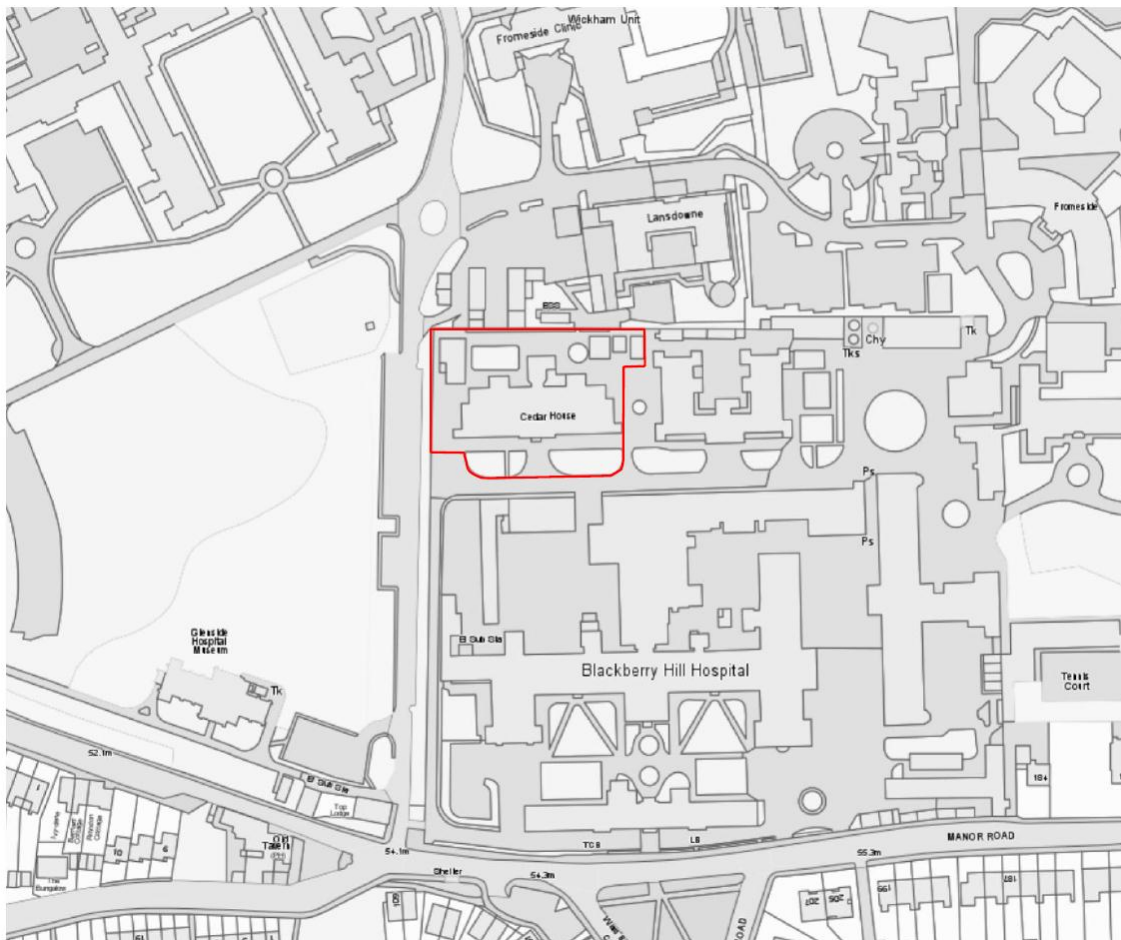


**BRIEF FOR AN INSTRUCTION UNDER THE HOMES AND COMMUNITIES AGENCY  
MULTIDISCIPLINARY PANEL**

**THE PREPARATION OF A TECHNICAL DUE DILIGENCE PURCHASE REPORT  
RELATING TO CEDAR HOUSE, MANOR ROAD, FISHPONDS, BRISTOL.**

The Site is edged red on the plan below.



**Brief:**

The Homes and Communities Agency is considering the acquisition of the Site, and subsequently disposing of the Site to a developer who will obtain planning permission and construct a residential scheme of development.

The Homes and Communities Agency wishes to place an instruction under its Multidisciplinary panel for the production of a report by a consultant who is a member of the panel.

The report will:

- 1) provide the Homes and Communities Agency with an understanding of the physical condition of the Site and the key physical issues relating to its ownership and redevelopment/refurbishment.
- 2) assist the Homes and Communities Agency in agreeing commercial terms for the acquisition of the Site.
- 3) provide the Homes and Communities Agency with two simple outline scheme options and planning commentary for the development of the Site (a) refurbishment of the main building and demolition/new build on the remainder and (b) all demolition/new build. This will enable the Homes and Communities Agency to decide the nature of the redevelopment of the Site and the extent of town planning work it undertakes prior to disposal.
- 4) provide the Homes and Communities Agency with budget costs for demolishing the existing buildings. This will enable the Homes and Communities Agency to decide whether to carry out demolition works prior to disposal.

The instructed consultant will be able to appoint sub-contractors to undertake specialist parts of the Services.

**Services required:**

Undertake a visual inspection and desk study of the Site, and produce a comprehensive report containing and commenting on the following data headings:

1. Site History (maps, statutory authorities and other sources)
2. Location of existing services and drainage on the Site and location of connections to an adopted highway.
3. Soil Contamination
4. Surface Water / Ground Water Contamination
5. Geology
6. Hydrogeology / Hydrology
7. Mining history, including a review of any mineral rights that may exist in the area.
8. Indication as to the presence of asbestos on the Site or in the buildings.
9. Soil Gas / Mine Gas
10. Archaeology, including historical data, site reconnaissance, museums and archive data etc.
11. Heritage
12. Environmental Assessment. A Preliminary assessment to consider any likely environmental considerations on the Site (to cover but not be limited to surface water, water quality; air quality; noise and vibration, ground quality and waste management; visual and landscape aspects; ecology; identification of Japanese Knotweed, cultural history and traffic/transport).
13. Geotechnical / foundation conditions and CBR testing. Any abnormal foundation requirements etc. Desk study (including Enviro check) to give a broad indication of depth of made ground that you believe the Site is on.
14. Structures / Buildings on the site. A summary report and assessment of all structures on the Site (including boundary structures) and commentary on any maintenance issues.
15. A summary Health and Safety assessment to include (as appropriate) a general health & safety survey, CDM H&S file, asbestos, legionella (water systems), gas safety, fire risk assessment, statutory inspection reports.
16. General liability issues that may pass to a purchaser of the Site.
17. Provide an insurance reinstatement valuation
18. Provide budget costs for the demolition of the two existing buildings (to include all associated fees): an estimate for demolishing all except the main building and an estimate for demolishing all buildings.
19. Provide indicative development scheme plan options:

Option A) refurbish the main building and demolition/new build on the remainder of the Site;

Option b) demolition/new build on the entire site.

The plan options should be accompanied by commentary on the likely ability to achieve planning permission.

### **The report**

The report will include the data as specified above and an interpretation of the data.

The report should assume a period of 2 years until the Site is developed.

The consultant should allow for providing a draft report (in .pdf format) for comment, for carrying out two rounds of amendment and for providing a high resolution .pdf final report.

The first draft report should be provided by 30 November 2015 and be completed by 11 December 2015.

### **Access to the Site**

The Site can be accessed by arrangement with the sellers agent:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

### **Service and Fee proposal:**

Please provide a proposal for the provision of the Services, which should indicate the consultant's suitability to provide the Services, the scope of work to be undertaken by sub-contractors, and a fee proposal which indicates the total fee payable and the fees of any sub-contractors.

The proposal should be submitted by noon 13 November 2015 to [REDACTED]

[REDACTED]

[REDACTED]

Please address any queries to [REDACTED], as above.