

2150657/14/GP
24 August 2018

Hive 1 Limited
5 Belsize Place
London
NW3 5AL

Dear Rob,

Re: 115-119 Goldhurst Terrace, London, NW6 3HR – Certifying Engineer Appointment

Thank you again for considering us to act as the Independent Certifying Engineer for the proposed basement works at the above address. Based on our understanding of the scope of works, please find our fee proposal below.

It is understood that the proposals at the above site involve the demolition of the existing building, and construction of a new four storey residential building with a single storey basement. Before the development begins, a Basement Construction Plan will be produced by the Basement Design Engineer.

As the Certifying Engineer, we will review the Basement Construction Plan and all associated drawings and reports, to ensure that the provisions stipulated in clause 2.c.(i) – (vii) of the Planning Conditions have been met, and that the design has been carried out properly and in accordance with all relevant design codes. Following this, we will produce a 2-page report to be issued to Camden Borough Council confirming that the design meets the requirements stipulated in the Planning Conditions.

We propose a lump sum fee of £1,500 plus expenses and VAT to act as the Independent Certifying Engineer as set out above.

Our standard terms and conditions are attached together with a list showing the scope of works for structural and civil design. Any items not specifically included are deemed to be excluded and will be treated as additional works if they are undertaken.

Please let us know if you have any queries regarding our appointment. In order to show your acceptance of this contract please sign the enclosed duplicate of this letter and return it to us. We are only able to commence our design when we have received your signed acceptance.

Yours sincerely,

[Redacted Signature]

Gary Povey
Elliott Wood Partnership Ltd.
Wimbledon Office

Please note amendments on T-2's.

[Redacted Signature]

Client's Signature..... [Redacted]

Date..... *24/03/18*.....

Elliott Wood Partnership Ltd Consulting Structural and Civil Engineers

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ELLIOTT WOOD PARTNERSHIP - STANDARD TERMS AND CONDITIONS

NORMAL SERVICE

- (1) Our appointment is based on the Association of Consulting Engineers Agreement 2 2009, including latest amendments. The appointment is to be executed under hand.
- (2) We shall provide a Normal Service as noted in clauses G1 & G2 of the ACE Schedule of Services.
- (3) Our fees will be based on a percentage of the total project cost plus expenses and VAT. The proportion of the total Normal Service provided by the end of each stage is taken to be as follows and we shall submit invoices on this basis:-

G2.1-G2.3	Outline Proposals Stage	15%	£7,500
G2.4	Detailed Proposals Stage	30%	£15,000
G2.5	Final Proposals Stage	50%	£25,000
G2.6	Production Information Stage	70%	£35,000
G2.7	Tender Documentation and Action Stage	80%	£40,000
G2.8	Mobilisation, Construction and Completion	100%	£50,000

FIXED
FEE
+ Expenses
+ VAT

- (4) Any additional services as noted in clause G3, if required, will be undertaken on a time charge basis plus expenses and VAT.
- (5) A copy of our current time charge rates is shown below. These rates are subject to regular six monthly review and may be changed without prior notification.
- (6) All amounts due in accordance with this Agreement shall be paid within 28 days of the date of the invoice. If there is any query regarding an invoice this must be notified to us within 7 days of the invoice issue date.
- (7) Interest and compensation in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 and the Late Payment of Commercial Debts Regulations 2002 shall be added to all amounts that remain unpaid after 28 days.
- (8) Your duties under the Construction (Design and Management) Regulations 2015 are outlined on the following HSE Leaflet: <http://www.hse.gov.uk/pubns/indg411.pdf>.
- (9) There is a charge of £1,000 plus VAT for negotiating a bespoke agreement with the client in lieu of item (1).
- (10) Charges for entering in to a Collateral Warranty Agreement are as follows:-
 - (a) There is no additional charge if the standard form of Construction Industry Council (CIC) Standard Warranties, CIC/ConsWa/F and CIC/ConsWa/P&T for Funders and Purchasers/Tenants respectively, are used together with current amendments as required by our Insurers.
 - (b) There is a single payment of £1,000 plus VAT for each Warranty that is not a standard CIC Warranty. If this is carried out together with a bespoke agreement (as clause 9), then this additional payment is waived.

NOT
REQUIRED
UNDER
THIS Agreement

- (11) Pollution and contamination is a possible risk on any site and as such we would generally recommend that a desk study is carried out by a specialist firm on all projects where work is to be carried out in the ground. We can organise for this to be carried out if required. Where a desk study is not implemented at the outset there is a risk that issues relating to pollution and contamination will need to be addressed later in the project and this may have implications on cost and programme.
- (12) Elliott Wood Partnership shall not be liable for any losses, costs, actions, proceedings or claims arising out of or in connection with asbestos or with pollution and contamination. The liability of Elliott Wood Partnership for any claim or series of claims arising out of the same occurrence or series of occurrences shall not exceed the sum of £1,000,000. The period for liability is six years from the date of the accompanying letter.
- (13) STANDARD TIME CHARGE RATES

PARTNER	£175.00 PER HOUR
DIRECTOR AND ASSOCIATE DIRECTOR	£140.00 PER HOUR
ASSOCIATE	£120.00 PER HOUR
SENIOR ENGINEER	£90.00 - £110.00 PER HOUR
ENGINEER	£70.00 - £90.00 PER HOUR
SENIOR TECHNICIAN	£100.00 - £110.00 PER HOUR
TECHNICIAN	£60.00 - £90.00 PER HOUR

- (14) This fee proposal is only valid for a period of three calendar months from the date at the top of the accompanying letter. At the expiry of this period any fee proposal which has not been accepted may need to be re-negotiated.

<u>Schedule of Structural Services</u>		Included
1.00	Reports	
1.01	Providing a CMS for planning purposes	<input type="checkbox"/>
1.02	Providing / organising* a pre-purchase report.	<input type="checkbox"/>
1.03	Providing / organising* a feasibility report.	<input type="checkbox"/>
1.04	Providing / organising* an asbestos report.	<input type="checkbox"/>
1.05	Identifying the scope of enabling work and associated involvement.	<input type="checkbox"/>
1.06	Providing temporary works information.	<input type="checkbox"/>
1.07	Organising site investigations and soil analysis	<input type="checkbox"/>
1.08	Organising a desk study with respect to pollution or contamination	<input type="checkbox"/>
1.09	Providing / organising* a dimensionally accurate site / building survey*	<input type="checkbox"/>
1.10	Providing / organising* a topographic site survey	<input type="checkbox"/>
1.11	Providing a report confirming the validity of the Basement Construction Plan	<input checked="" type="checkbox"/>
2.00	Normal design items	
2.01	Foundations - mass concrete strips or pads only	<input type="checkbox"/>
	- reinforced concrete without piling	<input type="checkbox"/>
	- reinforced concrete with piling but excluding the pile design	<input type="checkbox"/>
2.02	Steelwork elements or frames but not the design of connections	<input type="checkbox"/>
2.03	Reinforced concrete elements or framed buildings	<input type="checkbox"/>
2.04	General timber elements	<input type="checkbox"/>
2.05	Loadbearing masonry structures and associated lintels	<input type="checkbox"/>
3.00	Specialists design & detailing work	
3.01	Timber truss elements	<input type="checkbox"/>
3.02	Architectural staircases and balconies	<input type="checkbox"/>
3.03	Structural glazing	<input type="checkbox"/>
3.04	Metalwork for balconies and balustrades	<input type="checkbox"/>
3.05	Lintels in non-loadbearing masonry	<input type="checkbox"/>
3.06	Brickwork / blockwork movement control joints	<input type="checkbox"/>
3.07	Details to minimise cold bridging in the proposed structure	<input type="checkbox"/>
3.08	Precast stairs, floors and cladding	<input type="checkbox"/>
3.09	Glulam timber elements	<input type="checkbox"/>
3.10	Steel frame connection design and details	<input type="checkbox"/>
3.11	Fabrication drawings for individual steel framed elements	<input type="checkbox"/>
3.12	Site setting out to allow fabrication of steel elements	<input type="checkbox"/>
3.13	Roads (see separate civils schedule)	<input type="checkbox"/>
3.14	Below ground drainage (see separate civils schedule)	<input type="checkbox"/>
3.15	Cladding/Façade Engineering	<input type="checkbox"/>
3.16	Earthworks & excavations (see separate civils schedule)	<input type="checkbox"/>
3.17	Non-loadbearing masonry infill panels	<input type="checkbox"/>
4.00	Other Services under the ACE Agreement	
4.01	Temporary Works	<input type="checkbox"/>
4.02	RC Detailing	<input type="checkbox"/>
4.03	Dimensional setting out and level information not otherwise apparent from the Project Architects drawings	<input type="checkbox"/>
4.04	External Works	<input type="checkbox"/>
4.05	Preparation of information necessary for negotiations with third parties	<input type="checkbox"/>
	* delete as required tick as required	<input checked="" type="checkbox"/>