

Hazel Brinton
Clerk to the Council
Cheddar Parish Council
Church Street
Cheddar
Somerset
BS27 3RA

Estimate number: AR042/2019

21st May 2019

Dear Hazel

Re: Sports Pavilion, Sharpham Road, Cheddar – Septic Tank/Soakaway Issues

Thank you for your recent enquiry and following the subsequent site visit on the 11th April 2019 when I and my colleague Michael Abbott met with you, Peter Colton, Councillor and your Head Groundsman to discuss your latest developments for the proposed extension to the sports facilities as shown on Robinson:Brice drawing Nos: 485/010 and 488/050 of March 2019.

We understand that you have won a grant towards extending your pavilion in two directions. Unfortunately, both the entrance hall and main hall will be directly over the two existing septic tanks, soak away and IC's so all of the present foul water arrangements will need to be diverted or replaced.

Wessex Water is to provide a gravity sewer mains connection to your playing field complex within a period of 3-5 years as part of a network expansion programme in connection with Hinckley Point Power Station staff accommodation. Therefore whatever you replace the existing septic with, will only be temporary measure.

In terms of sizing the proposed temporary septic tank, this is very difficult for amenity sites such as yours. It's easy to oversize a unit and based on the fact that it only operate for 3- 5 years, it's probably best to work on the smaller scale. The soak away will be the part which we will need to get right as this is an actual quantity which will need to be discharged to the ground. If you take the approach of emptying the whole septic tank prior to any major event at the site, this will carry you through on a temporary basis until such time that the mains sewer connection is made.

The minimum size septic tank that we would suggest would be 18,000 litres (this would be based on the equivalent domestic PE of 88 persons). It will also give you ample size and storage to use this as a rainwater tank in future years.

The tank will be located to the right hand side as you enter the site and between the hedge and existing pavilion – this would be a convenient location and in ready ness for the mains sewer connection in future years.

We will erect a small compound area for materials and van parking, and will fence off the whole area for safety reason. When we excavate the hole, we will also use Edge Safe fencing around the holes as additional protection. We don't allow for any on site security or cameras as part of our works.

WATER – CIVIL – WASTE SEWER



MJ ABBOTT Limited

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We will provide a chemical loo for our staff, however under CDM Revaluations 2016, the engineer should have access to mains power for kettle and microwave for rest purpose and showers in the event of needing them. To negate the need for use to hire, can we agree to have access to the pavilion showers and power supply?

For the effluent to be received in the 18,000 litre septic tank, we will need to divert the existing drains to the new tank – we allow for these works.

After the septic tank, we will install a single pump, lift chamber, which will take gravity fluids from the septic tank. This pump shall pump the fluids through approx. 150m of 50mm mdpe pipe around to a proposed soak away.

The design of the soak away is going to be the difficult part. (1) Because it's only temporary (2) the flows fluctuate incredibly, that it's hard to put an actual quantity.

For the purpose of a starting point, assuming we are looking at the equivalent of 50 PE and using the Environment Agency Percolation Test Guidelines the following calculation should be used:

$A = p \times V_p \times 0.25$ (meaning soak away length = PE x porosity x 0.25)

In order for us to properly design the length of the soak way, we need to attend and carryout some percolation test holes in the area of the soak away. This will likely take two days/two men and would be charged at £ 750.00 per day.

For the sake of budgeting, we are assuming a soak away of 150m in length.

At this stage we haven't allowed for any internal electrical connection within the pavilion. We are allowing SWA cable and ducting to reach the outside rear edge of the building.

Please find below our budget estimate for the works.

We do hope that this information is of interest and look forward to hearing from you.

Yours sincerely

Adrian Riggs

Contracts Manager

Notes

Final costs to be in accordance with final measurements and materials used.

The above prices are based on costs prevailing at the date of this estimate and are subject to any subsequent increase in costs.

The above prices do not include V.A.T.

Our prices are open for acceptance within 8 weeks of date of estimate.

This estimate is subject to the attached Conditions of Supply.

CHEDDAR PARISH COUNCIL

SHARPHAM ROAD SPORTS PAVILION – SEPTIC TANK/SOAKAWAY WORKS

BUDGET ESTIMATE

Welfare Provision & Security

- ... Hire of Chemical Toilet – 6 weeks (including delivery and maintenance)
- ... Heras Fencing to work zone
- ... Utility Search with SSE, BT, Linesearch, Gas, Virgin Media, Wessex Water
- ... CDM Compliance – Construction Phase plan/risk assessments and method statement

Plant, Labour & Materials£ 2,450.00

Point A-B New IC 900mm ID average depth 1.2m

Excavate for and install a 900mm inside diameter PCC IC complete with multichannel UPVC base with 6 No 110mm incoming sockets to divert the flow from the removed IC. Connect in the new flows from the bar/kitchen, 5 No WC's, urinals and 6 wash basins as shown on Dwg No: 488/010. Surround the IC with 150mm of C20 ready mix concrete. Fit a heavy-duty PCC cover slab and heavy duty MA60 ductile iron cover and frame securely grouted on.

Excavate for and install a second 900mm inside diameter PCC IC complete with a 160mm channel base incoming straight, outgoing straight blanked off ready for final connection to Wessex Waters mains sewer at a later date. The present outflow is to use a 45° channel outlet left handed. (The base is to be installed in reverse fashion to achieve these flows). Excavate for and install 30m of 160mm outside diameter HS pipe between Point A and Point B. The pipe is to have a bed, surround and cover of 10mm of clean limestone backfilled with selected subsoil and then the topsoil replaced.

Plant, Labour & Materials£ 3,625.00

Point C Supply & Installation of 1 No 18m³ capacity Synergy Waste Water Septic Tank

In the corner of the field at Point C excavate a hole 4.5m long x 3.6m wide x 4.0m deep and remove the spoils to a temporary stockpile. Level the base. Provide and lay 150mm of C20 ready mix concrete as a level base. Receive, lift in and position 1 No septic tank. Commence filling with clean water and surround with semi dry C20 ready mix concrete keeping the water approximately 300mm ahead of the surround. Continue until 150mm minimum cover to the tanks is achieved. Excavate for and install 1 No 600mm inside diameter GRC settled effluent pump chamber complete with a single pump. Reduce the outlets of the septic tanks from 160mm outside diameter to 110mm outside diameter and continue the twin 110mm pipes to the pump chamber inlets. Lay the pipe and make good. Raise all access shafts to ground level and fit the appropriate size circular galvanised covers and frames. (2 No rodding eye types or dip tubes). Install 3 No 600mm inside diameter galvanised cover and frames complete with safety frames for the septic tanks and pump chamber. Complete the backfilling using selected spoils and topsoil.

Plant, Labour & Materials£ 29,045.50

CHEDDAR PARISH COUNCIL

SPORTS PAVILION – SEPTIC TANK/SOAKAWAY WORKS

BUDGET ESTIMATE

Point A-C Supply & Install a single phase SWA Cable inside the 100mm ID black flexi duct

Cheddar Parish Council are to provide a switch fuse within the old or new section of the building ready for the supply to the settled effluent pump. In the common trench with the gravity sewer pipe provide and lay the 100mm inside diameter black flexi duct complete with draw string, draw cord and the SWA cable. Connect to the pump chamber control box and pump. Test on completion. 40 linear metres total.

Provisional Sum£ 4,450.00

Point C-D 115m x 50mm black MDPE Pumping Main for the settled Effluent Pump to the Soakaway Reception Chamber

Mark out the route of the proposed main avoiding as many obstacles as possible. Cut and lift the turf 450mm wide and set to one side. Excavate a trench 450mm wide x 600mm deep. Provide and lay the 50mm black MDPE 12 bar pipe with a bed, surround and cover of 2-4mm of limestone grit. Lay marker tape "pipe below". Backfill using the selected excavated spoils and compact. Replace the topsoil and turf. Make a connection at Point C to the outlet of the pump station and at Point D to the side of the soakaway 450mm inside diameter dispersal chamber. Test on completion.

Point D-E Soak away Reception Chamber & 150m of Soakaway Trench

Excavate for and install 1 No 450mm inside diameter twin wall reception chamber complete with a welded in base and 63mm spigot to receive the pumping main connected by a Plasson coupler, 90° elbow on the inside to direct the flow to the bottom. 1 no 110mm outside diameter spigot in the base to connect to a single 110mm half perforated UPVC soil pipe in 6m single socket lengths. Cut and remove turf x minimum 900mm wide. Excavate to remove approximately 50mm of topsoil and set to one side x 200mm depth. Excavate a trench 900mm wide x 600mm deep in the subsoil. Provide and lay 40mm of clean limestone fill to the trench 900mm wide x 500mm depth x 50m (45 tonnes). Blind surface of 40m with 10mm of clean limestone. Place the 110mm perforated pipes with the holes on the lower half. Surround and cover with further 100mm of 10mm of limestone. Fit a rodding eye at Point E raised to the surface with an access chamber. Provide and lay TS1000 fabric to cover the whole surface. Finally replace the topsoil, compact, grade and replace the turf. Haul any surplus spoils to a temporary tip site.

Plant, Labour & Materials£ 14,118.55

Removal of all spoils from site to a licensed tip – 80m³ total in solid, 7.5 No 11m³
8 wheelers including tip charges and loading @ £300.00 per load £ Included above

Transport – low loader forward and return £ 820.00

TOTAL £ 54,509.05



MJ ABBOTT LIMITED

CONDITIONS OF SUPPLY

**BRATCH LANE · DINTON
SALISBURY · WILTSHIRE · SP3 5EB**

Telephone: 01722 716361

Fax: 01722 716828

Registered in England No. 19303

1 Interpretation

1.1 In these Conditions: -

“Customer” means the person named in the Estimate for whom the Company has agreed to provide the Specified Service in accordance with these Conditions (which expressions shall include the Customer’s authorised agent).

“Contract” means the contract for the provision of the Specified Service.

“Estimate” means the estimate to which these Conditions are attached.

“Specified Service” means the service to be provided by the Company for the Customer as detailed in the Estimate.

“Company” means M J Abbott Limited.

“Company’s Charges” means the charges specified in the Estimate.

“Additional Charges” means any additional charges made on a time and materials basis at the Company’s current standard rates at the time of performance.

1.2 The headings in these Conditions are for convenience only and shall not affect their interpretation.

2 Supply of Specified Service

2.1 The Company shall provide the Specified Service to the Customer subject to these Conditions. Any changes or additions to the Specified Service or these Conditions must be agreed in writing by the Company and the Customer.

2.2 The customer shall at its own expense supply the Company with all necessary information relating to the Specified Service within sufficient time to enable the Company to provide the Specified Service in accordance with the Contract. The Customer shall ensure the accuracy of all such information.

2.3 The Company may at any time without notifying the Customer make any changes to the Specified Service which are necessary to comply with any applicable safety or other statutory requirements, or which do not materially affect the nature or quality of the Specified Service.

3 Charges

3.1 Subject to any special terms agreed, the Customer shall pay the Company’s Charges and any Additional Charges which are agreed between the Company and the Customer for the provision of the Specified Service or which, in the Company’s sole discretion, are required as a result of the Customer’s instructions or lack of instructions, the inaccuracy of any information provided by the Customer or any other cause attributable to the Customer. In particular Additional Charges will apply if the Company encounters ground conditions necessitating extra work which have not been notified to the Company by the Customer.

3.2 All charges quoted to the Customer for the provision of the Specified Service are exclusive of any value added tax, for which the Customer shall be additionally liable at the applicable rate from time to time.

3.3 The Company shall be entitled to invoice the Customer as specified in the Estimate.

3.4 Unless otherwise specified in the Estimate the Standard Charges and any Additional Charges payable shall be paid by the Customer (together with any applicable value added tax and without any set-off or other deduction) within 30 days of the Company’s invoice.

3.5 If payment is not made on the due date, the Company shall be entitled, without limiting any other rights it may have, to cease the supply of any further services to the Customer and to charge interest on the outstanding amount (both before and after any judgement) at the rate of 2% above the base rate from time to time of National Westminster Bank plc from the due date until the outstanding amount is paid in full.

4 Warranties and Liability

4.1 The Company warrants to the Customer that the Specified Service will be provided using reasonable care and skill and, as far as reasonably possible, in accordance with the Estimate and at the times referred to therein.

4.2 Where the Company supplies, in connection with the provision of the Specified Service, any goods supplied by a third party, the Company does not give any warranty, guarantee or other term as to their quality, fitness for purpose or otherwise but shall, where possible, assign to the Customer the benefit of any warranty, guarantee or indemnity given by the person supplying the goods to the Company.

4.3 The Company shall have no liability to the Customer for any loss, damage, costs, expenses or other claims for compensation arising from any instructions supplied by the Customer which are incomplete, incorrect, inaccurate or illegible or arising from their late arrival or non-arrival, or any other fault of the Customer and in particular the Customer shall indemnify and keep indemnified the Company in respect of any damage to electricity cables, water or gas pipes, drains, sewers or any other underground services the existence and location of which has not been notified to the Company provided that it has made reasonable enquiries of the Customer and, where appropriate, the relevant utility company.

4.4 Except in respect of death or personal injury, or as expressly provided in these Conditions, the Company shall not be liable to the Customer for any loss, damage or expense arising directly or indirectly out of or in connection with the Specified Service unless the same is caused by the Company’s negligence and the entire liability of the Company under or in connection with the Contract shall not exceed the amount of the Company’s Charges for the provision of the Specified Service.

4.5 The Company shall not be liable to the Customer or be deemed to be in breach of the Contract by reason of any delay in performing or any failure to perform any of the Company’s obligations in relation to the Specified Service if the delay or failure was due to the Customer’s fault or any other cause beyond the Company’s reasonable control.

5 Special Circumstances

5.1 Where the Specified Service includes well drilling the following conditions shall apply: -

- (a) The Company does not guarantee to find water, in any quantity or at all.
- (b) The Company shall obtain expert advice on the presence of aquifers and shall provide such advice to the Customer but shall not be liable to the Customer in respect thereof.
- (c) The Company does not guarantee the quality of any water found.
- (d) The Company does not guarantee to drill or install lining tube to any particular depth. If conditions require a reduction in the diameter of the well the Company will endeavour to continue drilling in the next size practicable but will not be liable if drilling is impossible.
- (e) Where required by the Company the Customer will provide water for drilling at no charge to the Company.
- (f) The Company will not remove slurry from drilling operations from the site unless agreed with the Customer in which case Additional Charges will apply.
- (g) The Company will cooperate with the Customer to obtain an abstraction licence on completion of a well but makes no guarantee that such licence will be granted.

5.2 Where the Specified Service includes the digging of pits and trenches, the following conditions will apply: -

- (a) The Company will not be liable for any flooding which may occur, whether for geological or meteorological reasons, during or after construction.
- (b) If the Company is required to pump out flood water or make good any damage caused by such flooding, its Additional Charges will apply.
- (c) If obstacles are encountered during the performance of the Specified Service which require the use of a compressor the Additional Charges will apply.
- (d) If ground conditions are different to those reasonably envisaged by the Company, the Company reserves the right to impose Additional Charges for any additional work which may result therefrom.

5.3 When pipes are laid by mole plough the Company will use its reasonable efforts to maintain the depth and route stated in the Estimate. The Company will not be liable for any deviation from the depth or intended route where the same results from weather conditions, obstruction or ground conditions of which it was reasonably unaware.

6 General

These Conditions (together with the terms, if any, set out in the Estimate) constitute the entire agreement between the parties, supersede any previous agreement or understanding and may not be varied except in writing between the parties. All other terms and conditions, express or implied by statute or otherwise, are excluded to the fullest extent permitted by law.

6.2 English law shall apply to the Contract.