9012/L001/JD

10th October 2023

**10 new homes built to high energy efficiency standards at Chippings, Chapelgate, Scholes, Holmfirth, HD9 1SX**

We act for Connect Homes in the above connection and are seeking to establish your interest in submitting proposals for these works.

Connect seek to build 10Nr Houses to high energy efficiency standards; as can be seen from the details enclosed, located at the abovementioned site.

Connect have a £1.8m budget approved for this work and are in a position to proceed as soon as satisfactory prices can be agreed.

Connect wish to promote local employment; accordingly, only a small number of local contractors are being approached and invited to consider this opportunity.

Proposals are invited on the basis of undertaking the works to all 10Nr properties as a single programme. It is recognised not all contractors being approached will necessarily have appetite, capacity or resources to undertake all works.

I am enclosing a brief schedule to indicate the nature of the works envisaged to be required in the hope this will assist you in considering this prospect.

Our role is to act as Connect’s agent with responsibility for documentation, cost control, contract administration, site inspections and project management. If it assists you to consider this prospect we will be happy to meet with you to outline in further detail our approach/nature of the works required and operations involved.

We will develop documents for this programme comprising drawings and schedules. These will be made available to contractors to assist them with their pricing. Whilst we have endeavoured to simplify the format of these, it is recognised contractors may prefer alternative formats with which they may be familiar. We are, therefore, happy to receive prices for this work on the basis of whatever documentation best serves your purposes.

The successful contractor(s) will be expected to enter into an appropriate form of contract with Connect. It is our suggestion that the best vehicle for this is the JCT Intermediate Building Contract with contractor’s design form (and our own documentation is written on this basis), however, as with the pricing documents, we are quite prepared to consider alternatives should you feel more comfortable with other formats.

It will be necessary to agree a suitable programme for this work with the successful contractor(s). Our experience is that a period of 10 to 12 months is typical, but the intention is to invite proposals on the basis of contractor’s best programme.

I hope you see from the above that the intention is to progress these works under open, fair and flexible arrangements through which all parties can achieve a successful project.

If you wish to be included will you please take the time to complete the enclosed company profile proforma and return this to us not later than 10th November 2023; thereafter we will despatch our documentation to you on 8th December 2023and we would allow a tender period of 9 weeks (Tender Return Date of 9th February 2024). Note these dates are subject to developments.

If you do have any queries in the interim or would like to meet with us to discuss matters further, please do not hesitate to give me a call.

Yours sincerely

For MICHAEL DYSON ASSOCIATES LIMITED

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Description automatically generated

Joe Dyson

Project Manager

**Schedule of Works**

Briefly the works to each property will include:

* Substructure
* Superstructure
* Internal Finish
* Fittings / Furnishings
* Internal Services
* External Works, Services & Drainage
* Facilitation Works

Architect, Civil & Structural Engineers to be nominated. Contractor also to work with nominated supplier of a certified timber-frame Passivhaus system.

Contractor’s Design Portion to include:

* Timber frame
* Roof trusses
* Window (fixing only)
* Roof Membrane (fixing only)
* Staircase