

2nd March 2015

Received
11-03-15



Ref: 14/004 & 14/215
Property ref: RTA

Leaseholder Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

The Secretary

capitalservices@camden.gov.uk



37583/4014

Dear The Secretary,

Re: Kilburn Vale Leaseholders Association (Kilburn Vale Estate)

Please find enclosed two statutory notices regarding the Council's intention to enter into a contract for estate roads and footpaths, and the second to enter into a consultancy framework agreement.

Notice 1 – Notice of Intention to enter into an Estate Roads and Footpaths Contract:

Please note that this notice only applies to leaseholders who reside on an estate and contribute towards the cost of the upkeep of the estate roads and footpaths as and when required. If you are unsure whether this affects you please contact us on 0207 974 4611.

The Council intends to procure a contractor to carry out repairs to all roads and footpaths across the borough which can be used by all Council services. The Council is considering using this contract for estate roads and paths on housing land as the contract should secure competitive prices due to its size and economy of scale.

Notice 2 – Notice of Proposal to enter into 39 contracts as part of a Consultancy Services framework Agreement.

You were sent a Notice of Intention regarding the Council's intention to procure a contract for Consultancy Services on 25th April 2014. The Council have now completed a tendering exercise and propose to enter into contract with 39 specialist consultants. Please find enclosed your statutory Notice of Proposal which contains full details.

The purpose of this new contract is to ensure that specialist input is available when delivering repairs and maintenance schemes, for example to design heating systems or prepare specifications. The Council also appoints service providers to carry out works such as fire risk assessments, structural monitoring, project management, quantity surveying, employer's agent and other roles.

These appointments are currently made on an *ad hoc* basis and this can be labour intensive. The Council proposes, therefore, to establish a framework for consultancy services that meets the Council's requirements and has been subject to leasehold consultation. The aim of the proposed framework is to make it easier and cheaper for the Council to secure specialist services when these are required.

The Council proposes to enter into contract with 39 specialist consultants and enclosed within your Notice of Proposal is a separate tender for each. There will be 3 consultants able to bid for work within a specialist lot, for example, engineering services or asbestos surveys. The Council will hold mini-competitions between these 3 suppliers. Consultants may not use rates which are greater than their enclosed tendered rates (as adjusted for inflation under this contract) but may use rates that are less.

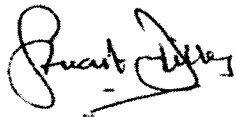
In the event of an urgent need for services, a consultant may be selected through direct appointment.

Where these services relate to your property, normally when building or repairs works are being undertaken, you will be liable to pay a proportion of the consultant's cost by way of a service charge.

Please also read the Frequently Asked Questions pages at the end of this letter as this may address any queries that you have.

Please note that this cover letter and the Frequently Asked Questions pages do not form part of either notice.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stuart Dilley', with a stylized flourish at the end.

Stuart Dilley
Assistant Director HASC

2nd March 2015



Ref: 14/215
Property ref: RTA

Leaseholder Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

The Secretary

capitalservices@camden.gov.uk

**NOTICE OF INTENTION TO ENTER INTO QUALIFYING LONG TERM AGREEMENTS
(Section 20 of the Landlord and Tenant Act 1985 (as amended) ("the Act") and
Schedule 2 of the Service Charges (Consultation Requirements) (England)
Regulations 2003 ("the Regulations").**

Dear The Secretary,

Re: Kilburn Vale Leaseholders Association (Kilburn Vale Estate)

Qualifying long term agreements relating to a minimum 4 year contract for inspection, maintenance and renewal of hard-standing areas, roads, footpaths, street furniture, lighting and external surface water drains

I am writing to inform you that the London Borough of Camden ('the Council'), as your landlord, proposes to enter into a long term agreement ("the Agreements"), details of which are given below.

1. Introduction

The Council is planning to enter into what the Act and the Regulations call "qualifying long term agreements" ("QLTAs"). These are agreements which last for more than 12 months and concern services and qualifying works to be carried out in relation to the building or estate in which you are a leaseholder.

From time to time the housing repairs service carries out maintenance to footpaths, street furniture and estate roads on housing land. The Council will shortly be advertising a contract for highway maintenance that will be able to operate borough-wide across all public footpaths and roads.

Due to the economies of scale offered by this new contract we are also considering its use on housing land for maintaining estate roads, paths and lighting columns. The type of assets covered by the contract would include hard standing areas, roads, footpaths, street furniture such as bollards, lighting columns and surface water drains.

As a first step, a procurement exercise will be carried out to establish the contracts, in accordance with the requirements of the Public Contracts Regulations 2006 (as amended).

The contract is planned to run from 1 April 2016 for a minimum period of 4 years. It is anticipated that the total value of works commissioned through this contract will be approximately £80m Council-wide over a 4 year period.

Entering into a contract as proposed does not entitle a contractor to any particular amount of work on housing land. Once the contract is established, and contractors have entered into the proposed Agreements with the Council, individual packages of work will be specified by the Council as and when necessary.

Where services or works covered by the Agreements relate to your estate, block or property, you will be liable pursuant to your lease to pay a portion of the cost by way of a service charge.

2. General Description of services to be performed and works to be carried out

The list below is a general description of the services and works that will be made available under the Agreements.

Borough-wide highways contract
<p>The contract will provide access to the following Council-wide services:</p> <ul style="list-style-type: none">• Safety inspections to identify defects such as pot-holes or trip hazards• <i>Ad hoc</i> repairs to footpaths, roads, external surface water drains, gullies, street furniture, lighting columns or lighting units• Larger capital works, for example to resurface roads or pave footpaths should the requirement be identified

3. Reasons for considering it necessary to enter into the Agreements

The Council considers it necessary to enter into the Agreements for the following reasons. As your landlord, the Council has to meet certain obligations under your lease, in particular with regards to maintaining, repairing, redecorating, renewing and amending the property, block and estate and relevant component parts of these.

From time-to-time works are required to hard-standing areas, roads or footpaths on housing land. It is anticipated that the borough-wide contracts being established by the Council, for use by all departments, will provide an economy of scale and competitive pricing for such works.

It should be noted recharges would only apply to necessary works on paths, hard-standing areas and estate roads on housing land and contributions to expenditure

would be calculated in accordance with the terms of your lease. Charges would not relate to any paths, land and roads deemed to be highway maintainable at the public expense.

4. Reasons for considering it necessary to carry out works on a building or other premises

Insofar as the Agreements involve carrying out works on a building or other premises, the Council considers this necessary for the following reasons.

In order to meet the obligations that the Council owes its leaseholders referred to in paragraph 3 above, the Council considers it will be necessary to carry out works on a building, the estate as detailed within your lease, or other premises and proposes to do so by way of the Agreements.

5. Observations

You are invited to make any written observations regarding the proposals contained in this notice. If you wish to do this, you should send them to this office in writing to be received within 30 days from the date of this notice. All observations must be received by the **9th April 2015**. Observations should be sent to the following address:

Mike Edmunds (Head of Leaseholder Services)
Leaseholders Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

Or

Email capitalservices@camden.gov.uk and include the contract reference **14/215** and **RTA** in the email subject field.

6. Reasons why the Council is not inviting nominations from leaseholders

In the case of the Agreements, the European Union requires the Council as a public authority to advertise the Agreements by way of a public notice in the Official Journal of the European Union because of the estimated value of the Framework Agreement. As a result of this requirement, the right of the leaseholders to nominate a contractor does not apply.

The public notice must give details and invite tenders from suitable organisations in respect of the Agreements. In view of this requirement, it is not possible for leaseholders themselves to propose a person or organisation to tender for the Agreements as would otherwise be the case.

Once observations have been considered and the consultation period has closed, the Council intends to place a public notice in the Official Journal of the European Union to invite expressions of interest in the Agreements.

7. Further consultation – Notification of Landlord's Proposal

It is anticipated that once this initial consultation has concluded and upon receipt of the tenders/estimates, we will send you a further notice regarding the Council's detailed proposal in accordance with the Regulations. This will inform you of the proposed contractors and provide you with a further opportunity to be consulted about the Agreements.

8. Cost of the services

As a leaseholder you will only be liable for a proportionate part of any costs incurred in relation to your estate or block or property under the Agreements.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Dilley', written over a horizontal line.

Stuart Dilley
Assistant Director HASC

**Sections 20 and 20ZA of the Landlord and Tenant Act 1985 (as amended)
Schedule 2 to the Service Charges (Consultation Requirements) (England)
Regulations 2003**

Written Observations

Please complete this form and return it by **9th April 2015**.

Send to: Mike Edmunds (Head of Leaseholder Services)
Leaseholders Services
London Borough of Camden
Camden Town Hall
Judd Street
London, WC1H 9JE

Email: capitalservices@camden.gov.uk quoting **14/215** and **RTA**

Leaseholder Name :

Property Address: Kilburn Vale Leaseholders Association (Kilburn Vale Estate)

Property Reference: RTA

Contract Reference: **Estate Roads and Footpaths**

I wish to make the following observations; (please detail these below)

Signed by _____

Dated _____

2nd March 2015

**Contract Ref: 14/004
Property Ref: RTA**

The Secretary

Leaseholder Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

capitalservices@camden.gov.uk

Dear The Secretary,

NOTICE OF PROPOSAL TO ENTER INTO QUALIFYING LONG TERM AGREEMENTS Section 151 Commonhold and Leasehold Reform Act 2002 - Schedule 2

Property Address: Kilburn Vale Leaseholders Association (Kilburn Vale Estate)

To all leaseholders residing on the estates and properties within the London Borough of Camden and their respective Recognised Tenants Associations:

Preparation of Landlord's Proposals:

This notice is given pursuant to the Notice of Intention, issued on 25th April 2014 to enter into a long-term agreement for the provision of consultancy services for construction works. We have now prepared proposals in respect of the services to be provided under the agreements based on the estimates received, and a copy of the proposal accompanies this notice.

Details of the Landlord's Proposals:

The proposed framework consists of 13 lots and sub-lots, which are listed as follows:

- Lot 1: Small Commissions
 - Lot 1A: Design Services (Multidisciplinary)
 - Lot 1B: Engineering Services
 - Lot 1C: Project Delivery Services
 - Lot 1D: Cost & Commercial Services
 - Lot 1E: Compliance Health and Safety Services
- Lot 2: Design Services (Multidisciplinary)
- Lot 3: Engineering Services
- Lot 4 Project Delivery Services
- Lot 5 Cost & Commercial Services
- Lot 6 Compliance H&S Services
- Lot 7 Asbestos Surveys, Testing and Reporting Services
- Lot 8 Fire Risk Assessment Services

- Lot 9 Scoping Surveys (Investment Needs)

Each lot and sub-lot will be made up of 3 separate consultancies.

Once appointed to the framework, suppliers may be selected either on the basis of a mini-competition or, in the event of an urgent need for services through direct appointment. Both processes are set out below:

- The mini-competition will be held between suppliers capable of meeting the needs of the proposed Work Package. Suppliers may not use rates which are greater than their tendered rates (as adjusted for inflation under this contract) but may use rates that are less than their framework rates.
- For direct appointments suppliers will be ranked according to their percentage fee rates, day rates, unit price rates or price per meter square. If two or more suppliers have tendered identical rates, the order of priority will be determined by their overall evaluation scores determined when the Framework was established. The first ranked supplier who tendered the lowest Framework Rates for the services applicable to the Work Package will be approached to seek confirmation of the supplier's ability to provide the services and to provide a quotation. Where the first ranked supplier declines to provide a quotation, the second ranked supplier will be approached to provide a quotation. If the second ranked supplier declines to provide a quotation, the other suppliers will be approached to do so in turn based on the order of priority.

In either procedure, if the Council accepts a supplier's quotation, we will enter into a NEC3 Professional Services Contract in accordance with the Framework Agreement.

The entire framework is set with a limit of no more than £10,000,000.00 over a period of 4 years.

Summary of Tenders:

Camden has obtained estimates by means of competitive tendering, the financial details of which have been provided below and listed per consultant. The tenders have been evaluated on a ratio of 60% price to 40% quality. The quality assessment consisted of four method statement headings made up of team & resources, sustainability, collaboration and consultation & engagement.

Each tender document can be inspected at the drop-in-session detailed below, where you can also ask questions relating to these estimates from Camden staff.

This contract was advertised in the Official Journal of the European Union which allowed every consultancy company within the European Union an opportunity to express an interest in submitting a tender. Agreements will not be entered into until the statutory consultation has been completed and Camden have given due regard to all observations received within the observation period.

The invitation to tender was prepared in line with the procurement strategy agreed by the Council's Cabinet in 26th February 2014.

The Parties to the Proposed Agreement:

There is no connection between the landlord and any parties

Consultancies listed per lot:

- Lot 1: Small Commissions
 - Lot 1A: Design Services (Multidisciplinary)
 - Haines Phillips Architects
 - ECD Architects
 - ECE Architects
 - Lot 1B: Engineering Services
 - Heritage Surveys Ltd
 - Ingleton Wood LLP
 - Baily Garner LLP
 - Lot 1C: Project Delivery Services
 - Pellings LLP
 - Heritage Surveys Ltd
 - Baily Garner LLP
 - Lot 1D: Cost & Commercial Services
 - Artelia UK
 - Philip Pank Partnership
 - Stace LLP
 - Lot 1E: Compliance H&S Services
 - 3CRISK Ltd
 - Philip Pank Partnership
 - Pellings LLP
- Lot 2: Design Services (Multidisciplinary)
 - ECD Architects
 - McBains Cooper
 - Pellings LLP
- Lot 3: Engineering Services
 - McBains Cooper
 - Butler & Young Associates
 - NPS Property Consultants Ltd
- Lot 4 Project Delivery Services
 - Developing Projects
 - Ikon Consultancy
 - EC Harris LLP
- Lot 5 Cost & Commercial Services
 - Pellings LLP
 - John Rowan & Partners LLP
 - EC Harris LLP
- Lot 6 Compliance H&S Services
 - Mace Group
 - Pellings LLP

- Baily Garner LLP
- Lot 7 Asbestos Surveys, Testing and Reporting Services
 - Armstrong York
 - Environmental Essentials
 - Shield On-Site Services Ltd
- Lot 8 Fire Risk Assessment Services
 - Euro Compliance Ltd
 - Savills (UK) Ltd
 - Frankham Consultancy Group Ltd
- Lot 9 Scoping Surveys (Investment Needs)
 - Savills (UK) Ltd
 - John Rowan & Partners LLP
 - EC Harris LLP

Notice of Proposal 1 - Consultancy Services

Lot
Sub-Lot
 Lot 1A: Design Services (Multidisciplinary)
 Lot 1: Small Commissions

Services

- Lead Design Consultant
- Architect
- Client Design Advisor
- Landscape Architect
- Design Consultancy Services

Length of Agreement
 4 years

Consultant
 ECD Architects Ltd

Consultant Address
 Studio 3, Blue Lion Place
 Long Lane
 SE1 4PU
 London

Services			Day Rates				Fixed Percentage Fee	
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to		
Lead Design Consultant	£485.00	£395.00	£305.00	1.99%	1.50%		1.25%	
Architects	£485.00	£395.00	£305.00	5.25%	3.75%		2.99%	
Client Design Adviser	£485.00	£395.00	£305.00	1.99%	1.50%		1.25%	
Landscape Architects	£450.00	£360.00	£290.00	3.25%	2.45%		2.09%	
Design Consultancy Services	£465.00	£375.00	£275.00	1.99%	1.50%		1.25%	

The above price schedule includes day rates and percentage fee levels.
 The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 2 - Consultancy Services

Lot 1: Small Commissions
Lot 1A: Design Services (Multidisciplinary)
Sub-Lot
Services

- Lead Design Consultant
- Architect
- Client Design Advisor
- Landscape Architect
- Design Consultancy Services

Length of Agreement
Consultant
Consultant Address

4 years
ECE Architecture
Unit 1 West
Coate House
Coate Street
E2 9AG
London
United Kingdom

Services			Day Rates			Fixed Percentage Fee	
Lead Design Consultant	Architect	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
	£475.00	£350.00	£225.00	£225.00	5%	1.5%	1%
	Architects	£475.00	£350.00	£225.00	15%	6%	5%
	Client Design Adviser	£600.00	£275.00	£200.00	5%	3%	2%
	Landscape Architects	£475.00	£375.00	£300.00	4%	2.2%	1.75%
Design Consultancy Services			£475.00	£350.00	£225.00	5%	1.5%
							1%

The above price schedule includes day rates and percentage fee levels.
The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 3 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1A: Design Services (Multidisciplinary)
Services	<ul style="list-style-type: none"> • Lead Design Consultant • Architect • Client Design Advisor • Landscape Architect • Design Consultancy Services
Length of Agreement	4 years
Consultant	Haines Phillips Architects
Consultant Address	Tankerton Works 12 Argyle Walk WC1H 8HA London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Lead Design Consultant	£600.00	£450.00	£375.00	5.5%	2.5%	2%
Architects	£600.00	£450.00	£375.00	10%	6.5%	5%
Client Design Adviser	£600.00	£450.00	£375.00	2.5%	1.5%	0.5%
Landscape Architects	£600.00	£450.00	£375.00	3%	1.5%	1%
Design Consultancy Services	£850.00	£600.00	£400.00	4.5%	2.5%	2%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 4 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1B: Engineering Services
Services	<ul style="list-style-type: none"> • Structural Engineers • Building Surveyors and Inspectors • Mechanical & Electrical Service Engineers
Length of Agreement	4 years
Consultant	Baily Garner LLP
Consultant Address	146-148 Eltham Hill SE9 5DY London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Structural Engineers	£960.00	£680.00	£520.00	2.2%	2.2%	2.2%
Building Surveying & Inspection	£615.00	£510.00	£376.00	9.8%	6.98%	5.77%
M&E Service Engineers	£615.00	£510.00	£376.00	9.8%	6.98%	5.77%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Lot	Sub-Lot	Services
Lot 1: Small Commissions	Lot 1B: Engineering Services	• Structural Engineers

- | Length of Agreement | Consultant | Consultant Address |
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London
United Kingdom

The above price schedule includes day rates and percentage fee levels.
The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

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Notice of Proposal 6 - Consultancy Services

Lot 1: Small Commissions
Lot 1B: Engineering Services
Lot 1C: Structural Engineers
Lot 1D: Building Surveyors and Inspectors
Lot 1E: Mechanical & Electrical Service Engineers
4 years
Ingleton Wood LLP
1 Alie Street
E1 8DE
London
United Kingdom

Sub-Lot
Services

Length of Agreement
Consultant
Consultant Address

Services			Day Rates			Fixed Percentage Fee	
Structural Engineers	Senior Construction Specialist	£600.00	£450.00	£375.00	3.2%	Work Package Below	£100,000
	Construction Specialist	£600.00	£450.00	£375.00	3.3%	Work Package Up to	£500,000
	M&E Service Engineers	£600.00	£450.00	£375.00	3.2%	Work Package Up to	£1,000,000
Building Surveying & Inspection		£600.00	£450.00	£375.00	3.3%	2.3%	1.7%
						2.5%	2%

The above price schedule includes day rates and percentage fee levels.
The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.
The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 7 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1C: Project Delivery Services
Services	<ul style="list-style-type: none"> • Employers Agent • Project Managers • Clerk of Works • Facilities / Asset Management Adviser
Length of Agreement	4 years
Consultant	Baily Garner LLP
Consultant Address	146-148 Eltham Hill SE9 5DY London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Employers Agent	£615.00	£510.00	£376.00	8.822%	6.282%	5.193%
Project Managers	£615.00	£510.00	£376.00	9.8%	6.98%	5.77%
Clerk of Works	£440.00	£362.00	£326.00	1.6%	1.2%	0.77%
Facilities / Asset Management Adviser	£850.00	£650.00	£450.00	0.65%	0.65%	0.65%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 8 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1C: Project Delivery Services
Services	<ul style="list-style-type: none"> • Employers Agent • Project Managers • Clerk of Works • Facilities / Asset Management Adviser
Length of Agreement	4 years
Consultant	Heritage Surveys Ltd
Consultant Address	20 Hanover Square W1S 1LJ London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below £100,000	Work Package Up to £500,000	Work Package Up to £1,000,000
Employers Agent	£637.50	£525.00	£440.00	6.5%	3.95%	2.6%
Project Managers	£637.50	£525.00	£440.00	7.95%	5.5%	3.98%
Clerk of Works	£412.50	£337.50	£300.00	4.5%	4%	2.5%
Facilities / Asset Management Adviser	£712.50	£637.50	£487.50	0.75%	0.6%	0.45%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 9 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1C: Project Delivery Services
Services	<ul style="list-style-type: none"> • Employers Agent • Project Managers • Clerk of Works • Facilities / Asset Management Adviser
Length of Agreement	4 years
Consultant	Pellings LLP
Consultant Address	24 Widmore Road BR1 1RY Bromley United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Employers Agent	£450.00	£412.50	£360.00	3%	1.8%	1.6%
Project Managers	£450.00	£412.50	£360.00	3%	1.5%	1%
Clerk of Works	£315.00	£225.00	£210.00	4%	3%	1.5%
Facilities / Asset Management Adviser	£450.00	£412.50	£360.00	2.5%	1%	0.75%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 10 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1D: Cost & Commercial Services
Services	<ul style="list-style-type: none"> • Quantity Surveyor • Cost Management • Commercial Advice – Price List Composition
Length of Agreement	4 years
Consultant	Artelia UK
Consultant Address	High Holborn House 52 - 54 High Holborn WC1V 6RL London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Quantity Surveyor	£475.00	£425.00	£300.00	3.97%	3.17%	3.1%
Cost Management	£475.00	£425.00	£300.00	3.97%	3.17%	3.1%
Commercial Advice	£475.00	£425.00	£300.00	1.985%	1.67%	1.55%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 11 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1D: Cost & Commercial Services
Services	<ul style="list-style-type: none"> • Quantity Surveyor • Cost Management • Commercial Advice – Price List Composition
Length of Agreement	4 years
Consultant	Philip Pank Partnership
Consultant Address	Quantum House 113 Euston Street NW1 2EX London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Quantity Surveyor	£550.00	£450.00	£150.00	3.5%	3%	3%
Cost Management	£550.00	£450.00	£150.00	3.5%	3%	3%
Commercial Advice	£550.00	£450.00	£150.00	1.75%	1.5%	1.5%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 12 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1D: Cost & Commercial Services
Services	<ul style="list-style-type: none"> • Quantity Surveyor • Cost Management • Commercial Advice – Price List Composition
Length of Agreement	4 years
Consultant	Stace LLP
Consultant Address	273 High Street CM164DA Epping United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Quantity Surveyor	£468.75	£412.50	£337.50	4.75%	3.5%	2.75%
Cost Management	£468.75	£412.50	£337.50	4.85%	3.6%	2.85%
Commercial Advice	£637.50	£412.50	£337.50	1.5%	1.25%	1%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 13 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1E: Compliance Health & Safety
Services	<ul style="list-style-type: none"> • Construction Design Management Consultant • Health & Safety Advisor
Length of Agreement	4 years
Consultant	3CRISK LIMITED
Consultant Address	SAIL LOFT LIMEHOUSE COURT 3-11 DOD ST E14 7EQ LONDON United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below £100,000	Work Package Up to £500,000	Work Package Up to £1,000,000
Construction Design Management Consultant	£375.00	£337.50	£300.00	1%	0.47%	0.33%
Health & Safety Advisor	£375.00	£337.50	£300.00	1%	0.47%	0.33%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 14 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1E: Compliance Health & Safety
Services	<ul style="list-style-type: none"> • Construction Design Management Consultant • Health & Safety Advisor
Length of Agreement	4 years
Consultant	Pellings LLP
Consultant Address	24 Widmore Road BR1 1RY Bromley United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Construction Design Management Consultant	£450.00	£350.00	£225.00	1%	0.87%	0.604%
Health & Safety Advisor	£450.00	£350.00	£225.00	0.4%	0.38%	0.36%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 15 - Consultancy Services

Lot	Lot 1: Small Commissions
Sub-Lot	Lot 1E: Compliance Health & Safety
Services	<ul style="list-style-type: none"> • Construction Design Management Consultant • Health & Safety Advisor
Length of Agreement	4 years
Consultant	Philip Pank Partnership
Consultant Address	Quantum House 113 Euston Street NW1 2EX London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Up to
				£100,000	£500,000	£1,000,000
Construction Design Management Consultant	£550.00	£450.00	£150.00	0.8%	0.8%	0.8%
Health & Safety Advisor	£550.00	£450.00	£150.00	0.8%	0.8%	0.8%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 16 - Consultancy Services

Lot Services	Lot 2: Design Services (Multidisciplinary) <ul style="list-style-type: none"> • Lead Design Consultant • Architect • Landscape Architect • Client Design Advisor • Planning Advice & Applications • Structural Engineers • Mechanical & Electrical Engineers • BREEAM Advisor
Length of Agreement	4 years
Consultant	ECD Architects Ltd
Consultant Address	Studio 3, Blue Lion Place Long Lane London, SE1 4PU

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Lead Design Consultant	£485.00	£395.00	£305.00	1.5%	1.25%	1%
Architects	£485.00	£395.00	£305.00	3.75%	2.99%	2.46%
Landscape Architects	£450.00	£360.00	£290.00	2.25%	2.09%	1.56%
Client Design Advisor	£485.00	£395.00	£305.00	1.5%	1.25%	1%
Planning Advice & Applications	£595.00	£495.00	£350.00	0.6%	0.75%	1%
Structural Engineers	£450.00	£360.00	£290.00	0.85%	0.85%	1.15%
Mechanical & Electrical Engineers	£450.00	£360.00	£290.00	0.85%	0.85%	1.15%
BREEAM Advisor	£450.00	£360.00	£290.00	1.45%	1.1%	0.75%

The above price schedule includes day rates and percentage fee levels. The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work. The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 17 - Consultancy Services

Lot Services	Lot 2: Design Services (Multidisciplinary) <ul style="list-style-type: none"> • Lead Design Consultant • Architect • Landscape Architect • Client Design Advisor • Planning Advice & Applications • Structural Engineers • Mechanical & Electrical Engineers • BREEAM Advisor
Length of Agreement	4 years
Consultant	McBains Cooper
Consultant Address	120 Old Broad Street EC2N 1AR London

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Lead Design Consultant	£550.00	£370.00	£270.00	0.5%	0.75%	1%
Architects	£550.00	£370.00	£275.00	8%	6%	4%
Landscape Architects	£670.00	£560.00	£400.00	5%	4%	3%
Client Design Advisor	£600.00	£450.00	£275.00	1%	1%	1%
Planning Advice & Applications	£667.00	£435.00	£296.00	1%	1.5%	1.5%
Structural Engineers	£590.00	£370.00	£275.00	2.5%	2%	1.5%
Mechanical & Electrical Engineers	£590.00	£370.00	£275.00	2.5%	2%	1.5%
BREEAM Advisor	£590.00	£370.00	£275.00	1%	1%	1%

The above price schedule includes day rates and percentage fee levels. The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work. The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 18 - Consultancy Services

Lot Services	Lot 2: Design Services (Multidisciplinary) <ul style="list-style-type: none"> • Lead Design Consultant • Architect • Landscape Architect • Client Design Advisor • Planning Advice & Applications • Structural Engineers • Mechanical & Electrical Engineers • BREEAM Advisor
Length of Agreement	4 years
Consultant	Pellings LLP
Consultant Address	24 Widmore Road BR1 1RY Bromley

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Lead Design Consultant	£450.00	£415.00	£360.00	1.55%	1.25%	0.85%
Architects	£450.00	£415.00	£360.00	7.925%	5.95%	4.55%
Landscape Architects	£435.00	£360.00	£290.00	0.6%	0.4%	0.3%
Client Design Advisor	£450.00	£415.00	£360.00	0.3%	0.25%	0.15%
Planning Advice & Applications	£450.00	£415.00	£360.00	0.5%	0.4%	0.3%
Structural Engineers	£450.00	£415.00	£300.00	1.6%	1.5%	1.4%
Mechanical & Electrical Engineers	£468.00	£432.00	£360.00	3%	2.15%	1.65%
BREEAM Advisor	£450.00	£400.00	£360.00	0.75%	0.6%	0.5%

The above price schedule includes day rates and percentage fee levels. The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work. The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 19 - Consultancy Services

Lot Services	Lot 3: Engineering Services <ul style="list-style-type: none"> • Structural Engineers • Mechanical & Electrical Service Engineers • Building Surveying & Inspection, condition and Scoping Surveyors • Geotechnical Surveyors
Length of Agreement	4 years
Consultant	Butler & Young Associates
Consultant Address	1st Floor 54-62 Station Road East Oxted RH8 0PG

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below £500,000	Work Package Up to £1,000,000	Work Package Above £1,000,000
Structural Engineers	£550.00	£450.00	£350.00	2%	1.5%	1.2%
Mechanical & Electrical Engineers	£550.00	£450.00	£350.00	7%	6%	5%
Building Surveying & Inspection, Condition & Scoping Surveyors	£550.00	£450.00	£350.00	6%	5%	4.5%
Geotechnical Surveyors	£550.00	£450.00	£350.00	3%	1.5%	1.2%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 20 - Consultancy Services

Lot Services	Lot 3: Engineering Services <ul style="list-style-type: none"> • Structural Engineers • Mechanical & Electrical Service Engineers • Building Surveying & Inspection, condition and Scoping Surveyors • Geotechnical Surveyors
Length of Agreement	4 years
Consultant	McBains Cooper
Consultant Address	120 Old Broad Street EC2N 1AR London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Structural Engineers	£590.00	£370.00	275.00	2.5%	2%	1.75%
Mechanical & Electrical Engineers	£590.00	£370.00	275.00	2.5%	2%	1.75%
Building Surveying & Inspection, Condition & Scoping Surveyors	£590.00	£400.00	£300.00	7.9%	4.9%	3%
Geotechnical Surveyors	£625.00	£575.00	£425.00	0.5%	0.6%	0.7%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 21 - Consultancy Services

Lot Services	Lot 3: Engineering Services <ul style="list-style-type: none"> • Structural Engineers • Mechanical & Electrical Engineers • Building Surveying & Inspection, condition and Scoping Surveyors • Geotechnical Surveyors
Length of Agreement	4 years
Consultant	NPS Property Consultants Limited
Consultant Address	Lancaster House 16 Central Avenue St Andrews Bus NR7 0HR

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Structural Engineers	£525.00	£450.00	£375.00	2.54%	2.07%	1.86%
Mechanical & Electrical Engineers	£500.00	£400.00	£300.00	2.95%	2.35%	1.55%
Building Surveying & Inspection, Condition & Scoping Surveyors	£451.40	£392.20	£281.20	5.8%	4.6%	3.1%
Geotechnical Surveyors	£525.00	£450.00	£390.00	1.5%	1.85%	2.2%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 22 - Consultancy Services

Lot Services

Lot 4: Project Delivery Services

- Employers Agent
- Project Managers
- Clerk of Works
- Partnering Adviser (Facilitation Dispute / Resolution)

Length of Agreement Consultant

4 years

Consultant Address

Developing Projects
68 Grafton Way
W1T 5DS
London
United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Employers Agent	£600.00	£600.00	£350.00	2.5%	2%	1.5%
Project Managers	£600.00	£600.00	£350.00	2.5%	2%	1.5%
Clerk of Works	£330.00	£330.00	£280.00	0.2%	0.3%	0.3%
Partnering Adviser	£600.00	£600.00	£350.00	0.1%	0.1%	0.1%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 23 - Consultancy Services

Lot Services	Lot 4: Project Delivery Services <ul style="list-style-type: none"> • Employers Agent • Project Managers • Clerk of Works • Partnering Adviser (Facilitation Dispute / Resolution)
Length of Agreement	4 years
Consultant	EC Harris LLP
Consultant Address	ECHQ 34 York Way N1 9AB London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Employers Agent	£675.00	£517.50	£300.00	2.5%	1.9%	1.25%
Project Managers	£712.50	£547.50	£300.00	2.5%	1.9%	1.25%
Clerk of Works	£562.50	£450.00	£300.00	2.25%	1.8%	0.86%
Partnering Adviser	£712.50	£547.50	£300.00	2.5%	1.9%	1.25%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 24 - Consultancy Services

Lot Services	Lot 4: Project Delivery Services <ul style="list-style-type: none"> • Employers Agent • Project Managers • Clerk of Works • Partnering Adviser (Facilitation Dispute / Resolution)
Length of Agreement	4 years
Consultant	Ikon Consultancy
Consultant Address	1 Great Tower Street EC3R 5AA London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Employers Agent	£697.50	£450.00	£337.50	3.54%	2.52%	2.11%
Project Managers	£622.50	£450.00	£337.50	4.51%	3.98%	2.51%
Clerk of Works	£367.50	£322.50	£300.00	1.31%	1.21%	1.21%
Partnering Adviser	£862.50	£712.50	£637.50	0.25%	0.3%	0.35%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 25 - Consultancy Services

Lot Services	Lot 5: Cost & Commercial Services <ul style="list-style-type: none"> • Quantity Surveying • Cost Management • Commercial Advice – Price List Composition
Length of Agreement	4 years
Consultant	EC Harris LLP
Consultant Address	ECHQ 34 York Way N1 9AB London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Quantity Surveyor	£677.00	£540.00	£393.00	1.7%	1.65%	1.6%
Cost Management	£677.00	£540.00	£393.00	1.2%	1.15%	1.1%
Commercial Advise	£667.00	£579.00	£393.00	0.8%	0.8%	0.8%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 26 - Consultancy Services

Lot Services	Lot 5: Cost & Commercial Services <ul style="list-style-type: none"> • Quantity Surveying • Cost Management • Commercial Advice – Price List Composition
Length of Agreement	4 years
Consultant	John Rowan and Partners LLP
Consultant Address	Craven House 40 Uxbridge Road W5 2BS London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Quantity Surveyor	£500.00	£413.00	£304.00	2.2%	2%	1.8%
Cost Management	£500.00	£413.00	£304.00	2.2%	2%	1.8%
Commercial Advise	£500.00	£413.00	£304.00	3%	2%	1%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 27 - Consultancy Services

Lot Services	Lot 5: Cost & Commercial Services <ul style="list-style-type: none"> • Quantity Surveying • Cost Management • Commercial Advice – Price List Composition
Length of Agreement	4 years
Consultant	Pellings LLP
Consultant Address	24 Widmore Road BR1 1RY Bromley United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Quantity Surveyor	£450.00	£412.50	£360.00	1.49%	0.95%	0.73%
Cost Management	£450.00	£412.50	£360.00	1.49%	0.95%	0.73%
Commercial Advise	£450.00	£412.50	£360.00	0.26%	0.21%	0.16%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 28 - Consultancy Services

Lot Services	Lot 6: Compliance Health & Safety <ul style="list-style-type: none"> • Construction Design Management Consultant • Health & Safety Advisor
Length of Agreement	4 years
Consultant	Baily Garner LLP
Consultant Address	146-148 Eltham Hill SE9 5DY London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Construction Design Management Consultant	£525.00	£350.00	£315.00	0.32%	0.26%	0.23%
Health & Safety Advisor	£525.00	£350.00	£315.00	0.14%	0.12%	0.09%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 29 - Consultancy Services

Lot Services	Lot 6: Compliance Health & Safety <ul style="list-style-type: none"> • Construction Design Management Consultant • Health & Safety Advisor
Length of Agreement	4 years
Consultant	Mace Group
Consultant Address	Atelier House 64 Pratt Street NW1 0LF London United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Construction Design Management Consultant	£490.00	£410.00	£320.00	0.4%	0.3%	0.3%
Health & Safety Advisor	£490.00	£410.00	£320.00	0.3%	0.3%	0.3%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 30 - Consultancy Services

Lot Services	Lot 6: Compliance Health & Safety <ul style="list-style-type: none"> • Construction Design Management Consultant • Health & Safety Advisor
Length of Agreement	4 years
Consultant	Pellings LLP
Consultant Address	24 Widmore Road BR1 1RY Bromley United Kingdom

Services	Day Rates			Fixed Percentage Fee		
	Senior Construction Specialist	Construction Specialist	Junior Construction Specialist	Work Package Below	Work Package Up to	Work Package Above
				£500,000	£1,000,000	£1,000,000
Construction Design Management Consultant	£450.00	£350.00	£225.00	0.8%	0.7%	0.48%
Health & Safety Advisor	£450.00	£412.50	£360.00	0.3%	0.28%	0.25%

The above price schedule includes day rates and percentage fee levels.

The tendered day rates act as a ceiling and when a mini-competition process is held suppliers may submit lower day rates to secure the work.

The day rates will be indexed each year in line with the Consumer Price Index (as defined in Table 6a,b,c of CPI and RPI Reference Tables CPI: All items index, 12month % change and 1month % change – formerly Table 5a, b, c”, published by the Office for National Statistics).

Notice of Proposal 31 - Consultancy Services

Lot Services	<p>Lot 7: Asbestos Survey, Testing and Reporting</p> <ul style="list-style-type: none"> • Management Survey of Property • Management Survey of Property incl Refurbishment & Demolition Survey to Kitchen & Bathroom • Refurbishment & Demolition Survey to whole Property • Bulk Samples to Communal Areas • Refurbishment & Demolition Survey to Individual Room • Survey to specific Suspect Panel / area in Individual Room • 24/7 Emergency Call Out Service – Attend property within two hours, make safe, take up to two samples.
Length of Agreement	4 years
Consultant	Armstrong York
Consultant Address	64 River Road IG11 0DS Barking United Kingdom

Services	Unit Price
Management Survey of any Property size (up to five samples)	£112.50
Management Survey of Property including Refurbishment & Demolition Survey to Kitchen & Bathroom (up to five samples)	£127.50
Refurbishment & Demolition Survey to full Property of any size (up to five samples)	£147.00
Bulk Samples to Communal Areas (up to five samples)	£112.50
Refurbishment & Demolition Survey to Individual Room (up to three samples)	£62.50
Survey to specific Suspect Panel / area in Individual Room (up to two samples)	£55.00
24/7 Emergency Call Out Service – Attend property within two hours, make safe, take up to two sample	£150.00

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 32 - Consultancy Services

Lot Services

Lot 7: Asbestos Survey, Testing and Reporting

- Management Survey of Property
- Management Survey of Property incl Refurbishment & Demolition Survey to Kitchen & Bathroom
- Refurbishment & Demolition Survey to whole Property
- Bulk Samples to Communal Areas
- Refurbishment & Demolition Survey to Individual Room
- Survey to specific Suspect Panel / area in Individual Room
- 24/7 Emergency Call Out Service – Attend property within two hours, make safe, take up to two samples.

Length of Agreement

4 years

Consultant

Environmental Essentials Limited

Consultant Address

Unit 3 Arlington Court
Silverdale Enterprise Park
ST56SS
Staffordshire

Services	Unit Price
Management Survey of any Property size (up to five samples)	£94.75
Management Survey of Property including Refurbishment & Demolition Survey to Kitchen & Bathroom (up to five samples)	£125.00
Refurbishment & Demolition Survey to full Property of any size (up to five samples)	£162.50
Bulk Samples to Communal Areas (up to five samples)	£80.00
Refurbishment & Demolition Survey to Individual Room (up to three samples)	£80.00
Survey to specific Suspect Panel / area in Individual Room (up to two samples)	£45.00
24/7 Emergency Call Out Service – Attend property within two hours, make safe, take up to two sample	£155.00

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 33 - Consultancy Services

Lot Services	Lot 7: Asbestos Survey, Testing and Reporting <ul style="list-style-type: none"> • Management Survey of Property • Management Survey of Property incl Refurbishment & Demolition Survey to Kitchen & Bathroom • Refurbishment & Demolition Survey to whole Property • Bulk Samples to Communal Areas • Refurbishment & Demolition Survey to Individual Room • Survey to specific Suspect Panel / area in Individual Room • 24/7 Emergency Call Out Service – Attend property within two hours, make safe, take up to two samples.
Length of Agreement	4 years
Consultant	Shield On-Site Services Ltd
Consultant Address	Unit 5 Loomer Road Chesterton ST5 7LB

Services	Unit Price
Management Survey of any Property size (up to five samples)	£75.00
Management Survey of Property including Refurbishment & Demolition Survey to Kitchen & Bathroom (up to five samples)	£95.00
Refurbishment & Demolition Survey to full Property of any size (up to five samples)	£130.00
Bulk Samples to Communal Areas (up to five samples)	£30.00
Refurbishment & Demolition Survey to Individual Room (up to three samples)	£50.00
Survey to specific Suspect Panel / area in Individual Room (up to two samples)	£30.00
24/7 Emergency Call Out Service – Attend property within two hours, make safe, take up to two sample)	£95.00

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 34 - Consultancy Services

Lot Services

Lot 8: Fire Risk Assessment

- Street Property
- Low Rise Block (1-3 storeys)
- Medium Rise Block (4-6 storeys)
- High Rise Block (17+ storeys)
- Price per Square Meter (in floor space)
- Price per Square Meter (in floor plan)

Length of Agreement

4 years

Consultant

Euro Compliance Ltd

Consultant Address

90 Milton Avenue
EN5 2EU
Barnet, Herts
United Kingdom

Services	Unit Price
Street Property	£95.00
Low Rise Block (1-3 storeys)	£150.00
Medium Rise Block (4-6 storeys)	£175.00
High Rise Block (17+ storeys)	£225.00
Price per Square Meter (in floor space)	£44.00
Price per Square Meter (in floor plan)	£1.50

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 35 - Consultancy Services

Lot Services	Lot 8: Fire Risk Assessment <ul style="list-style-type: none"> • Street Property • Low Rise Block (1-3 storeys) • Medium Rise Block (4-6 storeys) • High Rise Block (17+ storeys) • Price per Square Meter (in floor space) • Price per Square Meter (in floor plan)
Length of Agreement	4 years
Consultant	Frankham Consultancy Group Limited
Consultant Address	Irene House Five Arches Business Park Maidstone DA14 5AE

Services	Unit Price
Street Property	£79.00
Low Rise Block (1-3 storeys)	£105.00
Medium Rise Block (4-6 storeys)	£141.00
High Rise Block (17+ storeys)	£186.00
Price per Square Meter (in floor space)	£0.90
Price per Square Meter (in floor plan)	£0.98

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 36 - Consultancy Services

Lot Services	Lot 8: Fire Risk Assessment <ul style="list-style-type: none"> • Street Property • Low Rise Block (1-3 storeys) • Medium Rise Block (4-6 storeys) • High Rise Block (17+ storeys) • Price per Square Meter (in floor space) • Price per Square Meter (in floor plan)
Length of Agreement	4 years
Consultant	Savills (UK) Limited
Consultant Address	33 Margaret Street W1G 0JD London United Kingdom

Services	Unit Price
Street Property	£80.00
Low Rise Block (1-3 storeys)	£100.00
Medium Rise Block (4-6 storeys)	£125.00
High Rise Block (17+ storeys)	£300.00
Price per Square Meter (in floor space)	£3.00
Price per Square Meter (in floor plan)	£3.00

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 37 - Consultancy Services

Lot Services

Lot 9: Scoping Surveys (Investment Needs)

- Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records
- Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance
- Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records
- Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance

Length of Agreement

4 years

Consultant

EC Harris LLP

Consultant Address

ECHQ
34 York Way
N1 9AB
London

Type of Survey	No of Surveys		
	1 to 499	500 to 999	1000+
Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records	£122.22	£122.22	£122.22
Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance	£166.66	£166.66	£166.66

Type of Survey	Property Type			
	Street Property	Low Rise Block	Medium Rise Block	High Rise Block
Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records	£122.22	£183.33	£275.00	£1050
Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance	£187.50	£250.00	£375.00	£740.00

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 38 - Consultancy Services

Lot Services

Lot 9: Scoping Surveys (Investment Needs)

- Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records
- Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance
- Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records
- Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance

Length of Agreement

4 years

Consultant

John Rowan and Partners LLP

Consultant Address

Craven House
40 Uxbridge Road
W5 2BS
London

Type of Survey	No of Surveys		
	1 to 499	500 to 999	1000+
Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records	£135.00	£130.94	£129.50
Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance	£275.00	£270.94	£269.50

Type of Survey	Property Type			
	Street Property	Low Rise Block	Medium Rise Block	High Rise Block
Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records	£60.60	£58.70	£58.50	£60.60
Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance	£200.60	£178.70	£158.50	£120.60

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Notice of Proposal 39 - Consultancy Services

Lot Services

Lot 9: Scoping Surveys (Investment Needs)

- Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records
- Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance
- Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records
- Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance

Length of Agreement

4 years

Consultant

Savills (UK) Limited

Consultant Address

33 Margaret Street
W1G 0JD
London
United Kingdom

Type of Survey	No of Surveys		
	1 to 499	500 to 999	1000+
Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records	£265.00	£265.00	£265.00
Scoping survey of internal property investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance	£360.00	£360.00	£360.00

Type of Survey	Property Type			
	Street Property	Low Rise Block	Medium Rise Block	High Rise Block
Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records	£70.00	£70.00	£90.00	£120.00
Scoping survey of whole block investment needs to establish the overall investment need prior to construction commencing work including full photographic records, carrying out asbestos management survey including full surveys in line with HSE guidance	£180.00	£180.00	£240.00	£275.00

The above price schedule shows unit price rates.

The tendered unit rates act as a ceiling and when a mini-competition process is held suppliers may submit lower unit rates to secure the work.

Summary of Stage 1 Observations:

Observations received from leaseholders and Recognised Tenants Associations in relation to Camden's Notice of Intention, dated 25th April 2014, and Camden's responses to these, are summarised in the enclosed document 'Appendix 1: Summary of Stage 1 Observations'.

Right to Inspect Camden's Proposals:

You are invited to inspect all relevant documents on 17th March 2015, between the hours of 16:30 and 19:30 at **Committee Room 2, Camden Town Hall, Judd Street, London, WC1H 9AU.**

Observations:

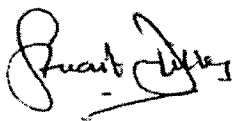
We now invite you to make written observations in relation to this proposal by sending them to **Mike Edmunds, Leaseholder Services, London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE**

Or email; capitalservices@camden.gov.uk quoting **14/004** and **RTA**.

Observations should be made within the consultation period of 30 days from the date of this notice. The consultation period will remain open until **9th April 2015** and all observations should be received by this date.

Please also read the Frequently Asked Questions pages at the end of this letter as this may address any queries that you have.

Yours sincerely,



Stuart Dilley
Assistant Director HASC

Enclosed:

1. 39x Individual Consultancy Services Proposals
2. Summary of observations received after the stage 1 Notice of Intention
3. Observation Form
4. Frequently Asked Questions

**Sections 20 and 20ZA of the Landlord and Tenant Act 1985 (as amended)
Schedule 2 to the Service Charges (Consultation Requirements) (England)
Regulations 2003**

Written Observations

Please complete this form and return it by **9th April 2015**.

Send to: Mike Edmunds (Head of Leaseholder Services)
Leaseholders Services
London Borough of Camden
Camden Town Hall
Judd Street
London, WC1H 9JE

Email: capitalservices@camden.gov.uk quoting **14/004** and **RTA**

Leaseholder Name :

Property Address: Kilburn Vale Leaseholders Association (Kilburn Vale Estate)

Property Reference: RTA

Contract Reference: **Consultancy Services Framework Agreement**

I wish to make the following observations; (please detail these below)

Signed by _____

Dated _____

Observations received in relation to Notice of Intention for Consultancy Services dated 25th April 2014

Appendix 1: Summary of Stage 1 Observations:

The table below is a summary of the most common observations received from leaseholders and Recognised Tenants Associations in relation to Camden's Notice of Intention. Camden's response to these observations is shown adjacent:

Observation	Response	Number like this
CONTRACT		
Importance of tendering	The proposed framework will be tendered in accordance Camden's procurement processes and is compliant with EU regulation. Successful consultants to the framework will still be expected to submit prices per job as part of the mini-competition process which will be managed by Camden directly.	3
Long term contract are impossible to break and very inflexible.	This is a framework not a long term contract. For each specialty there will be more than one supplier and each time a commission is needed those able to do the works will bid for the assignment. We will not be restricted to the Framework, but by using it procurement costs will be lower.	5
How will the council measure the performance (savings in money, time, resources) of the long term contract?	As stated above, this is not a long term contract it is a Framework which will result in multiple assignments carried out by multiple suppliers. We shall be adopting a series of key performance indicators (KPIs) to monitor the performance of suppliers on individual assignments and should they fall short they will be rested or removed from the Framework	4
What are the criteria for the performance measurement? How often will you take that performance measurement (i.e. every year)?	A series of quality measures will be set depending upon the specific nature of the assignment. The frequency of performance reviews will depend upon the length of the assignment.	3
Will the residents be able to see those performance statistics? If not, how will you make sure that there is transparency?	Yes, on request or as part of wider performance reports. Where a leaseholder is charged for a service they will be provided with the details of that service.	1
Who will assess those performance criteria and what terms if any (breaking clauses and penalties) will the contract have that will allow the council to protect its residents and interests?	Managers in Housing and Adult Social Care will be the Client responsible for the contract, overseen by the Head of Commissioning and QA. The contract will be the NEC3 form of contract which contains provisions for arbitration and disallowing of sums should the parties be in dispute.	6
Your letter suggests that money will be saved by assigning a contract to a private contractor	By reducing the amount of tendering and opening the works to competition costs will be kept to a minimum. The need for these consultants is short term and in	5

however you did not provide any evidence to support that.	response to peaks of work or work of a specialist nature that is not always required by the Council. It would not be economic to employ people under these circumstances. We presently spot purchase for such work. The Framework approach will reduce procurement costs and achieve competitive rates. (Further evidence also provided as part of response)	
How many contractors will be responsible for the £8,000,000 "jackpot" framework deal	There are nine lots and we will be appointing a minimum of 2 firms to each lot and a maximum of three. Of course a specific firm may be successful in more than one lot.	3
What are the criteria for choosing the contractor?	60% of scores will be awarded on the basis of price 40% on the basis of quality of their bid.	2
Will past performances of contractors be taken into consideration? For instance Lakehouse and Apollo	We shall be taking up references. It should be noted that this Framework is for Consultants, not construction work. Lakehouse and Apollo are construction firms, although they may of course bid as may any firm in the EU.	2
Will the contractors provide actual proof that shows that they have experience with contracts like that as well as evidence about the amount of money they saved for the council? If yes, please let me know when I can have that information.	We shall be taking up references which will be used in the evaluation. We will not automatically make them available.	
Will other council participate in that framework? If yes, which councils? How much will be Camden council's contribution?	No other councils will be participating in this framework	1
What will be the procedure for residents to complain if something goes wrong during the contract?	Information regarding Camden's complaints procedure can be found at: http://www.camden.gov.uk/complaints As a Leaseholder you may also take a complaint to the Leaseholder Valuation Tribunal. Information on the Leaseholder Valuation Tribunal can be found at: http://www.justice.gov.uk/tribunals/residential-property	1
QLTA should not be a route to getting "Major Works" done as these should be tendered for appropriately.	Qualifying Long Term Agreements are used for a variety of services and works that a Landlord may need in order to maintain its housing stock. This is the purpose of the legislation.	
Who holds this QLTA at the moment? Please provide the name of the current contractor and	At this time we do not have an existing agreement for consultancy services for construction works. Services are procured as and when required.	2

how much they charged per year during their tenure?		
What are the duties/jobs covered by the specific QLTA that you are writing to us about?	The expected duties are outlined in Annex1 of the notice	1
Outline of works covered by the agreement. You state that "this will relate to but not be limited to" the categories listed. What other categories are envisaged. Why aren't they listed?	The Lots are being refined following this consultation but will cover the same areas. The final version of the Lots will be provided at the next stage in consultation.	1
Could you please provide a list of all potential works that are "on the slate" as it were, to be carried out by the new contractor you are hoping to appoint.	No specific works have been allocated	2
What are the maximum number of works you can authorise in any one 12 month period?	There is no maximum number	1
How will the framework agreement benefit leaseholders?	As a leaseholder, you are required to contribute towards the costs which Camden incurs as a result of providing any service. Therefore, if Camden makes savings as a result of the agreement, leaseholders will benefit from these savings. You will only be required to contribute if work is carried out at your property which requires any of the consultancy services described in the notice.	4
If Camden spend all their time managing the suppliers, then leaseholders will be spending more to achieve the same result.	The proposed set-up is not too dissimilar to the existing practice. The Council still utilise expert consultants to advise on various contracts, however a framework will allow better price certainty, reduced procurement costs and timescales, as well as a better working relationship with a handful of carefully selected suppliers as opposed to new random suppliers associated with each contract. The Council have agreed to step-up its current Better Homes programme, which bring with it the need for additional capacity to deliver the contract.	1
Has the council any other criteria to judge the success or not of this agreement in comparison to the current methods of procurement.	The Council will also adopt a range of quality measures, a consultant performing below the acceptable threshold will not be permitted to bid for further work on the framework. These quality measures will be provided at the next stage in the consultation.	4
Why can't council staff carry out these duties (rather than using contract staff)?	Whilst Camden does employ certain specialist staff directly, including building and quantity surveyors, the reasons for using contract staff, rather than employees, are	5

	<p>twofold. Firstly, recruiting such specialist professionals has proven difficult. Secondly, these types of works tend to vary over time. In particular the current capital programme peaks in 2018. Employing additional staff and then making them redundant after two years is not the most effective way to manage peaks and troughs. For example, we may want to employ a specialist M&E consultant to design a lift solution; the volume of such work would not justify recruiting and employing such specialist and expensive resources on a full-time basis.</p>	
COSTS/ PRICES		
Has the council estimated any costs to monitor these agreements over their four year period.	The total spent on consultancy fees for construction and engineering services in 2012/13 was approximately £740,000	1
Please confirm the cost of procurement for the last two years.	The Council centralised its procurement function in 2010. The total cost of the procurement hub for all 'Capital and FM' contracts is approximately £347,000 per annum. This covers all building related procurement, such as works to schools, Council offices, Council housing, repairs contracts, regeneration projects, cleaning contracts, consultancy services and servicing of equipment	1
Please confirm that for the period of this long term agreement that the costs will be no greater than those figures referred to above.	<p>The proposed framework will not increase the costs referred to in 2 above and will reduce officer time within Repairs and Improvements taken up by <i>ad hoc</i> procurement. The profile of expenditure through the framework will depend entirely on the level of programme activity each year, for example the number of heating schemes being commissioned, the amount of structural works requiring assessment.</p> <p>In the absence of a framework the Repairs and Improvements Division is currently required to tender consultancy commissions on an <i>ad hoc</i> basis.</p> <p>The proposed framework will remove the duplication with regards development of tender documentation, scoring submissions etc. and mean that this is done just once for consultancy services for a four year period.</p>	1
What is the maximum amount you can charge in any one 12 month period, regardless of how many works are carried out?	There is no maximum amount	1

Lot 1		1
Under Camden's objective of achieving "Value for Money" a contract of £100,000 should go to Tender to ensure that the Council are getting best value for money.	A reduction in the procurement costs, we only have to go through a full procurement once; and there is an expectation that Consultants will bid at lower prices to be on our Framework than their standard "Spot Prices", experience shows that this can be between 10 and 30% - depending upon the prevailing demand in the economy.	2
You state that it can't exceed £100,000 per commission but you don't explain how this is broken down. Is this £100,000 across the entire borough? or per estate (regardless of how many flats are on the estate? or is there another unit you calculate this by?	The anticipated total estimated spend is around £6.3 million, split across Housing and Adult Social Care (HASC) Repairs and Improvements (£5.5 million) and Children Schools and Families, Corporate Services (£0.8 million)	4
Lot 2		
The description implies that the freeholder has not established the process and does not have the specialists in place	This is not the case. The Council has various contracts and procurement process in place to deliver these services currently	1
It is difficult to see why current residents have to pay for concept, feasibility and scheme design studies of newly built properties.	It is anticipated that the proposed framework will be used by various departments throughout the Council. These include, but are not limited to, Housing; Children Schools & Families; Regeneration and Parks & Open Spaces. As a result, there will be instances where services are called off and are not rechargeable to Leaseholders. Moreover where properties are wholly occupied by tenants, empty or the consultants are used with respect to new build or indeed on any property that is not occupied by leaseholders there will be no charge for that work. In summary, leaseholders are only required to contribute to works / services that affect their property, in accordance with their lease and will not be charged for services outside of their property/block/estate.	1
Advising on conservation sites is a responsibility of the building control	'Building Control' relates to guidance, advice and enforcement of the Building Regulations which are enacted by Parliament to ensure the health and safety of people in and around buildings and help promote energy conservation, ease of accessibility and efficient use of water within buildings. Camden's Housing Services, as an owner of property, are subject to Building Control regulations as is every owner or manager of property. Therefore, the cost of Building Control is the same to Camden as a Landlord as it would be to any other private landlord in the Borough deciding to use the Council's service.	1

Lot 3		
Structural survey and analysis of the building is a function of in-house building control department which is financed by taxpayers. It is not clear why a duplicate service/structure should be established	'Building Control' relates to guidance, advice and enforcement of the Building Regulations which are enacted by Parliament to ensure the health and safety of people in and around buildings and help promote energy conservation, ease of accessibility and efficient use of water within buildings. Camden's Housing Services, as an owner of property, are subject to Building Control regulations as is every owner or manager of property. Therefore, the cost of Building Control is the same to Camden as a Landlord as it would be to any other private landlord in the Borough deciding to use the Council's service.	1
Lot 4		
Architectural services are rendered and paid for by private constructors/homebuilders	The purpose of the framework is not to duplicate roles or add additional levels of management, but simply to supplement the existing roles, as the level of work will rise to a peak in 2017.	1
Lot 5		1
These services are already covered by the management fee charged by the council.	'Building Control' relates to guidance, advice and enforcement of the Building Regulations which are enacted by Parliament to ensure the health and safety of people in and around buildings and help promote energy conservation, ease of accessibility and efficient use of water within buildings. Camden's Housing Services, as an owner of property, are subject to Building Control regulations as is every owner or manager of property. Therefore, the cost of Building Control is the same to Camden as a Landlord as it would be to any other private landlord in the Borough deciding to use the Council's service.	1
Lot 6		
Is there duplication of roles in having 2 sets of project managers; consultants as project managers, and the Major Works Team as project managers supervising the consultant project managers?	It is anticipated that the proposed framework will be used by various departments throughout the Council. These include, but are not limited to, Housing; Children Schools & Families; Regeneration and Parks & Open Spaces. As a result, there will be instances where services are called off and are not rechargeable to Leaseholders. Moreover where properties are wholly occupied by tenants, empty or the consultants are used with respect to new build or indeed on any property that is not occupied by leaseholders there will be no charge for that work. In summary, leaseholders are only required to contribute to works / services that affect their property, in accordance with their lease and will not be charged for services outside of their property / block / estate.	1
Carrying out consultations required by law is the	We can charge for the cost of Leaseholder consultation. There is no direct charge	1

responsibility of the council. Residents cannot be deemed liable for a third party (in this case the Council) performing its statutory duties.	but leaseholders pay a yearly management charge which may incorporate some element of consultation where it is undertaken by existing staff. Where there are major works we charge the direct costs relating to major works.	
Lot 7		
Establishing and enforcement of the health and safety regulations is part of the general responsibilities of the council stipulated in the legislation as well as the council's bylaws. Thus, such services are already covered by the council tax as well as subsidies from the central government.	This is not correct	1

Better Homes Procurement Strategy

Camden Construction Consultancy Framework

Frequently Asked Questions

1. Why is the framework required

From time to time the Council requires the services of specialist providers and consultants. This could be for services such as fire risk assessments or structural surveys. The Council also uses consultants to specify complex work packages and design infrastructure such as communal heating systems. A report to the Council's Cabinet which sets out the requirement for the framework can be found below:

http://democracy.camden.gov.uk/documents/s32648/Item%2016%20-%20Better%20Homes%20Programme%20Consultancy%20Framework_.pdf

2. How were the consultants selected?

The first stage of the selection process involved the Pre-Qualification Questionnaire (PQQ). During this stage, the details of our requirements were advertised and a set of pre-defined quality questions and company requirements were issued to those suppliers that expressed an interest. The quality questions were set to establish the applicants' experience, qualifications and suitability for the specific services within each lot. Company information such as financial standing, insurances, environmental and health & safety policies were also requested.

We evaluated all submissions and a short list of the five highest scoring applicants for each lot was compiled and they were invited to tender (ITT)

The second stage of the selection process is known as the "Invitation to Tender" (ITT).

During this stage the shortlists of applicants provided prices for the services and responses to a series of questions designed to evaluate the quality of their offer.

The tenders received were then evaluated by evaluation panels. Scores were awarded using a weighted scoring system of 60% price 40% quality. In each of the Lots the three bidders that achieved the highest overall score were recommended for appointment.

3. Why are there so many proposed consultants?

To make sure the Council and its residents get the best value possible, it was decided that 3 consultants would be appointed to each of the lots within the framework. By having 3 consultants in each lot, the Council can ensure that there is competition and alternative providers in case of poor performance.

4. How will consultants be allocated work?

Whenever the services of a specific lot are required, a package of work will be created and a mini-competition held between the three consultants in the lot. Consultants will then bid for the work, using the day rate or percentage fees they provided as part of the ITT process as a cap. This mini-competition process ensures that the best value for money, with quality already assessed at the PQQ and ITT stage.

5. What do the day rate figures mean for me?

The day rates provided by each consultant are the maximum rates that consultant can charge for any piece of work covered by the framework, and will provide the consultants cap during the mini-competition process described in question 3 above.

6. What do the percentage fee figures mean for me?

The percentage fees provided by each consultant are the maximum rates that consultant can charge for any piece of work covered by the framework and charged as a percentage of the works cost. They can be adjusted downwards during the mini-competition process described in question 3 above.

7. How will Camden ensure performance and quality criteria are met?

The Council will rate the performance of each consultant for each package of work it undertakes. Poorly performing consultants can be 'rested' and excluded from mini-competition processes until they can demonstrate that they have taken steps to improve performance.