclusions

2.1 – Gas

The gas connection is to the existing Cadent Gas 90mm Low Pressure (LP) main located at Henham Road.

The calculated site load of 1097 kWh falls within the table of permissible take off loads and we can confirm the main we will connect to will support the site load without the requirement for chargeable reinforcement. On occasion non-chargeable reinforcement may be required which we will confirm along with any lead times post-acceptance.

Off-site

10 metres of offsite works will be required to bring the new supply to site comprising excavation and reinstatement within the carriageway and footway of Henham Road with associated localised traffic and footpath management. We have also allowed for hand dig around the existing Medium Pressure main.

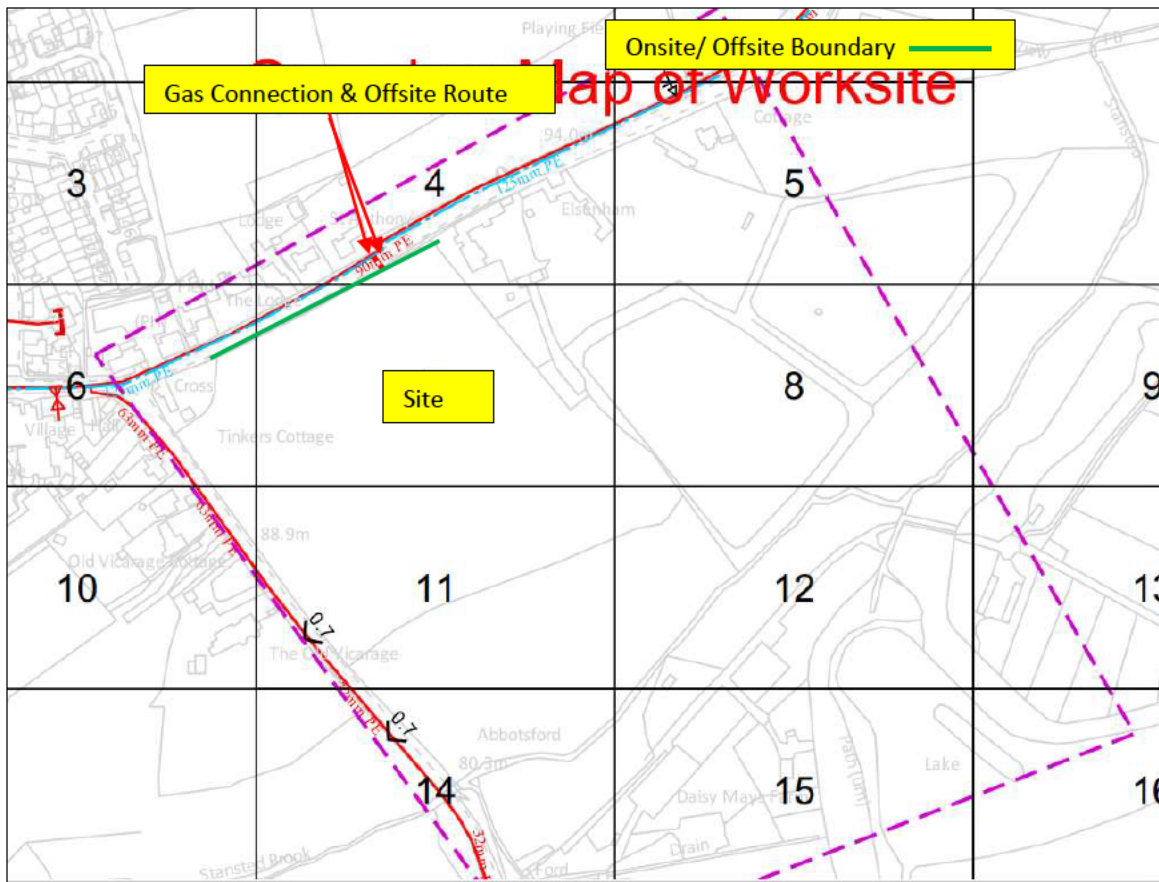


Figure 2 – Gas connection point and off-site route



On-site

On-site we will install a new low-pressure network across the site allowing for an individual connection to each plot terminating at a smart meter in either an approved ground mounted multi-box or wall mounted box (recessed or surface mounted).

We have not allowed for screwed steel manifolds to for the flatted blocks, should these be required additional costs will be incurred and passed on.

Unless stated otherwise this tender makes no allowance for the inclusion of steel work required to facilitate garage entries or internal meter manifolds. It is assumed that the meter location points are located on an external wall of the proposed properties. Should this design requirement be amended then additional costs will be incurred.

Inclusions/Exclusions

Gas Scope	TriConnex	Countryside Properties Plc
Chargeable gas reinforcement	Not required for calculated load of 1097kW/h	
Connection to existing LP gas main	✓	
Off-site mains	✓	
Off-site excavation, backfill, reinstatement and traffic management	✓	
On-site LP mains and services terminating with 3/4" ECV's	✓	
Provision of domestic boxes	✓	
Provision of MPRN's	✓	
Installation of smart domestic gas meters	✓	
Service entries to garages	X (Additional costs will apply)	



2.2 - Electricity

We have contacted UK Power Networks and for your total site requirement of 362 kVA we can confirm that no reinforcement is required.

A confirmed High Voltage (HV) point of connection (POC) quote comprising of non-contestable costs of £7,709.80 and contestable costs of £1,803.92 totaling £9,513.72 is included in this quotation.

The POC quotation is valid until the 09/09/2022. If this quotation is accepted outside of the POC validity period, the quotation may increase in which case TriConnex will pass through any cost changes. TriConnex must be in receipt of cleared funds at least 5 working days prior to the POC expiry date.

The connection is via 2 no hv straight joints to the existing HV main located at Henham Road.

A substation installation is required just inside the site boundary as indicated in fig 1.

Off-site

The HV POC is located within the site boundary therefore we have not allowed for any offsite works we have allowed for the connection only. Excavation and reinstatement will be by the groundworker not TriConnex.

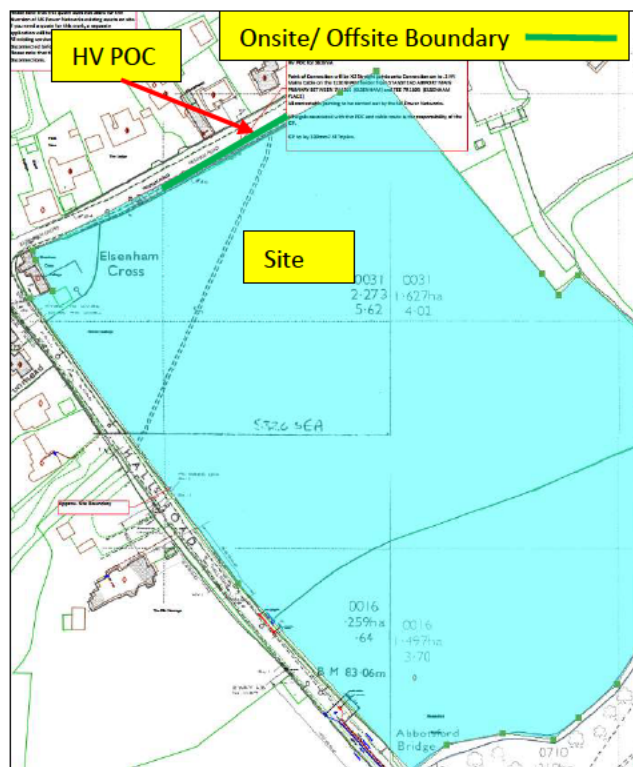


Figure 3 – Electricity connection on-site (within the boundary)



On-site

A substation installation is required just inside the site boundary as indicated in fig 1.

From the substation TriConnex will install an LV network to supply the development allowing for individual services as follows:

- For houses, individual services for each residential unit terminating within an approved external meter box or an agreed internal ground floor position.
- For flats, an LV main into the stair core of the apartment block with riser cables and MSDBs and individual services for each apartment terminating at the redhead within the riser cupboard on the same floor as the flat it serves. Onward distribution and metering are deemed to be by others.

It is assumed that any flat blocks with either multiple cable entries or commercial elements will be constructed in such a way that no metallic connections (metallic pipes, any type of cabling etc.) will exist between each core/commercial unit. If this is not the case our design will need to be revised and our costs may increase.

Please note we have assumed the installation of a brick -built substation on your development, as a result planning permission will need to be sought from the local planning authority, this will be the responsibility of the developer not TriConnex

In the absence of a soil investigation report we have made allowance in our tender for the standard substation earthing configuration required to reach the accepted resistivity. Should a subsequent report indicate a change to this requirement, then further costs made be incurred.



Electric Vehicle – Load allowances

Our calculations include a capacity provision for 7kW 32A electric vehicle chargers to all houses with either an attached garage/driveway.

In regard to the flatted properties we have made allowance only for a suitably sized cut out as well as a 2 no 5-kVA landlord supply to service these units. These have been allocated at one cut out per block and included in our electric quotation.

Additionally, we have made provision within the electrical loads only for 17 off plot allocated parking spaces at a 7 kVA each. No allowance has been made for the infrastructure relating to these plots.

These calculations are reliant on the installation of Smart chargers, a Smart Charger is defined as an EV charger compliant with Section 15 (2) of the Automated and Electric Vehicles Act 2018.

Inclusions/Exclusions

Electricity Scope	TriConnex	Countryside Properties Plc
Electricity reinforcement	Confirmed with UKPN not required	
Non-Contestable electricity connection/s	✓	
Off-site excavation, backfill, ducting, reinstatement and traffic management		✓ Confirmed within your 278 works boundary
Off-site contestable works - high voltage mains		✓ Confirmed within your 278 works boundary
Non contestable works Off-site high voltage mains		✓ Confirmed within your 278 works boundary
HV ducting (on-site)		✓
Construction and design of substation plinth		✓
Construction and design of brick substation housing, Inc. supply and install of doors and roof		✓
Installation of substation/s equipment and small power and lighting	✓	
Installation of standard Sub Station earthing (perimeter)	✓	
Installation of LV mains, services and cut outs	✓	
Termination at ground floor (Houses)	✓	
Termination in riser cupboard on the same floor as the flat it serves (Flats)	✓	
Supply and fit of domestic electricity meters (Via supplier)		✓
Installation of single-phase landlord services x 2no. to 2 no. blocks	✓	
Provision of MPAN's	✓	
IDNO Legal fees	✓	
Supply and installation of hockey sticks, meter boxes, enclosures or plinths		✓
Electricity containment, racking, LV internal or external ducting		✓



On-site Generation

This proposal is based on a demand only connection and if any on-site generation e.g. PV panels are planned the customer, or their nominated specialist will be required to conduct a “worst case” generation study in accordance with G98 or G99 as appropriate. If this information is provided prior to the demand only POC being accepted, we can request that UKPN confirm whether the generation can be connected at the proposed POC or additional works are required.

If the aforementioned generation information is provided after acceptance of the POC the IDNO will assess its impact on the Network and is required to confirm to UKPN that the generation has no impact on the original POC parameters.



2.3 Water - New Appointment & Variations (NAV)

Potable Water

Our quotation is based on TriConnex installing potable water with adoption undertaken via a NAV agreement.

This offer is conditional upon a NAV being granted by OFWAT and acceptance of a formal offer from the Host Water Company to (1) Connect the new Network to the Host Water Companies network (2) convey water from the Host Water Companies network & (3) Perform any tasks ancillary to those contemplated in (1) or (2) above.

It is to be noted that the timeframe for the provision of the agreement is **85 working days** which is set out by OFWAT in the current NAV guidance. This timeframe commences upon receipt of confirmation of connection point from the incumbent operator and the timely receipt of information from the developer.

This quotation does not include for the construction or adoption of any booster pumps or bulk meter chambers. Should these be required, this quotation is based on the assumption that these will be adopted by the incumbent water company.

It is the responsibility of the developer to ensure that adequate space is allocated to accommodate any necessary equipment for the installation of the NAV network. This includes (but is not exclusively) a below ground bulk meter which will need a 2m x 2m area, located adjacent to but separate from the proposed mains route.

The existing water infrastructure closest to the site is owned by Affinity Water

We have not contacted Affinity Water as an application fee is required. We are therefore unable to confirm whether reinforcement is required or confirm the exact connection point. Our quotation is based on the below connection point detailed in our water assumptions. If a design fee is paid, we can confirm the connection point and the off-site costs.

In the absence of a formal offer from Affinity Water, we have allowed a non-contestable cost for connection, design and application fees of £5,000 in our quotation.

If, on receipt of a full water design from Affinity Water these figures differ or connection point changes, we reserve the right to amend our quotation accordingly to reflect the new figures.



Off-site

10 metres of offsite works will be required to connect to the Affinity Water Main within Henham Road, comprising excavation and reinstatement within the carriageway and footway of Henham Road with associate localised traffic and footpath management. It should be noted we have included for shared trenching with the gas.

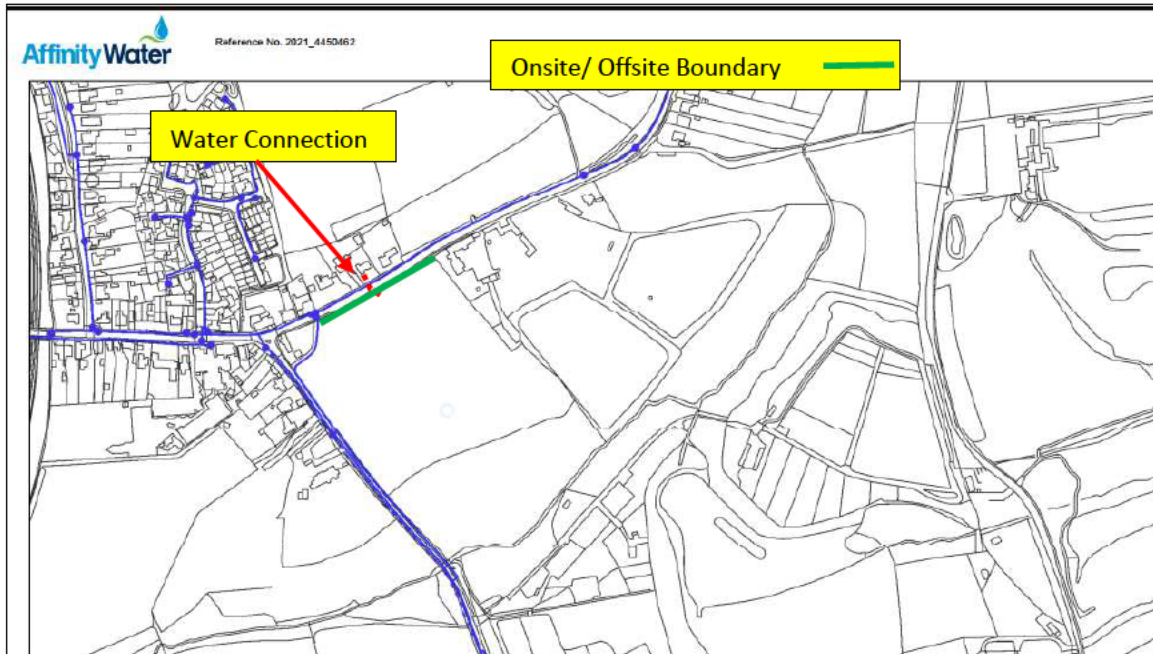


Figure 4 – Water connection point and off-site route

On-site

Once on-site TriConnex will install all new mains and services, wash outs and fire hydrant supplies terminating in a meter within a ground boundary box (Houses and flats below 3 stories)

It should be noted we have not allowed for any bulk supplies to the flatted blocks, should these be required additional costs will be incurred and passed on.

In the absence of a soil investigation report TriConnex have assumed the site is clean and inert and have priced based on standard MDPE water mains and services.

If upon receipt of a soil investigation or due to permeable/porous surfaces, the installation of non-standard materials is required by the host water company, TriConnex will revise our price accordingly.

The final decision on whether this site requires non-standard mains and services rests solely with the host water company.



Assumptions

The water connection will be immediately to the front of the site to an existing Affinity Water main.

Inclusions/Exclusions

Water Scope	TriConnex	Countryside Properties Plc
Connection to existing water main as per assumptions detailed above.	✓	
Off-site mains	✓	
Off-site excavation, backfill, reinstatement and traffic management	✓	
On-site water mains	✓	
25mm plot connections terminating in external boxes	✓	
Full testing and chlorination	✓	
Supply of water meters	✓	
Infrastructure Charges		✓



2.3.1 Wastewater Infrastructure

TriConnex will facilitate the agreement for wastewater adoption between the adopting NAV and the Developer. An asset value of £6,042.78 for waste (no pumping station) will be payable by the adopting NAV direct to Countryside Properties PLC. For the avoidance of doubt TriConnex have excluded any Waste asset value from this proposal. We have however detailed the rebate in Section 5.0 to assist with your overall project cost review.

The Asset Value provided excludes adoption of any form of surface water storage, attenuation or soakaway systems including features such as detention basins, swales, rills, ponds, lagoons, wetlands, infiltration basins, below ground crates or concrete tanks.

Please provide further details and site-specific requirements if these are to be considered for NAV adoption. Should the adoption of these items be agreed the Asset Value will be reduced to reflect the additional maintenance liability for the adopting party after an assessment of the current drainage strategy.

The NAV asset value is based on a budget point of discharge (PoD) costs to the downstream network provided by the incumbent network operator.

The Developer shall design and install all wastewater infrastructure. The Developer shall be responsible for all on-site excavation and reinstatement.

The NAV terms include adoption of the pumping stations (where stated) by the NAV in the event this cannot be mitigated through design or adopted by the incumbent wastewater company. The Developer shall design, supply and install all pumping station equipment and complete all civils works associated with the pumping station to the adopting NAV's specifications.

Development of the site should take place with separate systems for sewage and surface water drainage. The separate sewer system should extend to the public sewer. A discharge application will be made by the NAV to the incumbent authority for the discharge of sewage. This application will be for 'domestic wastewater only, the NAV must be consulted in respect of any proposed trade effluent discharge to the public sewer. Land and highway drainage have no right of connection to the public sewer network. Land drainage will not be allowed into a public sewer. Highway drainage, however, may be accepted under certain circumstances; for instance, if SDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, you will be required to enter into a formal agreement with the NAV under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network. The NAV will reserve the right to request the Developer provides a surety (e.g. an independent bank or financial institution such as NHBC) not exceeding 10% of the estimated construction value of the works (minimum value of the indemnity being £5,000 or the value of the works if less than £5,000).

All waste water design approvals and network inspections as deemed necessary by the NAV (both those undertaken during construction works and for final adoption of the network) are included within this offer, this is for design submissions and construction of the works that are of a conventional nature and are in accordance with the recommendations set out in Sewerage Sector Guidance. In the event that submissions or construction of the works falls below these standards the NAV reserve the right to recover any additional costs incurred as a result of such occurrence.

To assist with your whole project budget, we have included a summary in the commercial section of the proposed water costs inclusive of both clean and waste infrastructure charges and income offsets.



2.4- Ultra-Fast Fibre Optic Network

For Fibre we can confirm this site can be serviced with fibre to the premise (FTTP). The existing off-site fibre infrastructure is owned by a national backhaul provider and our connection is confirmed with them and any costs are included in this quote. As a Sky fibre partner TriConnex has included an enhanced rebate, details are below.

Off-Site

TriConnex will connect to the existing fibre network and will undertake all off-site works, excavation, ducting and fibre install to a new cabinet adjacent to your site boundary or a suitable agreed location. Any ducts within the 278 works are assumed to be installed by the developer.

On-Site

On-site we will install a fibre aggregation node/convergence point within a freestanding cabinet. From this point TriConnex will install fibre to the premise terminating internally at a home hub. From the home hub onwards, the developer is to install all Cat 5e cabling. The Developer is also required to pre-wire each plot to receive Sky dish/FIRS connection.

All ducting, chambers and civils on-site are to be installed by the developer.

This proposal includes for a one-off temporary broadband and or phone connection to your site compound.

For apartment blocks TriConnex will install services to each apartment in one visit or by entire floor on a single visit.

Your on-site sales team will have training and access to a fibre liaison manager who will provide training, support and marketing collateral. Your customers will have real choice from five differing internet service providers (ISPs).

We can provide options to include a router, so the premises are Wi-Fi ready at occupation (At an additional cost).

For your customers to gain the most from the fibre network installation you should;

- Ensure that you follow the developer guidelines that outline the requirements within the plot.
- Install a standard Cat5e socket near the fibre hub with Cat5e wiring to a second point (normally behind the likely TV location and within close proximity to a power socket). This enables accurate testing of the ordered broadband speeds.

Assumptions

Our Fibre network is the only communications network installed on-site.

Inclusions/Exclusions

Ultra-fast fibre and telephone connections in each property including supply and install of the home hub box, power adaptor and battery backup, ONT (Modem) and telephone adaptor.



This proposal does not include for any provision of broadband or telephony service which is provided direct to your purchasers by Sky as your preferred provider. Your customers have the right to choose any of the ISP's on the fibre network in the future.

Ultra-Fast Fibre scope	Design	Supply	Install
Off-site connection and any network reinforcement	TCX	TCX	TCX
OSCP – Equipment room – generic details	TCX	CL	CL
OSCP – Equipment room – site specific design	CL	N/A	N/A
OSCP – LV connection and power and lighting	TCX	TCX	TCX
OSCP – Fit out with equipment	TCX	TCX	TCX
OSCP – Ducting	TCX	TCX	CL
OSCP – Fibre	TCX	TCX	TCX
On-site tube and ducting	TCX	TCX	CL
On-site chambers	TCX	CL	CL
On-site chamber lids	TCX	TCX	CL
On-site fibre cabling and joints	TCX	TCX	TCX
On-site containment for flats / Trays	CL	CL	CL
Service drops to flats – tube and ducting	TCX	TCX	CL
Fibre to flats	TCX	TCX	TCX
Plot – Ducting through slab	TCX	TCX	CL
Plot – Mini Duct	TCX	TCX	CL
Plot - Home hub box	TCX	TCX	TCX
Plot – Fibre	TCX	TCX	TCX
Plot – Electronics	TCX	TCX	TCX
Plot – In plot Cat5e cabling	CL	CL	CL
Plot – Pre-wiring plot for future Sky dish / Firs	CL	CL	CL

TCX – TriConnex / CL - Client

Enhanced Fibre Rebate Information

This offer is already net of the fibre asset value. Of which £100 per plot is conditional upon the Developer ensuring each plot is pre-wired to enable the resident to receive Sky Q television services, via satellite dish or communal Fibre Integrated Reception System (FIRS), in accordance with the Sky Approved Developer Terms.

The Developer will highlight to purchasers of its plots, Sky Triple Play (being a phone, broadband and TV service offering provided by or on behalf of Sky) as well as the fact that Sky are the Developer's preferred solution for TV, broadband and phone services.

The Developer will be required, to enter into (and to comply with) the Sky terms in addition to (and separately from) TriConnex's Standard Terms and Conditions. Sky developer terms can be found [here](#)

Sky pre-wiring specification documents can be found on TRICONNEX's website and via the links: [FIRS Coaxial](#)

Virgin Media

Unfortunately, we are unable to provide Virgin Media services to your proposed development.



2.5 Diversions and existing services

Unless specifically stated otherwise our quotation makes no allowance for any diversions, lowering, disconnection or reinforcement of any existing utilities either on or off-site.

Please note, other services may be present and TriConnex cannot be held responsible for the accuracy of any drawings of existing services which are included in this document, this should be used for information only. Other services may be present which do not appear on our records.

Gas Diversions

There are existing Low Pressure and Medium Pressure gas mains close to the proposed site boundary. Dependent on the final design of the site access junction, lowering or protection works of existing utility infrastructure may be required, our offer makes no allowance for this.

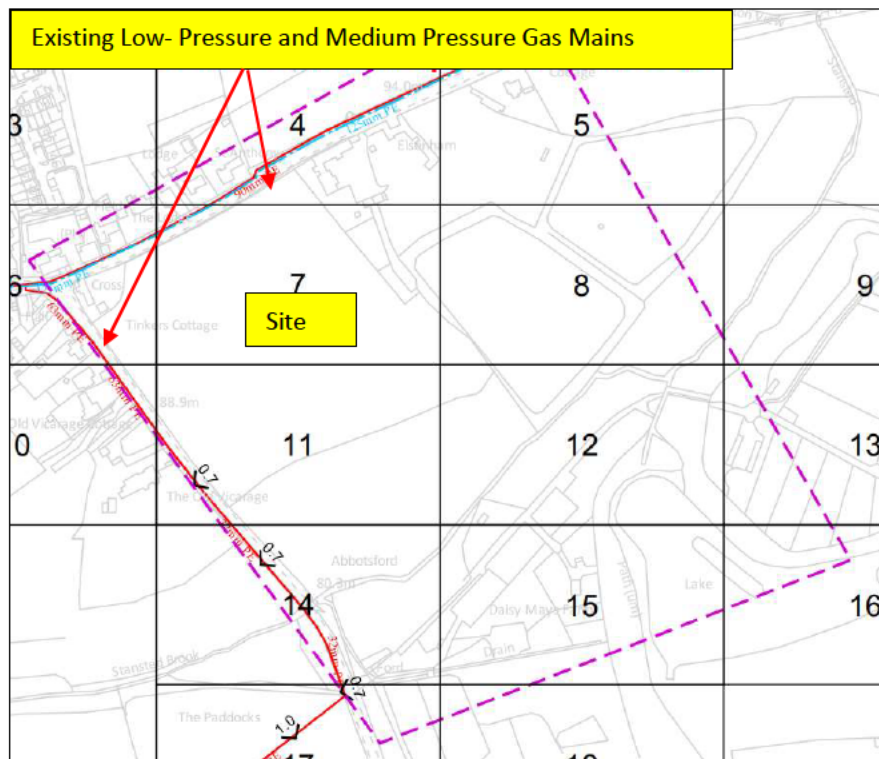


Figure 5 – Existing Low Pressure and Medium Pressure Mains



Electricity Diversions

There are existing LV & HV mains close to the site boundary. Dependent on the final design of the site access junction, lowering or protection works of existing utility infrastructure may be required, our offer makes no allowance for this.

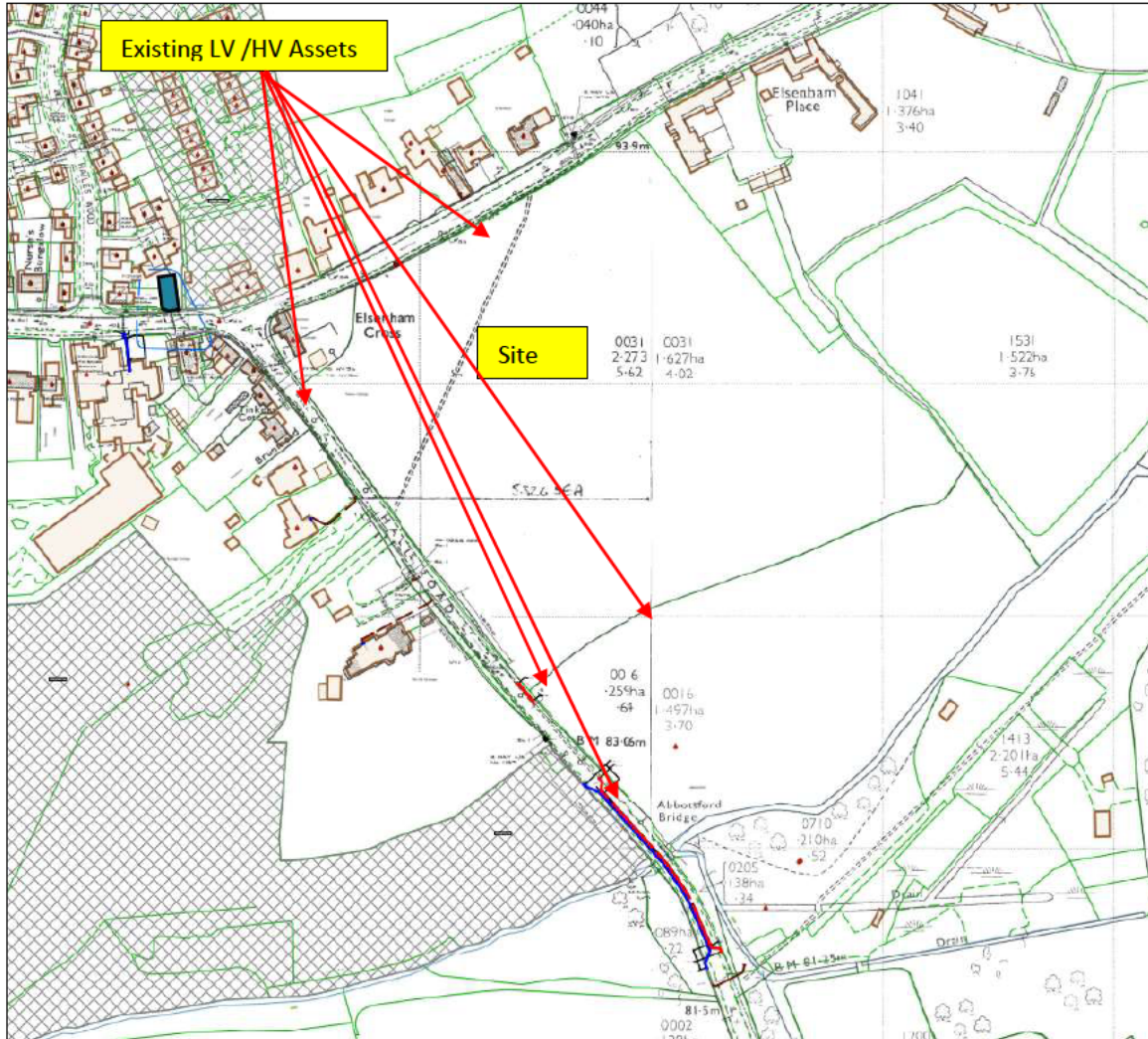


Figure 6 – Existing LV / HV Mains



Water Diversions

There are existing Affinity Water clean and waste mains located along the boundary of the proposed development. Dependent on the final design of the site access junction, lowering or protection works of existing utility infrastructure may be required, our offer makes no allowance for this.

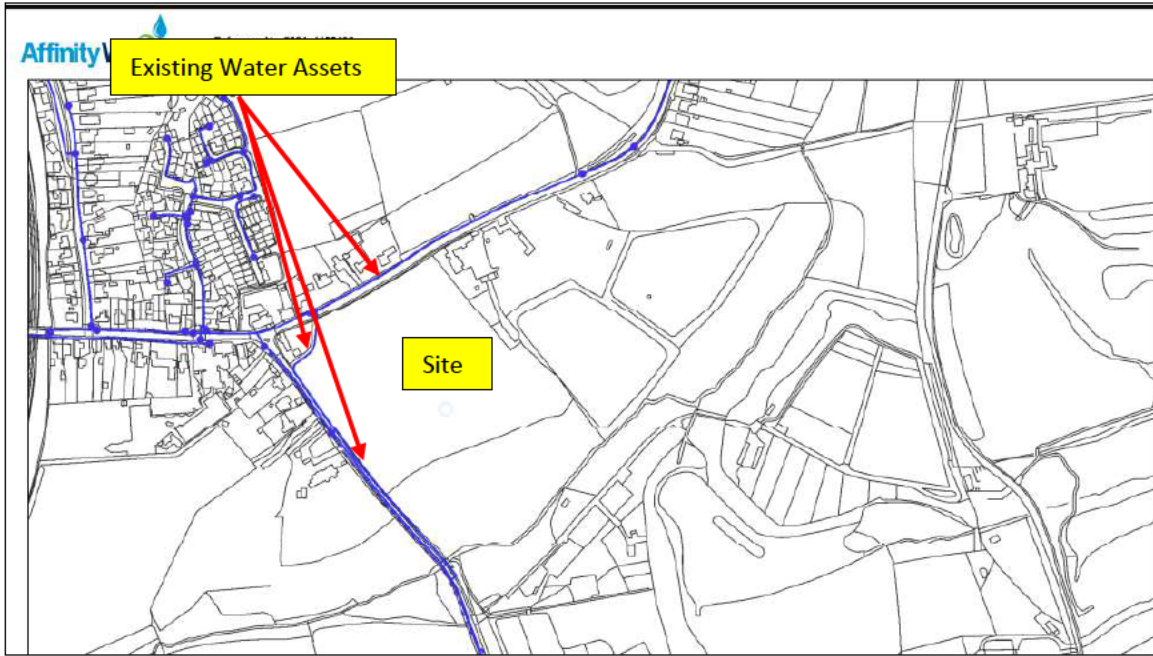


Figure 7 – Existing Water Mains



Fibre Diversions

Asset plans show that there are existing assets along the site boundary of the site as shown below. These services may require lowering / diverting when forming your site entrance and planning your works onsite. We have made no allowance within our offer for these services to be diverted.

An additional application would be required to deal with these assets associated with the incumbent to establish any associated costs and timescale implications. It is the responsibility of the client to the incumbent direct to register the site and liaise directly regarding any diversion applications required. We have not made any allowances for these works within our tender.

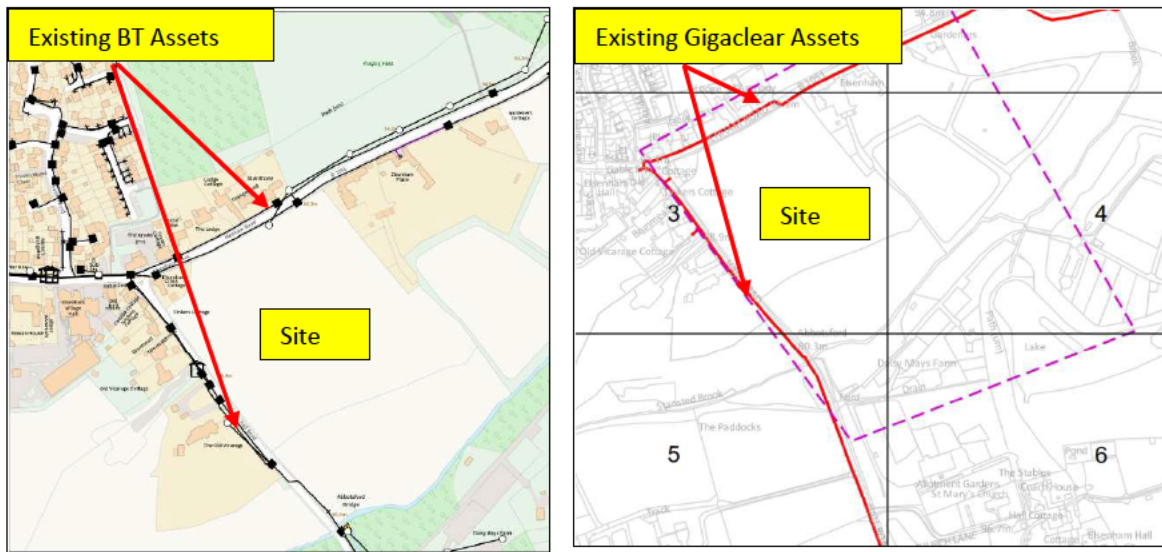


Figure BT / Gigaclear Assets



Other Existing Records / Diversions

We have carried out a Linesearch for any assets which may be present in the vicinity of your site, the following companies are not registered with line search and may have assets present.

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
Affinity Water	maps@affinitywater.co.uk	03453572428	Not Notified
Anglian Water	http://www.digdat.co.uk	01480323891	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Coit	plantenquiries@catelecomuk.com	01227768427	Not Notified
ENGIE	nrswa.uk@engie.com	0800 130 3600	Not Notified
Essex County (West Area)	Utilities.Stats@essexhighways.org	08456037621	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	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	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified



3.0 General

All properties are gas heated.

Unless stated otherwise, our designs are based on gas, electricity, water and fibre mains being installed along one side of the road with services crossing to supply unit's opposite. If due to permeable roads, phasing or wide boulevards dual mains are required a redesign will be needed which may require additional costs.

Our designs are based on sequential build out of phases or alternatively the provision of an agreed suitable route such as kerb line or haunching between phases.

We have made reasonable assumptions regarding the meter locations. Prior to finalising our design, we will require house type layouts and may need to make some minor changes to our design.

This quote assumes that TriConnex will install all gas meters, if a third party installs or owns gas meters TriConnex reserve the right to review this offer.

Our price assumes uncontaminated or fully remediated site conditions.

TriConnex is not obliged to energise / commission networks until legal completion

All materials once installed but prior to energisation will become the responsibility of the client. For the avoidance of doubt this includes but is not limited to -

- All pipe within the ground
- All materials related to the distribution within the building once fitted

Once commissioned and adopted by the GT/IGT all material to be the responsibility of the adopting authority.

Our offer is based on a minimum of **5 plot connections** per visit (Per utility) with site mains installed within 7 visits to site or a combination of both equating to 1 days reasonable labour. There is no allowance for weekend working within these allotted time frames.

On occasion our project offering may include third party costs or co-ordination of works such as undergrounding of overhead cables, contestable off-site works, new applications/revisions or co-ordination of associated diversion works. It should be noted that co-ordination is not management and is limited to the inclusion of detail on our combined service drawing, initial communication and attendance at site meetings. TriConnex cannot be held responsible for managing or for the failings of third parties and if any associated third-party costs are amended or scope of works amended, we reserve the right to review our offer accordingly.

For fibre it is assumed that TriConnex will be able to install all services to apartments in either one visit or by complete floor

Assumptions

We have allowed for all off-site reinstatement to our trench line only. No allowance has been made for any additional reinstatement that may be required if the existing highway / footway is covered under a Section 58 notice.

Off-site routes are subject to a site survey.



Inclusions

All off-site excavation, back fill and reinstatement by TriConnex based on the boundary as shown on drawing titled 'drop annotated scheme plan' dated 28.01.2022 supplied by Countryside Properties PLC and as detailed in figure 1.

Design development and submission to all relevant adopting parties for approval as per our respective GIRS/NERS and WIRS industry accreditations.

Risk assessments and as-built records, in line with the CDM 2015 regulations. TriConnex to act as Designer and contractor. Client to provide details of Principal Designer and Principal Contractor.

Exclusions

The Works detailed in this offer may be carried out in roads that are subject to lane rental charges. Lane rental charges are daily charges levied by certain highway operators such as Transport for London. Where we are required to carry out works in roads that are covered by a lane rental scheme, unless noted as included, the price will be amended to reflect the costs arising from such lane rental charges in accordance with our Terms and Conditions.

Standard traffic management has been allowed for, any special stipulations (Such as manual traffic control) from the council or other affected parties will need to be addressed once a site survey has been undertaken and are excluded from our offer.

On occasion our project offering may include co-ordination of third party works by TriConnex such as undergrounding of overhead cables or co-ordination of the incumbent water operator as an alternative to self-lay. It should be noted that co-ordination is not management and is limited to the inclusion of detail on our combined service drawing, initial communication and attendance at site meetings. TriConnex cannot be held responsible for managing or for the failings of third parties.

3.1 Future Phases

No allowance has been made for mains or network capacity for future phases beyond the units detailed in this quotation.

3.2 Additional Services

Upon request TriConnex are also able to offer: -

- Applications to incumbents for water and electricity temporary builders' supplies
- Off-site LV street lighting service connection
- On-site LV street lighting service connection @ £395 per column *(This price is based on the assumption that no additional mains are required to allow the street lighting connections and is based on a maximum service cable length of 15m)*



4.0 - Responsibilities and Attendances

4.1 Schedule

	TriConnex	Client
Provision of all necessary drawings and the like including all subsequent revisions in a suitable electronic format in a timely manner to enable TriConnex to carry out design and provide project drawings		✓
Provision of Developer Guidelines documentation at prestart meeting	✓	
Supply the client with TriConnex design documents up to the termination points as defined in the above scope.	✓	
Provision of risk assessments and as built information in accordance with CDM 2015 regulations. TriConnex act as Contractor and Designer.	✓	
Obligation to ensure engagement in and timely completion of all necessary licenses, transfers and consents		✓
Transfer of land free of charge necessary for the installation of network equipment		✓
Granting of easements, Wayleaves where required by distribution companies in agreed adoptable or private areas		✓
Suitable and sufficient welfare facilities in accordance with Schedule 2 of the CDM regulations		✓
Supply of suitable temporary or permanent hard standings and access roads necessary to carry out the works		✓
Suitable secure space for the storage of materials and any office accommodation required		✓
Adequate on-site security measures. Customer responsible for all fixed and unfix material prior to energisation / charging of mains		✓
Off-loading of equipment / material delivered to site		✓
Hoisting, distribution and placing in position items of equipment requiring mechanical handling		✓
Setting out of line and level of all on site works in accordance with approved design.		✓
Highway surface installed adjacent to proposed mains routes prior to install		✓
Clearance of rubbish to an agreed onsite location	✓	
Disposal of rubbish / waste from site		✓
Provide location on-site for temporary storage of excavated and backfill material from / for off-site works.		✓



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