

UCML Proposal

PR7548

Lochailort Investments Ltd,

Eagle House,
108-110 Jermyn Street,
London
SW1Y 6EE

Lanwades Park, Kentford



Date of Proposal:
18 October 2022

Prepared by:
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About UCML

UCML (Utilities Connections Management Limited)

We are one of the leading providers of utility connections consultancy and associated project management services.

We work with developers, main contractors and a range of other consultants (project management, M&E, cost consultants etc) throughout the UK.

At UCML, we investigate, negotiate, secure and manage utility connections (gas water, electricity and telecommunications) on behalf of our clients.

Our unbiased and persistent focus on our client's interests to provide best value, often results in considerable cost savings, reduced overheads and shorter project time frames.

BENEFITS OF EMPLOYING UCML:

- **Cost Savings – We operate on a fixed fee basis with the full benefit of any cost savings passed onto our client**
- **Time Savings – we'll give you the advice you need to ensure utilities are installed in line with programme**
- **Reduction in the stress and hassle of dealing with utilities**
- **Technical and regulatory advice**



Your Account Manager:

Stuart McNair

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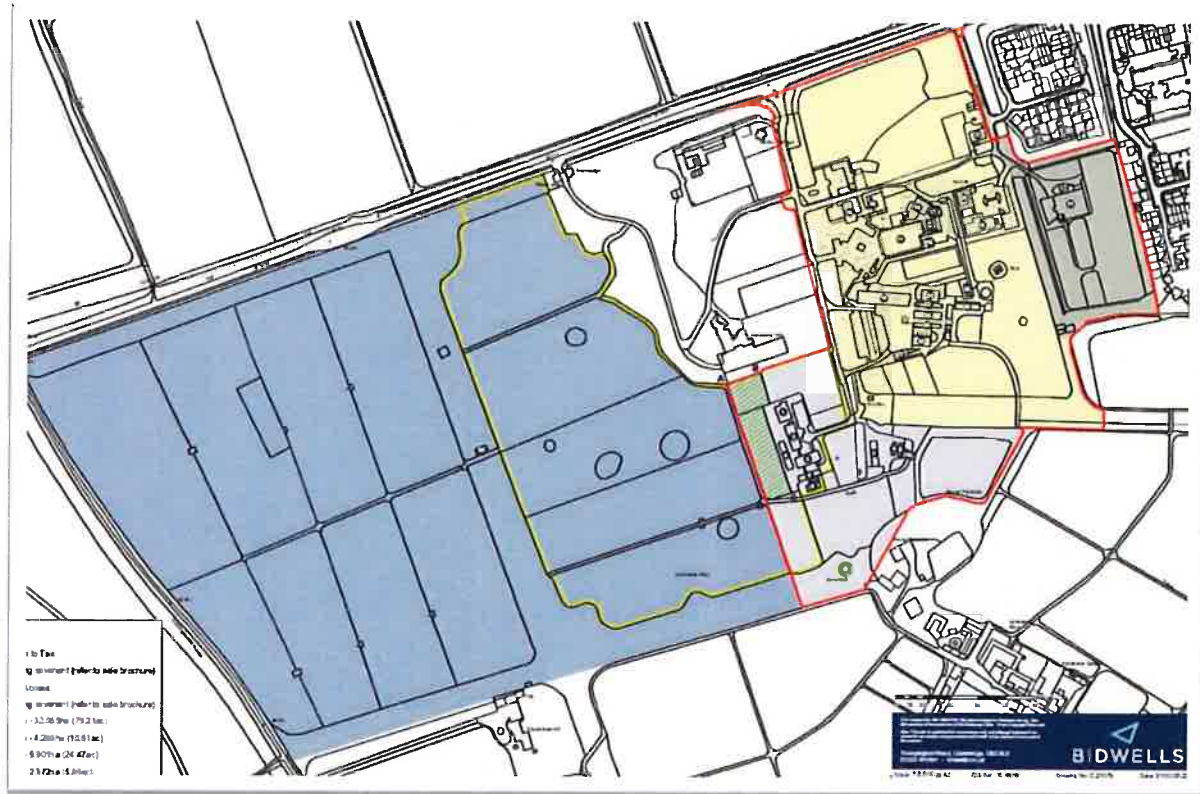
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1. Overview of the Project

UCML has been requested to provide a proposal for services in relation to the scheme below in Kentford. The planned development for the site on Lanwades Park, will consist of 350 Houses.



2. The Brief

UCML has been asked to provide a proposal for a utility study to determine the feasibility of the site and establish any potential site constraints in terms of electricity, gas, water and telecommunications.

- Until such a time that firm points of connection have been accepted, it cannot be confirmed whether network reinforcement will be required to provide electricity, gas, water and telecommunications connections to the proposed development.

3. Scope of Services

a) Level 2 Utility Study

- Application for existing statutory utility infrastructure records. Please note UCML will not provide any commentary on drainage records within its study.
- Technical Review of all statutory authority infrastructure, including electricity, gas, water and telecoms, affected by proposed on-site and off-site works.
- Application for firm point of connection for electricity, gas and water supplies to the site to determine location of proposed connection.
- Provision of costs for required electricity network reinforcement works together with an indication as to whether significant reinforcement works are required on water and gas networks. In terms of water and gas networks, should such significant reinforcements be required, these would require extensive modelling studies which are not included within this proposal.
- Provision of Utility Study Report to include:
 - Analysis of current statutory authority infrastructure.
 - Budget figures for disconnection, diversion and connection works derived from firm non-contestable charges including indication of required reinforcement works where applicable.
 - Cost risk and analysis.
 - Timescales for provision and execution of quotations for the required works, highlighting risks to project programme.
 - Highlight abnormal legal requirements including wayleaves and easements and explanation of requirements to mitigate risk.

The cost of providing the above service will be £4,180 (Four Thousand, One Hundred and Eighty pounds) excluding VAT

4. Payment Terms

Interim invoice (25%) to be issued on submission of capacity checks the remaining amount to be issued on completion of study

5. Acceptance

I wish to accept the following sections of your proposal reference PR7548: (PLEASE TICK) UCML's proposals are valid for up to 1 year.

Can it please be specified if there are any particular invoicing methods which apply.

Utility Study Level 2 at a cost of £4,180 (Four Thousand, One Hundred and Eighty pounds) Excluding VAT



The invoice for the above works should be sent to:

Name Mr. Hugo Haig

Company Name LOCHALLOCH INVESTMENTS LTD

Company Address EAGLE HOUSE, 108 - 110 SERPENTIN STREET, LONDON SW14 6EE

Company Registration 05605197

Purchase Order Number LOCH/22/28

Should any of UCML's services, as detailed within this proposal, be put on hold by the client, UCML reserve the right to issue an invoice for the work that has been completed up to that point. Depending on the length of time the project is put on hold, UCML may also charge for its services in managing any correspondence with the utility companies and, once the project is resumed, for repeating work that has already been undertaken if the enquiries/quotes have lapsed.

By accepting this quotation, I acknowledge and agree to UCML's Appendix (below) and standard terms and conditions of contract, a copy of which is available on request.

Signed 

Date 18/10/2022

LOCHAILORT INVESTMENTS LIMITED

EAGLE HOUSE
108 - 110 JERMYN STREET
LONDON SW1Y 6EE
TEL: 020 3468 4933
www.lochailort-investments.com

18th October 2022

To Whom IT May Concern

Dear Sirs

Re: Lanwades Park, Kentford

We hereby confirm that we have appointed Utilities Connections Management Limited (UCML) as our services coordinator. We would ask that you accept this letter as confirmation of our instruction to UCML to proceed with obtaining, reviewing and providing recommendations to us in respect to utility service quotations, on our behalf.

Yours faithfully

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

Hugo Haig

7. Appendix

Application Fees

- Application Fees levied by the Utility Companies may be required for electricity, gas and water. UCML has not included for this cost within its proposal, as it is the responsibility of the Client to pay any Application Fees directly to the Utility Companies.
- UCML will advise and clearly outline the cost of any Application Fees where applicable, in due course.

Revalidation of Proposals

- UCML's proposal allows for a total of 2 revalidation requests to any quotations that have expired. In the event that this number is surpassed, UCML reserves the right to charge an additional fee. This fee will be agreed prior to the commencement of any additional works.
- UCML may need to revisit its proposal should there be any significant changes in scheme detail from the information originally provided, i.e. loading requirements, number of units, site boundary re-sizing. This is due to the fact that UCML will need to accommodate these changes, and would not have factored in additional resources at the time of the original proposal being issued.

Asset Values

To encourage the competitive ownership of utility infrastructure networks, the relevant Regulatory bodies have allowed Independent Network Operators, in water, gas and electricity, to offer substantial monetary sums to offset the cost of connections. UCML has forged strong relationships with a number of these Independent Operators and will ensure the its Client(s) receive(s) maximum benefit from such Asset Values.

Legislation

- Reservation of Capacity

Due to issues arising from the allocation and reservation of electricity capacity, Distribution Network Operators (D.N.O.'s) are now introducing processes that will allow for the greater control of Connection Applications resulting in reducing the level of "Stranded Electricity Capacity". Such processes will require a greater input of capacity requirement details at application stage. UCML has been involved at an early stage with these processes, and is as such, well placed in undertaking these submissions.

- Water Infrastructure Charge Discount Scheme

A number of Statutory Water Operators have introduced an Infrastructure Charge Discount Scheme to encourage sustainable development. Where applicable, UCML will assist the client in complying with the relevant discount Scheme which will provide financial benefits for the client.

- Building Network Operators

Due to ENA G87 referencing electricity distribution within multi occupied premises, UCML is able to advise the client as of its obligations as a Building Network Operator. UCML is also able to negotiate contracts for distribution networks to be adopted by an Independent Distribution Network Operator (IDNO).

- Electric Vehicle (EV) Charging

The UK Government has confirmed that, from the year 2030, all new conventional petrol and diesel cars and vans are set to be withdrawn from sale. Between 2030 and 2035, new cars and vans can be sold if they have the capability to drive a significant distance with zero emissions (for example, plug-in hybrids or full hybrids), and this will be defined through consultation.

- As a result, electricity Distribution Network Operators are expecting a greater demand on the network. Government funding and private investment have already led to the development of more than 140,000 residential chargepoints and 9,000 chargepoints for staff parking at businesses. Significant increased infrastructure relating to charging electric cars will be required to support the mass market uptake of electric vehicles.
- Low Carbon Heating

UK government has committed to expanding the low carbon economy while achieving the proposed carbon budgets. On 27 June 2019, the UK government set a legally binding target to achieve net zero greenhouse gas emissions from across the UK economy by 2050. There are a variety of technologies with potential to contribute to the transformation necessary to meet 2050 targets such as Air Source Heat Pumps.

Clarifications

- All work undertaken and advice given will be based on the site details/layout provided. If the site boundary, layout, number of units, access/egress or specification should change during the course of UCML's instruction, it is the client's responsibility to communicate said changes to UCML in writing, making it clear what site details have changed. Failure to highlight any changes at the earliest opportunity could result in significant delays to the delivery of UCML's services.
- In relation to phased developments, unless stated otherwise, UCML's proposal is based on bringing capacity to the whole site and covers our services for a maximum of 2 years from the date of acceptance. If additional phases are required or the project continues for in excess of 2 years, UCML reserve the right to charge an additional fee.
- Where appropriate to do so, UCML will undertake a tender process on behalf of the client to obtain competing proposals for any contestable elements.
- UCML cannot make payments on behalf of clients and consequently, quotations will be forwarded onto the client for acceptance. It is the client's responsibility to make payment directly to the Utility provider and to carry out any onsite works that fall outside the scope of the quotation. For clarification on the extent of works that form part of the client's responsibility please contact UCML's project Lead. Please note that the project timescales are likely to be severely impacted if the client's site works have not been completed to the required standard at the point the Utility companies attend site.
- Please take note of the quotation expiry dates. If the quotations are not accepted within the timescales specified, a re-quotation will be required. UCML have included a maximum of 3 re-quotation of each original quotation within the scope of this proposal. If additional re-quotations are required UCML reserve the right to charge an additional £300 for every re-quotation submitted.

- Please note that UCML is not responsible for any elements of network design and any utility routes shown on any drawings produced by UCML are for indicative purposes only.
- If there is a requirement for third party land consent, UCML will only be responsible for the co-ordination of any legal discussions.
- Unless specifically included within the scope of works detailed within section 3 above, it will be the client's responsibility to appoint an Energy Supplier and Meter Operator and to inform UCML accordingly.
- All quotations will be procured in the name of the client as detailed in this proposal unless otherwise advised.
- Please note that unless stated to the contrary, UCML's services only relate to diversions, disconnections and connections of statutory infrastructure and not privately owned infrastructure or infrastructure owned by the Local Authority.
- Please note that UCML's services do not include works associated with unrecorded infrastructure.
- Until such time that firm points of connection have been accepted, it cannot be confirmed whether network reinforcement will be required to provide electricity, gas, water and telecoms connections to the proposed development.

Exclusions

Services not Included within this proposal however, may be added as and when required for an additional fee:

- Site Visits to facilitate access for Third Parties
- Any CAD drawings other than those specifically listed in section 3 above
- Arrangement of energy contracts. Please note that we are not Energy Brokers and are not able to provide advice on the energy market

Timescales

Timescales for service delivery is dependent upon the receipt of information from third parties including the client and utility companies. Typical timescales are as follows:

- Level 2 Utility Study – 40-60 Working Days from appointment



CONTACT US

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