Crown Commercial Service

CONSTRUCTION PROFESSIONAL SERVICES FRAMEWORK SCHEDULE 5

TEMPLATE CALL OFF AGREEMENT (INCORPORATING THE NEC3 PROFESSIONAL SERVICES CONTRACT APRIL 2013) AND CONTRACT DATA

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Date 18th September 2025

FORM OF AGREEMENT

Incorporating the NEC3 Professional Services Contract April 2013

Between

Medicines and Healthcare products Regulatory Agency

And

WSP UK Ltd

For the provision of

Professional Services and Project Management of the South Mimms Decarbonisation Project

THIS AGREEMENT is made the 18th day of September 2025

PARTIES:

1. **Medicines and Healthcare products Regulatory Agency** whose offices are located at 10 South Colonnade, Canary Wharf, London E14 4PU acting as part of the Crown (the "***Employer***"); and

2. **WSP UK Ltd** which is a company incorporated in and in accordance with the laws of England and Wales (Company No. 01383511 whose registered office address is at WSP House 70 Chancery Lane, London, United Kingdom WC2A 1AF (the "***Consultant***").

BACKGROUND

(A) The Minister for the Cabinet Office (the "**Cabinet Office**") as represented by Crown Commercial Service, a trading fund of the Cabinet Office, without separate legal personality (the "**Authority**"), established a framework for construction professional services for the benefit of public sector bodies.

(B) The *Consultant* was appointed to the framework and executed the framework agreement (with reference number RM6165) which is dated 1 October 2021 (the "**Framework Agreement**"). In the Framework Agreement, the Consultant is identified as the "Supplier".

(C) On the *30th June 2025* the *Employer*, **Medicines and Healthcare products Regulatory Agency** invited the *Consultant* along with other framework suppliers to tender for the *Employer's* construction professional services requirements in accordance with the Call Off Procedure (as defined in the Framework Agreement).

(D) On the *26th July 2025* the *Consultant* submitted a tender response and was subsequently selected by the *Employer* to provide the *services*.

(E) The *Consultant* has agreed to Provide the Services in accordance with this agreement and the Framework Agreement.

IT IS AGREED AS FOLLOWS:

1. The *Employer* will pay the *Consultant* the amount due and carry out his duties in accordance with the *conditions of contract* identified in the Contract Data and the Contract Schedules.

2. The *Consultant* will Provide the Services in accordance with the *conditions of contract* identified in the Contract Data and the Contract Schedules.

3. This contract incorporates the conditions of contract in the form of the NEC3 Professional Services Contract April 2013 and incorporating the following Options:

   Main Option A

   W2 - The adjudicator is Royal Institute of Chartered Surveyors, 12 Great George Street, London, SW1P 3AD. Email – contactrics@rics.org

   Option X1, X2, X5

which together with the *additional conditions of contract* specified in Option Z, and the amendments specified in Option Z, form this contract together with the documents referred to in it. References in the NEC3 Professional Services Contract April 2013 Edition to "the contract" are references to this contract.

4. This contract and the Framework Agreement is the entire agreement between the parties in relation to the *services* and supersedes and extinguishes all prior arrangements, understandings, agreements, statements, representations or warranties (whether written or oral) relating thereto.

5. Neither party has been given, nor entered into this agreement in reliance on any arrangements, understandings, agreements, statements, representations or warranties other than those expressly set out in this agreement.

6. Nothing in clauses 4 or 5 shall exclude liability in respect of misrepresentations made fraudulently.

Executed under hand

Signed by Pasquale Pisanelli for and on behalf of WSP UK Ltd

.....

Signed by:
Pasquale Pisanelli
[illegible]

Operations Director – Building Specialists and Architecture

Date:29 September 2025

Signed by Lawrence Tallon for and on behalf of MHRA

……..

Chief Executive Officer

Date:……..

Professional Services Contract
Contract Data

Part one – Data provided by the *Employer*

1 General

- The *conditions of contract* are the core clauses and the clauses for main Option A, dispute resolution Option W2 and secondary Options X1, X2, X5 and Z of the NEC3 Professional Services Contract (April 2013).

- The *Employer* is *Medicines and Healthcare Products Regulatory Agency. 10 South Colonnade, Canary Wharf, London E14 4PU*

  The *Adjudicator* is the person agreed by the Parties from the list of *Adjudicator*s published by the Royal Institute of Chartered Surveyors or nominated by the *Adjudicator nominating body* in the absence of agreement.

- The *services* are Professional and Project Management services to support the South Mimms decarbonisation Project.

- The Scope is in Schedule 1 and is comprised of the following documents in order of priority as follows:

  1. MHRA – Doc 5 Technical Questionnaire – Professional Services and Project Management to support South Mimms Decarbonisation Project dated July 2025;
  2. Professional Services and Project Management to support South Mimms Decarbonisation Project – C362828 – Clarifications No. 13 Date: 18/07/2025;
  3. Document 3 – Specification Professional Services and Project Management to support South Mimms Decarbonisation Project.

- The *language of this contract* is English.
- *The law of the contract* is the law of England and Wales, and the Courts of the country selected above, shall have exclusive jurisdiction with regard to any dispute in connection with this Agreement and the Parties irrevocably agree to submit to the jurisdiction of those courts.
- The *period for reply* is Three weeks.
- The *period for retention* is 6 years following Completion or earlier termination.
- The *Adjudicator nominating body* is the Royal Institute of Chartered Surveyors
- The *tribunal* is arbitration
- The following matters will be included in the Risk Register

  To be developed in the first risk review meeting between the Parties.

2 The Parties' main responsibilities

- The *Employer* provides access to the following persons, places and things

access to	*access date*
The site at South Mimms, EN6 3QG	22nd September 2025
Dedicated Share Point Site	22nd September 2025

3 Time

- *The starting date* is 22nd September 2025.
- The *Consultant* submits revised programmes at intervals no longer than one month.

4 Quality

- The quality policy statement and quality plan are provided within Four weeks of the Contract Date.
- The *defects date* is 52 weeks after Completion of the whole of the *services.*

5 Payment

- The *assessment interval* is 30 Days.
- The *currency of this contract* is the pound sterling (£).
- The *interest rate* is, 3% per annum above the Bank of England base rate in force from time to time.

8 Indemnity, insurance and liability

- The amounts of insurance and the periods for which the *Consultant* maintains insurance are

event	cover	Period
failure of the *Consultant* to use the skill and care normally used by professionals providing services similar to the *services*	£5,000,000 in respect of each claim, without limit to the number of claims except for claims arising out of pollution or contamination, where the minimum amount of cover applies in the aggregate in any one period of insurance and except for claims arising out of asbestos, fire safety, where a lower level may apply in the aggregate	from the *starting date* until 6 years following completion of the whole of the *services* or earlier termination
death of or bodily injury to a person (not an employee of the *Consultant*) or loss of or damage to property resulting from an action or failure to take action by the *Consultant*	As required under Framework Agreement	from the *starting date* until all notified Defects have been corrected or earlier termination

death of or bodily injury to employees of the *Consultant* arising out of and in the course of their employment in connection with this contract •	As required under Framework Agreement	from the *starting date* until all notified Defects have been corrected or earlier termination

- *The Consultant*'s total liability to the *Employer* for all matters arising under or in connection with this contract, other than the excluded matters, is limited to £5,000,000 in the aggregate.

Optional Statements

- DBS checks on Consultant staff by 22nd September 2025.

If the *Employer* has decided the *completion date* for the whole of the *services*

- The *completion date* for the whole of the *services* is 31st March 2028.

If no programme is identified in part two of the Contract Data

- The *Consultant* is to submit a first programme for acceptance within 4 weeks of the Contract Date.

If the *Employer* has identified work which is to meet a *stated condition* by a *key date*

- The *key dates* and *conditions* to be met are

Description	Proposed Delivery Date
Stage 0 review / project validation	October 2025
Decarbonisation Options Appraisal (RIBA S2)	February 2026
RIBA Stage 3 / 4 EC & DHN Design & Procurement Documentation Complete	October 2026
Completion of Contractor Procurement Technical Support (Contract Award)	January 2027
Completion of the Construction Works	March 2028

If the period in which payments are made is not three weeks and Y(UK)2 is not used

- The period within which payments are made is 30days from date of invoice.

If the *tribunal* is arbitration

- The *arbitration procedure* is the London Court of International Arbitration Rules;
- The number of arbitrators shall be one.
- The place where arbitration is to be held is London.
- The language to be used in the arbitration proceedings shall be English
- If the parties cannot agree the identity of the arbitrator then the nominating body shall be: Royal Institute of Chartered Surveyors.

If Option A is used:

- The *Consultant* prepares forecasts of the total *expenses* at intervals no longer than 4 weeks.

Option X1

If Option X1 is used

- The *index* is the Consumer Price Index (CPI) - as published by the Office for National Statistics.

Option X2

If Option X2 is used

- *The law of the project* is the law of England and Wales.

Option X5

If Option X5 is used

- *The completion* date for each *section* of the *services* is as stated in the Activity Schedule in Schedule 2 of this contract.

Option Z

- The *additional conditions of contract* are as selected below and as detailed in the appended Standard Boilerplate Amendments:

Option Z2 **Identified and defined terms**

applies

Option Z4 **Admittance to Employer's Premises**

applies

Option Z5 **Prevention of fraud and bribery**

applies

Option Z6 **Equality and diversity**

applies

Option Z7 **Legislation and Official Secrets**

applies

Option Z10 **Freedom of information**

applies

Option Z8 **Conflict of interest**

applies

Option Z9 **Publicity and Branding**

applies

Option Z13 **Confidentiality and Information Sharing**

applies

Option Z14 **Security Requirements**

does not apply

Option Z16 **Tax Compliance**

applies

Option Z22 **Fair payment**

applies

Option Z26 **Building Information Modelling**

does not apply

However WSP will provide a statement on their approach to BIM within 4 weeks of contract signature.

Option Z42 **The Housing Grants, Construction and Regeneration Act 1996**

does not apply

Option Z44 **Intellectual Property Rights**

applies

Option Z45 **HMRC Requirements**

does not apply

Option Z46 **MoD DEFCON Requirements**

does not apply

Option Z47 **Small and Medium Sized Enterprises (SMEs)**

does not apply

Option Z48 **Apprenticeships**

does not apply

Option Z49 **Change of Control**

applies

Option Z50 **Financial Standing**

does not apply

Option Z51 **Financial Distress**

applies

Option Z52 **Records, audit access and open book data**

applies

Option Z100 **Data Protection**

does not apply

Option Z101 **Cyber Essentials**

applies

Part two – Data provided by the *Consultant*

1 Statements given in all contracts

- The *Consultant* is

  Name WSP UK Limited

  Address WSP House, 70 Chancery Lane, London WC2A 1AF.

- The *key people* are
- Name Dominic Bowers
- Job Director, Head of Energy Solutions
- Responsibilities Project Director
- Experience 35 years
- Name Tom Hitchman
- Job Associate Director
- Responsibilities Project Manager
- Experience 17 years

- The *staff rates* are:

Job title Rate

Item	**Day rate £ excl. VAT**
Project Management (RLB)	£632.67
Cost Management (WSP Lexica)	£693.66
Principal Designer (CDM & BSA)	£753.83
Planning Consultancy	£993.38
Architecture	£726.90
BIM	£596.40
Geotech	£651.40
Structures	£945.45
Civils / Drainage	£834.68
Flood Risk Assessment	£720.00

Acoustics	£720.00	
Ecology	£720.00	
Fire	£1,185.00	
Process Engineering	£840.00	

- The following matters will be included in the Risk Register

  N/A…….

Optional statements

~~**If the *Consultant* is to decide the *completion date* for the whole of the *services***~~

~~The *completion date* for the whole of the *services* is […….]~~

If the programme is to be identified in the Contract Data

- The programme identified in the Contract Data is as stated in the Activity Schedule in Schedule 2 of this contract.

Include where expenses are being stated by the Consultant

If the *Consultant* states any *expenses*

- The *expenses* stated by the *Consultant* are

item	**amount**
[ ]	[ ]

[Include if the Consultant requires additional access]

If the *Consultant* requires additional access

The *Employer* provides access to the following persons, places and things

access to	*access date*
…TBA……	……TBA…….

If Option A or C is used

- The *activity schedule* is …… set out in Schedule 2 ……..
- The tendered total of the Prices is £1,459,492.50 (excluding VAT)

Schedules

Schedule 1 - Scope

Schedule 2 – Activity Schedule

MHRA - Doc 5 Technical Questionnaire

Professional Services and Project Management to support South Mimms Decarbonisation Project

July 2025

Contents

Case Study 1: Bath Spa University – Decarbonisation Strategy Implementation

Contract Details

- Start: December 2024
- Completion: March 2028
- Contract value: £0.35m

The opportunity

Bath Spa University (BSU) will achieve its Net Zero 2030 goal by decarbonising the heat supply to the 31 buildings on its Newton Park campus.
BSU instructed Turner and Townsend, to procure an engineering consultant to take forward a phased decarbonisation plan. Work involved taking the concept stage (RIBA 2) to spatial coordination phase (RIBA 3 and 4) and supporting procurement of a contractor to take designs into delivery (RIBA 5) and handover (RIBA 6).

Work will be to support selection and onboarding of contractors who can fulfil the work and to oversee the installation, commissioning on behalf of BSU to give a seamless transition from gas whilst maintaining operational integration of multiple systems, promote collaboration between the specialist contractors' and ensuring they interface to enhance the overall system. BSU are undergoing a phased transition from a biomass and gas boiler system to a heat pump led system as the grid capacity catches up in the area, or a suitable capacity connection can be achieved. The energy supply solution is designed to be compatible with future development of an area-wide ambient network – linking the campus' two energy centres - able to accept multiple thermal inputs (ASHPs, capturing solar heat for inter-seasonal storage etc.). Consideration of the planning environment of the Bath area, understanding heritage and ecological requirements and aligning designs to local planning expectation was an essential requirement.

Our approach

Support the Scheme Definition (RIBA S2):

- Draft and issue comprehensive Request for Information (RfI) reviewing the submissions received.
- Carry out surveys to confirm practicality of building fabric measures.
- Specialist assessments, including initial Geotech study.
- Liaison with third party providers of geothermal (ground source heat pump borefields), and solar thermal array.
- Validation of geothermal provider outputs
- Review existing infrastructure, including buried services records.
- DNO engagement and electric infrastructure upgrade.
- Building heating system compatibility surveys.
- Working with the University Estates team to agree buildings to be connected to the LTHW network.
- Agree overall connected load.
- Confirming quantum of GSHP capacity required.
- Confirming system temperatures.
- Defined and agreed approach to phasing installation works.
- Energy centre layout options including phasing.
- Spatial validation
- Resilience
- Network options including phasing.
- Defining and agreeing Stage 3 design solutions.

Our impact

Stage 3

At Stage 3 we are developing design of energy centre and heat distribution network, including:

- Co-ordinated Energy Centre MEP layouts.
- Detailed Energy Centre schematics.
- Pipe network infrastructure co-ordination.
- Pipe network hydraulic modelling scenarios.
- Electric infrastructure upgrade co-ordination.
- Individual building connections.
- Continued 3rd party liaison for geothermal and solar thermal.
- Agreed development of building fabric measures.
- Agreed development of building heating system upgrades.
- We developed a suite of detailed specifications which:
  - Is industry proven
  - Benefits from being developed over time
  - Captures 'lessons learned' from previous projects
  - Focuses on quality and lifecycle
  - Includes a detailed Functional control narrative (FCN)
  - Defines plant precedence for efficient operation
  - Focuses on performance in operation

500 words

Case Study 2: Northern Lincolnshire & Goole NHS Foundation Trust

Contract Details

- Start date: May 2021
- Completion date: March 2026
- Contract fee value: £3m
- Construction value: £30m

The opportunity

Lexica Cost Management have supported this Trust since 2021 across at Scunthorpe General, and Goole & District Hospital.

Lexica initially supported the Trust in their Phase 1 PSDS application with £9m of funding granted to implement carbon-saving measures at Goole replacing the existing coal fired system with gas boilers and a combined heat and power (CHP) unit, along with insulation upgrades, BMS replacements, asbestos removal, and plantroom improvements. The implemented measures saved 1,644 tonnes of CO2 equivalent (tCO2e) and 5,129,973 kWh of energy.

In 2023, we also supported the Trust with their PSDS Phase 3C application for the Scunthorpe site, an acute hospital with many highly serviced functions including theatres and laboratories. The existing hot water and heating is provided by steam through a district heating network. The Trust secured £21m of funding targeting annual savings of over 3,646 tonnes of direct carbon emissions. The works span across the estate, subdivided into 23 packages to optimise cost and delivery efficiencies and include a mains power upgrade from the DNO to 6.8MW, a new energy centre, BMS upgrades, roof insulation, solar PV car park canopies to provide 1.84MW of solar energy fed directly back into the hospital, double glazing, and air handling unit improvements.

The existing steam boilers (2 x Robey 13,000kg/hr and 1 x Robey 10,000 kgs/hr) are being replaced with a new electric Bosch ELSB6 6000kg/hr steam boiler and resilience provided using an existing multi fuel (gas and oil) steam boilers.

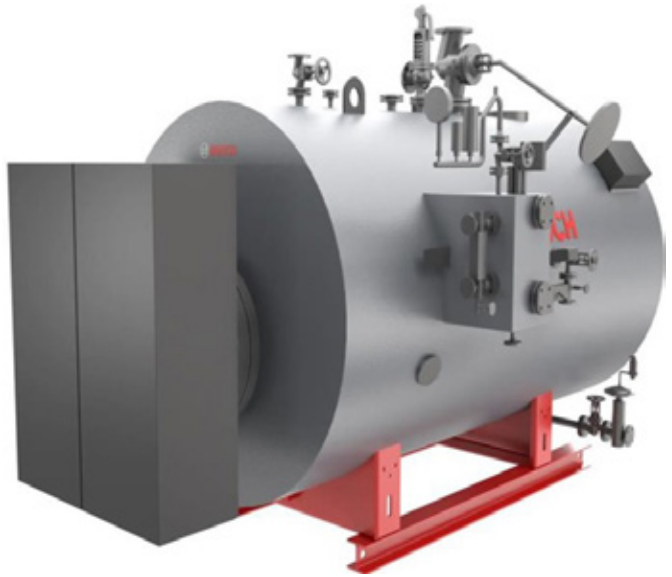
Our Impact.

Our recommended strategy to subdividing projects, such as roofing and window replacements programme was implemented realising a 37% reduction in cost and delivery risks.

Early supplier engagement has enabled fast-tracked manufacturing to meet the in-year Salix grant funding cap. For the new electric steam boiler early discussions were held with three suppliers and following technical and cost proposals orders were placed with Bosch, manufacturing is nearing completion, and delivery due in October 2025. The careful planning will allow the new electric boiler to be installed, connected to the existing steam district network and commissioned in plenty of time for the March 2026 completion.
Early engagement of a design team, providing designs from RIBA 0 to 4 has provided the detailed information and design for works to be carefully tendered and priced. Whilst the Contractors have some design portions, this has been minimised by ensuring the design team have completed their RIBA 4 designs, meaning tender documentation is clear, unambiguous, coordinated, and reflective of the price at the point of contract.

We implemented a risk and opportunity register that is updated on a regular basis to inform the contingency allowance and ensure robust and understood provisions are made. Lexica's proactive management of project risk has acted as an effective process to predict, mitigate, assign action owners and to assess the impact of potential change.

493 words



2. Project Delivery

Project Management approach

WSP TEAM STRUCTURE AND LEADERSHIP

For this project we have selected an experienced and creative team, with many of the disciplines led from our London offices and aided by specialists from across the UK, as defined within our proposed organogram. All lead personnel have key experience in this sector and of working on energy centre solutions of this type.

Technically the project will be led by WSP's Energy Solutions team, who are specialists in the design of energy centres and district heating networks, including HV electrical. The technical team will be led by Project Director Tony Gollogly who has more than three decades experience in low carbon heat network design, including roles as Lead Designer for the Queen Elizabeth Olympic Park and Stratford City energy centres, and as Project Director for the decarbonisation of Bath Spa University's Newton Park campus.

Our Technical Project Manager Associate Director Tom Hitchman has been selected for his previous experience of managing multi-disciplinary teams delivering decarbonisation projects such as DEFRA SCAH, Barking Town Cente Energy Centre and Sutton District energy network.

RLB will act as overall Project Manager with Director Mark Beaver leading their team. Mark is familiar with the site from his previous work with the Agency.

Cost Management and QS services will be provided by WSP Lexica; their team will be led by Director Fiona Leslie who has highly relevant PSDS project experience, including working with Salix.

The WSP team will bring to your project:

- Experience of design for dedicated process plant and energy centre projects.
- An integrated and experienced team who are used to working together on similar projects.
- Extensive experience of design, construction, logistics and buildability.
- Extensive experience of the PSDS process and working with Salix
- High levels of commitment to deliver a successful project.
- A focus on quality and attention to detail from the outset and at every level.
- Alignment with our core principles for sustainability, decarbonisation and the transition to net zero.

Site visit attendance
Fiona Leslie and Rob Clarkson (see orgchart for project roles) attended the site visit on July 9th and have provided feedback to inform our proposal.

Scope assumptions
The team has been selected to deliver RIBA Stages 0 to 6 inclusive for the design, procurement and construction of a new-build energy centre on the MHRA campus incorporating air source heat pumps, electric boilers, thermal storage and associated pumps and controls, supplying a new low temperature hot water distribution network connecting to each of 9 buildings on the campus via new sub-stations. We have allowed for an initial EC location selection assessment based on a semi-quantitative approach. Subsequent design work will be for the preferred location only.

At this time the works in the existing steam boiler house are limited to a like-for-like replacement of the gas boilers with electric equivalents.

Our proposal assumes the construction works will be delivered by a single D&B contractor following a single stage tender based on a RIBA Stage3/4 design.

PROJECT AND COST MANGEMENT APPROACH

Project management services will be provided by RLB (as WSP 's sub-consultant) supported by WSP Lexica for Cost Management and Quantity Surveying services. RLB's project management team will expertly steer this PSDS project from concept to completion, based on a thorough knowledge of project governance, project planning and scheduling, contract administration, financial and risk management and cross-disciplinary communication.

Our methodology for delivering this design and build project is based on creating a controlled project environment by adopting solid project management principles. We will provide suitable and robust processes and tools that meet the needs of Medicines and Healthcare products Regulatory Agency (MHRA), the grant funding body Salix and the project. We have prepared a development strategy and approach which is outlined as follows.

RIBA Stage 0-2 -Strategic Definition, Briefing and Concept Design
Upon appointment we will mobilise swiftly to establish project governance and initiate early-stage activities. This includes identifying key stakeholders, defining their roles and responsibilities, and developing a clear project organogram. We will also initiate a series of stakeholder workshops to capture and articulate project

requirements and expectations. We expect to have at least weekly catch-ups with the MHRA project team, supported by formal monthly client meetings to provide MHRA with regular progress updates.

Given the limited information currently available, we will undertake a desktop review of existing documentation and define a comprehensive schedule of surveys — including condition surveys, utilities mapping, ground investigations, and MEP assessments — to inform the design process and de-risk the project.

In parallel, we will validate the cost plan and feasibility report prepared by Mace. Our preliminary review suggests potential omissions, such as acoustic barriers for Air Source Heat Pumps (ASHPs) installations. We will work with MHRA to agree a revised, robust scheme cost plan that reflects all key requirements

To align with Salix funding requirements, we will define the format for interim, progress, and final reporting, and confirm programme alignment with funding drawdown milestones, including the Grant Funding drawdown deadline of March 2027 and the Practical Completion deadline of March 2028.

Based on our experience with Salix-funded projects, we recognise the need to drawdown the grant funding in line with the in-year spend profile which MHRA confirmed in the application. Within the first six weeks of mobilisation, we will develop a short-term project plan to identify early procurement opportunities that deliver value for money and tangible progress. These may include early procurement of the Low Temperature Hot Water (LTHW) pipework and ASHPs. An example where we have done this is supporting the Royal Borough of Kensington and Chelsea in the early procurement of ASHPs and the Bosch electric steam boilers at Scunthorpe Hospital for Northern Lincolnshire and Goole to meet funding timelines.

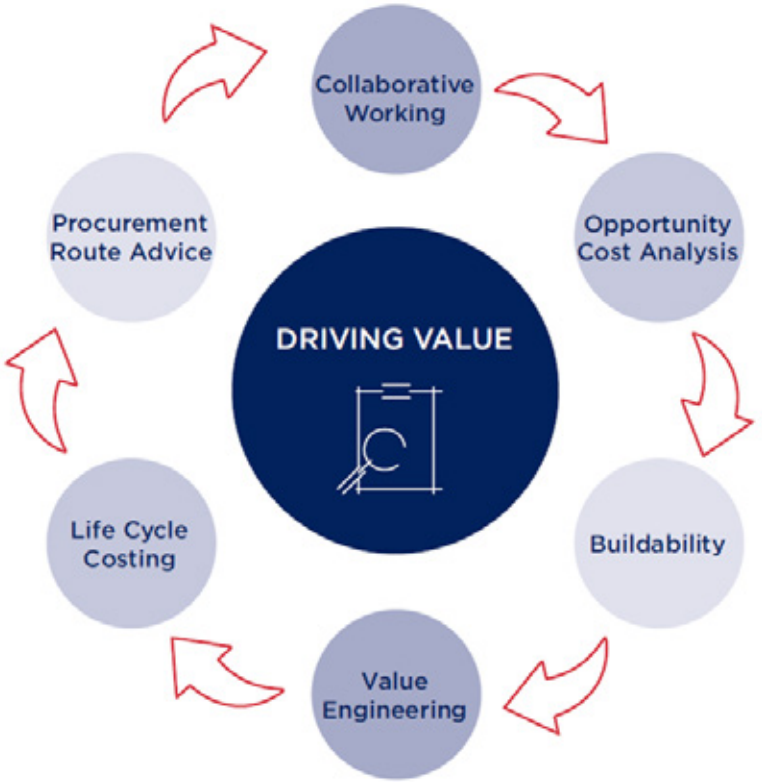
We will also initiate engagement with UKPN at the earliest opportunity recognising the long lead times for the new power capacity requirement.
We will also establish the core project systems and processes in line with MHRA's governance framework. These will include:

- A detailed Project Brief
- Defined project structure, governance, and objectives
- A stakeholder management plan
- Benefit analysis and cost appraisals
- Risk and value management strategies (aligned with the process set out below)
- Programme development and buildability considerations
- Engagement with statutory authorities
- A comprehensive Project Execution Plan
- A tailored procurement strategy

DRIVING VALUE
We will collaborate with the project team and partners via value engineering sessions – this is an ongoing process not just a remedy for overspend. The benefit of this approach is the delivery of best value solutions by leveraging the knowledge and learning of the entire professional team. A key element is that all the stakeholders engaged in the Value Engineering (VE) process have common ownership of the results.

We will introduce our change control process at the outset, reporting against the capital costs monthly, in line with MHRA's requirements. The process is at its most effective when there is active collaboration of all members of the team. Proposals are quickly costed, and any programme implications are assessed to enable prompt decisions. Contingency provision will be tied into project risk, with each member of the team contributing to the risk register.

Our risk approach will focus on the critical areas of planning, DNO upgrades, procurement lead times, and survey outputs. These will be monitored via a live risk register with clear ownership and escalation protocols to ensure timely intervention.



Work Stage 3 – Developed Design
Key project systems and processes to be developed by RLB and in strict adherence with MHRA Project Delivery Governance during this phase will include:

- Identify risk strategies
- Update Stakeholder Management Plan (SMP) including project success criteria
- Strategies for Sustainability, Maintenance and Operations, Handover (Soft Landings) and their requirements
- Review procurement strategy / contracting strategy / pre-qualification requirements
- Determine project information exchange strategy (via collaboration systems)
- Set up permits (statutory) and approvals workshops
- Value management workshops

We will set up fortnightly team meetings to review input from all team members including design deliverables progress, design completeness/coordination and sustainability considerations. Through actively monitoring the progress and performance of the project team against their contractual responsibilities, we will ensure any non-conformances within the team are resolved collaboratively wherever possible.

Output from this stage will be an End of Stage Report, which will provide a summary of progress to date and highlight the decisions required by MHRA to progress to the next stage.

Work Stage 4 – Technical Design (Pre-Contract)
RLB's collaborative approach and extensive track record will ensure the on-going design builds on past successes and mitigates risk. Once the design is complete, we will assist with the technical design reviews and ensure they meet MHRA's objectives and KPI's.

Throughout all design phases we will continually revisit the construction approach, health and safety, programme, budget, maintenance and operational strategy and handover/soft landings strategy to ensure they reflect the project brief and objectives. To maintain management control, our fortnightly progress, design and cost meetings will coordinate input from all team members and review:

- Team deliverables progress
- Design against Employers Requirements
- Coordination issues for a fully coordinated design
- RFI's and change controls
- Updated Cost Plan
- Market test the robustness of elements of the Cost Plan
- Construction approach and overall programme
- Risks and opportunities
- Assessment and mitigation of potential health and safety risks
- End-user handover requirements
- Sustainability, maintenance and operational issues in design
- Review of the design against MHRA KPI's and project objectives

We will also organise and chair monthly client meetings to provide design and programme status updates and assess any changes to MHRA's requirements.

RIBA Stage 4 – Procurement
Once the design is complete and cost plan agreed with MHRA, we will commence activities regarding the procurement of the Main Contractor by preparation of PQQ and ITT documentation to identify a suitable list of contractors and their designers to invite to tender at the conclusion of this exercise.

Key deliverables will be the set of robust Employers Requirements (ERs)/Works Information which form the basis of the tendering process.

We will work with MHRA's procurement team to produce a Tender Recommendation Report, ensuring the preferred contractor will adhere to the coordinated / technically compliant design and aligns with the Employers Requirements/Works Information to ensuring that the project is delivered on budget and within pre-agreed programme constraints.
Key actions and outputs at this stage include:

- Review contracting strategy / pre-qualification requirements
- Compilation of the Tender Documents
- Support MHRA in the management of Tender Process
- Tender Analysis and Recommendation
- Support in compilation of Contract Document

Work Stage 5 – Construction (Contractors Design Enabling)
Ahead of construction works commencing, we will develop and agree working practices with MHRA and the main contractor to ensure all parties are aware of working hours, noise restrictions and site access and egress points. RLB will also ensure a robust communication strategy is in place so any queries or issues that arise regarding working practices can be resolved swiftly. It is important to note that the South Mimms site will remain a live environment with ongoing business-as-usual (BAU) operations throughout the construction period, and all working practices will be designed to minimise disruption to these activities.

During the mobilisation period, we will enable the Main Contractor and the other consultants to comply with their obligations pursuant to the CDM Regulations or applicable statutory Health & Safety legislation specific to the project location. We shall ensure that the information management system is implemented as per

MRHA's requirements and that all necessary team members have the appropriate level of access.

Our Project Managers will proactively lead the project team, managing the contractor and their trade contractors with weekly site inspections during construction and weekly progress, design and cost meetings which will monitor their performance and review:

- Progress (actual vs planned) - identifying trends and variances as early as possible.
- Quality compliance, identifying non-compliance issues
- Collation and issue of necessary information to the Contract Administrator (e.g. non-conformance notices or instructions)
- Change controls, outstanding RFI's, risks and opportunities
- Programme, Buildability, Health and safety, Risks/mitigations

We will co-ordinate with WSP's technical team to undertake independent quality inspections during construction works and ensure any comments are relayed to and actioned by the contractor. This approach seeks to ensure that defects are remedied as the project progresses rather than at conclusion of the project.

During the construction Stage, RLB will develop a defects rectification strategy with the Contractor in line with MHRA Client requirements to notify the Client team and monitor close out of all defects.

Work Stage 6 – Handover & Close out

To enable a smooth transition period at the end of the project from the consultancy team to MHRA, RLB will ensure project completion documentation and logistics are considered during the early stages of the construction period. Particular focus will be given to the switch over strategy to allow continuity of the MHRA services

To achieve this, our Project Managers will:

- Assist the contractor in preparing a detailed and robust commissioning programme
- Ensure project team members undertake pre-completion inspections and produce defects lists
- Implement a schedule of handover workshops and system demonstrations for client/end users
- Establish and manage a handover strategy for all Practical Completion and post-occupancy completion tasks
- Review draft handover documentation to incorporate feedback
- Review close out of the defects liability period

We will oversee the issue of:

- As Built information
- Distribution of all required warranties
- Health and safety files or applicable documentation required for the project location.
- Operational & Maintenance manuals
- Notifications of the completion of defects on the project.

Working with Salix

Through the support provided on many other PSDS projects including Northern Lincolnshire & Goole NHS Foundation Trust and Birmingham Women's and Children's NHS Foundation Trust, we are well versed with the Salix requirements and timelines for the Monthly Monitoring Report and regular drawdowns. We are also fully cognisant of both the year end and grant end processes and importantly the level of detail necessary to support the Salix audit annual audit requirements.

Risk Management

A robust Risk Management process is integral to any project's success; all projects contain risk to some degree, although they are often poorly identified and managed. RLB's approach with MHRA will seek to maximise the team's confidence that the project will succeed on delivering Client's business benefit expectations as agreed with MHRA.

RLB has experience offering risk management services across the globe at all levels, from organisational and portfolios to project and programme. Our approach to risk management aligns with best practice guidelines including the RICS's 'Management of Risk' and OGC's 'Risk and value management'. It is an essential part of good project management and we recognise on MHRA projects that it is important to not only focus on minimising risk, but also to capitalize on opportunities.

Our approach throughout the life of the project will be to adopt the four core risk management steps which comprise:

- identification
- analysis
- planning; and
- management

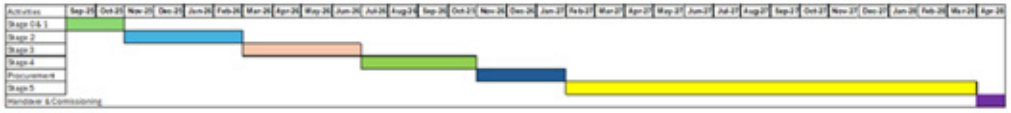
It is RLB's belief that the key to ensuring the effectiveness of risk management processes is to integrate them within a project's processes, systems and procedures at the earliest practicable date, and therefore, the risk register will be a live document and will be updated throughout each Work Stage.

The project manager will set up the risk strategy and manage this process throughout the project, and from its establishment any identified mitigating actions will be routinely followed up alongside updates to the Risk Register to ensure risks are being identified and managed from the outset.

We will arrange ***risk Identification workshops***, where all project stakeholders are invited to participate in an open forum, with risks recorded in the project risk register. Regular risk meetings will be held, and any new identified risks will be added as appropriate.

A risk register will be produced, showing the range of outcomes for the identified risks, and a recommendation regarding the level of contingency to be allowed for the total risk is made. This is used as a measure for on-going risk management strategies and will form a key part of the project reporting.

INDICATIVE PROGRAMME



It shall be noted that the proposed delivery dates are indicative only and subject to change following the outcome of the Decarbonisation Options Appraisal.

Description	Proposed Delivery Date
Stage 0 review / project validation	October 2025
Decarbonisation Options Appraisal (RIBA S2)	February 2026
RIBA Stage 3 / 4 EC & DHN Design & Procurement Documentation Complete	October 2026
Completion of Contractor Procurement Technical Support (Contract Award)	January 2027
Completion of the Construction Works	March 2028

TECHNICAL APPROACH AND CAPABILITY

WSP has extensive experience in developing strategies and designs for decarbonisation solutions of this type. We are fully aligned with CIBSE CP1 and many of our staff are certified heat networks consultants. Furthermore, WSP was recently appointed as one of three consultants to act as Assessor Organisations for the pilot of the Heat Networks Technical Assurance Scheme (HNTAS) – all heat networks designed after January 2026 will be required to comply with the assurance scheme. Consequently, WSP has a comprehensive understanding of what is required in the analysis and design of schemes to ensure they operate in line with best practice.

Our initial approach is to ensure that the individual building energy profiling and overall diversification of this across the campus are as accurate as possible given the potential CAPEX implications associated with the final capacity of the required heat production plant and the associated electrical infrastructure to meet this new capacity. We will assess buildings from existing metered data where possible, or the combination of benchmarks and existing installation data, which will allow us to develop annual hourly energy demand profiles for the individual buildings and overall site. These demand profiles will form the basis of the energy balance modelling, which will be used to assess the decarbonisation options. We will then modify the profiles to account for the proposed energy efficiency measures. Where data is not available or lacks granularity, recommendations shall be provided to the Client for the installation of additional metering and / or data logging to allow, where possible, the validation of any benchmark assumptions during the later stages of the project.

Our modelling outputs will provide the detailed performance requirements of the proposed plant solutions, including the provision of thermal storage, against the overall site energy demands across the phased life of the project. Capital (CAPEX) and operational costs (OPEX) will be integral within the model for all options, whereby each option will have results for both carbon savings and lifecycle cost. The models will also include for sensitivity around energy and CAPEX, such that a range can be assessed against the target performance criteria.

At the same time, we will be reviewing the technical viability of delivering each of the proposed options at the site (i.e. EC site selection assessment). Should there be any site constraints that would prevent the option being delivered as originally envisaged, the associated modelling option would be revised to suit the viable solution. It should be noted that spatial allocation for ASHP plant can be onerous around existing buildings where both noise and cold pluming can reduce the viability. Our approach here is to derisk this at the earliest opportunity, with detailed acoustic input at this stage along with a recommendation for CFD modelling to assess the potential impacts of cold pluming. (NB, currently we have not allowed for CFD modelling).

We will also fully develop the options around how the new heating and electrical infrastructure would be incorporated alongside the existing infrastructure and how any changeovers would be managed. We would review the existing infrastructure and provide a constraints report, with recommendation for potential further survey works in specific areas, where we feel there may be benefit in reducing eventual contractor risk margins.

We will carry out M&E services surveys of each building to establish what is required to ensure the compatibility of the building heating systems with the proposed primary heating supply options. This will be evaluated against the proposed primary plant solutions to establish the overall balance of the cost of building enhancements against required network temperature and the potential reduction of the primary supply performance efficiency to suit. We would also review this over the building systems replacement life cycle to see how the required network temperatures could be refined over time. All of this will be incorporated within the energy modelling to determine the potential impacts.

We will carry out hydraulic modelling of the proposed heating network at the early options stage to define sizing, pumping requirements and heat loss, such that modelling criteria for CAPEX and OPEX can be defined with more accuracy.

Our proposed team has extensive experience in developing projects of this type through the design stages to construction, commissioning, handover and operational performance. The key impact with this project is the co-ordination with an operational site and the windows of opportunity to make change and carry out changeover of service from the existing supply systems to the new. During the design process our approach will be for regular and detailed engagement with the key MHRA stakeholders to define a robust and detailed phasing plan to define when individual elements can be carried out and how this then develops the overall scheme over time. This will also define where enabling works and / or temporary solutions may be required to ensure that any potential disruption to the daily operation of the Agency's facilities is minimised or negated if possible. The final agreed and detailed strategy should be in place prior to tendering in order that potential contractor risk cost is minimised.

Third Party collaboration and engagement
Most projects, particularly those involving heating electrification, require extensive liaison with the DNO to determine the options and potential costs for network reinforcement and / or site incomer upgrades. Our general approach is for early and continued detailed co-ordination and engagement to clearly define the demarcations, the design parameters around these demarcations, and the detailed timelines around the required information exchange requirements that may impact our design solutions moving forward. Where applicable, the DNO would be invited to our design team meetings and we would provide clear early warning to the Client where potential issues may arise.

Refining designs for information changes
Our approach to this is to minimise the potential as a first step. We would do this with early engagement with all specialists and stakeholders to provide clear plans on the way forward for each element of the overall scheme. We have then made allowance for an initial risk workshop that will detail all elements of the project with the potential impacts and apply suitable mitigation where possible. This will allow for decisions to be made on the specific way forward for the individual and associated design scope. The risk register would remain live and be developed across the design stages. Where clear change is made, we would provide immediate notice of impact and how this could be managed going forward.
Our proposal includes for the following services (listed in alphabetical order):

Acoustics

We have allowed for a Noise Impact Assessment to be carried out by our Acoustic team. This is necessary due to the potential for noise nuisance from the air blast coolers (condensers) of the ASHP installation given the proximity of the EC to occupied buildings. The NIA includes a background noise survey and identification of key local receptors. The findings of the survey will be used to inform the design of the EC building and specification of sound attenuating equipment etc.

The following tasks only are assumed to be required and have been included within this scope of work.

Planning application noise assessment, which will include the following tasks:
- Consultation with the local planning authority
- Baseline noise monitoring will be carried out at one location, for a period of approximately one week.
- Operational noise will be assessed in accordance with BS 4142. Noise software modelling will be carried out. Given the scale of the development, we have assumed mitigation measures will not be required. If the modelling indicates likely significant effects, high level guidance regarding mitigation will be provided, however additional model iterations will be costed separately.
- An environmental noise report in a format suitable to form part of a planning application will be produced to include the results of the tasks outlined above.

Scope at RIBA Stage 3-4:
- It is assumed that the proposed Energy Centre building will not normally be manned, therefore no internal building acoustic design advice is required.
- RIBA Stage 3 and Stage 4 reports, based on the relevant information included in the planning application report, updated to reflect the latest design.

Scope at RIBA Stage 5-6
- Review design changes, tender submission and supplier equipment datasheets and provide feedback as to whether they are expected to increase noise emission beyond those set out in the RIBA Stage 4 report.
- This work will be charged at our standard hourly rates. A reasonable budget estimate of 2.5 days has been included at this stage. We will contact you in advance of reaching the budget limit to agree additional fees if necessary. Significant changes constituting re-design will incur additional fees to be agreed separately. We assume our input will be carried out for a single consolidated set of tender documents and a single set of supplier datasheets.

The scope of services and fees exclude witness or factory acceptance tests for any products/equipment. Attendance at any such tests shall be subject to additional fees.

Architectural design

Our architectural services will support the project across all RIBA Stages 0–6, ensuring alignment with regulatory requirements and project goals. Key responsibilities include:
- Strategic input into the Project Brief, Budget, and Programme
- Concept and technical design development
- Planning and building control submissions
- Coordination with multidisciplinary teams
- Provide support for construction process enquiries

RIBA Stage 1-2
- Assist in developing the Project Brief and provide design information to support the initial budget

- Develop conceptual architectural designs in line with the Heat Decarbonisation Plan.

RIBA Stage 3
- Finalise architectural design
- Produce planning drawings
- Produce Outline Specification

RIBA 4
- Produce technical specifications, drawings, and contribute to design risk assessments
- Produce Building Regulation drawings to meet statutory requirement
- Contribute to the Responsibility Matrix and Design Programme
- Ensure compliance with sustainability goals

RIBA Stage 5 – Construction
- Oversee on-site architectural support to ensure the design intent is maintained during construction.
- Monitor compliance with project specifications, address design queries, and collaborate with the construction team to resolve issues promptly.
- Ensure CDM regulations and health and safety standards are met, providing relevant documentation and supporting the Principal Designer as required.

RIBA Stage 6 – Handover and In Use
- Support handover documentation and training materials

Assumptions and exclusions
- **BIM:** We acknowledge that not all clients possess the in-house infrastructure or specialist expertise required to manage and maintain asset data in line with full BIM Level 2 standards. To account for varying levels of capability and ensure a practical approach to data delivery, we have provisionally allowed for a BIM Level 1.5 or sub-Level 2 implementation. This approach offers a balanced solution—supporting robust asset data management while remaining sensitive to project resources and constraints. Please note that should full BIM Level 2 functionality be required, additional costs may apply.
- **Site Visits:** 2 site visits have been provisionally included in the expense pricing to cover travel. Additional site visits may be required and will be based on daily charge out rates. Number of site visits during construction to be agreed.
- **Scope Definition:** The services described are based on the current project brief and any significant changes to the scope, deliverables, or programme may result in a fee adjustment.
- **Information Provided:** All required background information, surveys, and pre-existing data will be provided to the design team at the outset and are assumed to be accurate and complete.
- **Client Decisions:** Timely decisions and approvals will be provided by the client to avoid delays or additional costs.
- **Design Change Management:** The proposal allows for a limited number of design iterations per stage; excessive changes or re-designs may incur additional fees.
- **Stakeholder Engagement:** Stakeholder consultations, including with statutory authorities, will be limited to a predefined number of meetings or workshops unless otherwise agreed.
- **Deliverable Format:** Design deliverables will be provided in digital formats compatible with industry-standard BIM software. Hard copies or alternative formats may incur extra charges.
- **Coordination with Consultants:** Coordination is assumed with a standard team of consultants (structural, MEP, cost consultant). Specialist consultants or additional coordination are excluded unless stated otherwise.
- **Site Access and Surveys:** Safe and reasonable site access will be available as required. All site surveys beyond those specified are to be arranged and funded by the client.
- **Planning and Regulatory Approvals:** The proposal assumes a standard route to planning consent without appeal or public inquiry. Additional support in case of refusals or appeals is not included. Associated application fees are not included.

Drainage / Civils Works

We have allowed for the development of a drainage strategy for the new Energy Centre. The following items are currently excluded from our proposal:

- Adoptable S278 and S38 Highway works
- Paving and kerb design
- Section 104 / Section 106 drainage agreements and discharge consents, however dialogue with relevant approving bodies will be undertaken to facilitate design and ensure compliance
- Proving existing drainage networks and watercourses have sufficient capacity; hydraulic / hydrology studies of existing systems
- Abnormal design elements including design of pumping station, foul attenuation, flood evacuation plan
- Planning application preparation
- Street lighting design (other than to co-ordinate design by others)
- Utilities and M&E work including any drainage or utility diversions, utility reinforcement or new supplies
- Design of temporary works, river walls, storage tanks, flood walls & gates
- Dealing with third party boundary issues
- Preparation of any detailed estimates, quantification or costing, including for example calculation of cut-fill volumes
- Traffic/transport Assessments, Statements or Travel Plans
- Separate highways specification and Bill of Quantities
- Landscape design
- Design work associated with public open spaces or woodlands
- Archaeological Work
- Conveyance Plans
- Site Construction Method Statements, Management Plans or programmes
- Cost for the acquisition of various traffic related data including acquisition of base mapping, highway ownership plans, road traffic accident data, and traffic

volume and speed data
- Road Safety Audits and Designer's response
- Third party costs e.g. topographical survey, third party approval costs and inspection fees, agreement fees
- It is assumed that all works outside the energy centre (i.e. related to pipe route and customer substations) are excluded from the scope.
- One civils layout option will be developed. It is assumed that Hemiko can share available background information to clarify the design intent.
- The civils proposal is based on all works within the site boundary.
- We assume that existing storm & foul systems have capacity for any new flows. Discussions will be held with Anglian Water and the Lead Local Flood Authority (LLFA) flood team to agree approach. Storm discharge is assumed to be direct to existing drainage systems, with attenuation as required.
- It is assumed that site roads and drainage will remain under private ownership.
- Local Authority guidance will be used for drainage design.

Ecology

At this time, we do not believe that the scale of development or proposed location will require a Preliminary Ecological Impact Assessment. However, we have allowed for producing a Biodiversity Net Gain (BNG) assessment as we anticipate that the LPA will want to see this included with the planning application.

Fire Engineering

Delivery approach and scope of work
The objective of this fee proposal is to provide Fire Engineering support to the design team through RIBA Stage 2 to 4 and produce a Fire Safety Strategy Report to outline how the functional requirements of Part B of the Building Regulations 2010 are met which is subject to the assumptions and exclusions noted in this document. The Fire Safety Strategy will only consider fire safety of the building from a life safety aspect and any additional measures required by the client will be implemented only on instruction and is subject to additional fee.

RIBA STAGE 2: CONCEPT DESIGN STAGE SCOPE

- Define the relevant statutory requirements and develop a preliminary approach to the fire safety strategy
- Review the proposal drawings and highlight, provide commentary on any key risks
- Mark-up PDF floor plans with the proposed fire compartmentation strategy illustrating the required fire resistance period
- Provide on-going fire engineering advice
- Attend 2 design team / project development meetings
- Identify value engineering design elements if required

RIBA STAGE 2: CONCEPT DESIGN STAGE DELIVERABLES

- Provide an appraisal in the form of comments and over marked architectural drawings to visually explain any recommendations
- Where required, we will attend fire engineering workshops or design team meetings to discuss the scheme. It is anticipated that we will attend 4 meetings during this 1-month design stage
- Provide fire compartmentation mark-up drawings (PDF format for use by architect to inform their Fire Strategy drawings)
- The above comments and recommendations will be incorporated into a building specific, Fire Safety Strategy report that will summarise the key fire safety aspects of the scheme

RIBA STAGE 3: SPATIAL COORDINATION (DEVELOPED DESIGN) STAGE SCOPE

- Review the proposal drawings and highlight, provide commentary on any key risks
- Mark-up updated PDF floor plans with the proposed fire compartmentation strategy illustrating the required fire resistance period
- Provide on-going fire engineering advice
- Attend 2 design team / project development meetings
- Liaise with the approving authorities in order to de-risk the project and for updates on design development (two meetings only assumed).
- Identify value engineering design elements if required
- Provide advice on fire safety principles/requirements in relation to the building services
- Develop the Fire Safety Strategy report, including performance-based options where possible (Note: The fire strategy report is a performance specification with regards to fire safety. It is the responsibility of other members of the design team to provide detailed construction drawings and specifications)

RIBA STAGE 3: SPATIAL COORDINATION (DEVELOPED DESIGN) STAGE DELIVERABLES

- Provide an appraisal in the form of comments and over marked architectural drawings to visually explain any recommendations – Limited to three design options.
- Where required, we will attend fire engineering workshops or design team meetings to discuss the scheme. It is anticipated that we will attend 7 meetings (subject to change based on programme and/or Client needs) during the 3 months design stage
- Provide fire compartmentation mark-up drawings (PDF format for use by architect to inform their Fire Strategy drawings) – Limited to one revision.
- Develop the Fire Strategy report that will detail the fire safety aspects of the scheme
- Where required, we will attend meetings with the approval authorities to seek written approval for the detailed fire strategy. It is anticipated that we will attend two meetings with Building Control / an Approved Inspector during this design stage.

RIBA STAGE 4: TECHNICAL DESIGN SCOPE

- Review the proposal drawings and highlight and provide commentary on any key risks
- Mark-up updated PDF floor plans with the proposed fire compartmentation strategy illustrating the required fire resistance period
- Provide on-going fire engineering advice
- Attend 2 design team / project development meetings
- Liaise with the approving authorities in regard to Building Regulations approval and Fire Brigade consultation process.
- Provide advice on fire safety principles/requirements in relation to the building services
- Provide an updated Fire Safety Strategy report incorporating decisions made after discussions with the approving authorities; and to incorporate any additional details which may be necessary for tender documentation purposes

RIBA STAGE 4: TECHNICAL DESIGN DELIVERABLES

- Provide an appraisal in the form of comments and over marked architectural drawings to visually explain any recommendations
- Where required, we will attend fire engineering workshops or design team meetings to discuss the scheme
- Provide fire compartmentation mark-up drawings (PDF format for use by architect to inform their Fire Strategy drawings)
- Provide the updated Fire Strategy report that will detail the fire safety aspects of the scheme
- Where required, we will attend meetings with the approval authorities to seek written approval for the updated fire strategy. It is anticipated that we will attend two meetings with Building Control / an Approved Inspector during this design stage.

The following items have been excluded from this scope of work:
- Consultation with the appropriate Fire Rescue Service (done via Building Control).
- Design of active fire systems and their installation.
- Site visits.
- On-site consultation and construction fire safety measures.
- Development of a Fire Risk Assessment.
- Development of Emergency Action Plan.
- Witness testing and commissioning.
- Aid the end user with regard to fire evacuation plans.
- Sign-off or approvals of construction details, systems etc.
- Desktop studies or detailed analysis of products.
- Construction site fire safety risk assessment or fire safety management.
- CAD fire strategy drawings.
- Specialist system designs.
- Any performance-based fire engineering measures are excluded at this stage. However, if required this will be provided subject to additional scope and fee.

Flood Risk Assessment

We have assumed that a FRA will be required.

Geotechnical

WSP's Ground and Water (G&W) and Geotechnical and Tunnelling (G&T) teams regularly work together to design, support and report on ground investigations and related activities for energy centre sites, such as that being considered here. Our collaborative approach provides an efficient and cost-effective service, addressing the requirements of both the RIBA framework and the Town and Country Planning Act.
In order to address the ground-related activities required to support this project, our anticipated scope of works and deliverables is summarised in Table 1 below.

WSP Ground and Water and Geotechnical and Tunnelling teams activities

Activity / Deliverable	In scope or additional?	Rationale for proposing	Feeds into
Combined Geotechnical and Contamination Desk Study	Additional, but covers RIBA 0 in terms of managing risk and RIBA 1	▪ A likely TCPA requirement raised through the pre-application discussion process. ▪ Inform the ground investigation scope, allowing for a more appropriate/targeted investigation. ▪ Inform the preliminary foundation appraisal. ▪ Provides initial risk registers.	▪ Planning application ▪ Ground investigation scope ▪ Preliminary foundation appraisal ▪ Geotechnical risk register
Ground Investigation Scope/ Specification	RIBA 1 . Likely TCPA requirement	Allow the ground investigation to be procured and managed on site.	▪ Physical ground investigation works
GI Tender Assessment Support	Additional	Support the client in appointing a Ground Investigation contractor, based on contract documentation to be prepared by the client.	▪ Physical ground investigation works
Office-based support during ground investigation	Additional	Support the client in the technical aspects of the ground investigation, including fielding technical queries, providing installation details, scheduling of laboratory testing and review of contractor's Ground Investigation Factual Report.	▪ Physical ground investigation works

Activity / Deliverable	In scope or additional?	Rationale for proposing	Feeds into
Site presence during ground investigation	Additional	Provide a site presence during ground investigation works.	▪ Physical ground investigation works
Ground Investigation Report (GIR)	Additional, but covers part of RIBA 2 Task 3.1.2. Likely TCPA requirement.	Provides interpretation of the contractor's ground investigation factual report, including: ▪ Contaminated land risk assessment; ▪ Geotechnical appraisal of the site, including preliminary foundation appraisal; ▪ Derivation of geotechnical parameters to inform the preliminary foundation design; and ▪ Updates to the geotechnical risk register.	▪ Planning application ▪ Remediation Strategy (if required) ▪ Piling Risk Assessment (if required) ▪ Preliminary foundation design ▪ Groundworks and civils design
Geotechnical Design Report (GDR)	RIBA Stage 3 & 4	This is the key document validating the geotechnical design adopted. Required as part of the design to Eurocodes. Includes production of geotechnical specifications and design drawings.	▪ Tender Documents ▪ Construction
Tender Support (Main works)	Additional, but likely to be required as part of RIBA 4	It is assumed that the client would want to ensure that the contractor is suitable and competent to undertake the anticipated geotechnical works and would require assistance for responding on any Technical Queries raised during tender.	▪ Pricing ▪ Quality ▪ Construction
Construction Monitoring	Additional, but likely to be required as part of RIBA 5	It is assumed that the client would want the designer to visit the site so as to ensure that foundations are constructed on suitable formations and the like. It is possible that the specifications may require testing of the formations and materials. It is assumed that the client would require assistance on any TQs raised during construction	▪ Construction ▪ The GFR ▪ The CDM Health and Safety file
Geotechnical Feedback Report (GFR)	Additional, but likely to be required as part of RIBA 6	This is a potential requirement of Eurocodes, albeit dependent on the foundation solution adopted and the associated specification requirements. It records confirmatory observations, monitoring and testing as required by the geotechnical design.	▪ The CDM Health and Safety file

Assumptions for tender return

- The geotechnical and geoenvironmental desk study will relate to the outer site boundary indicated on an untitled drawing by MACE with file name 'Site overview location mark up'
- We have allowed a budget sum for a topographical survey of the site, price to be finalised once the EC site is confirmed
- The ground investigation and geotechnical design will relate to a structure at one of the two proposed Energy Centre locations shown on an untitled drawing by MACE as per the above and that this structure will have a footprint in the region of 20m x 20m
- The client will provide a suitable PCI pack prior to the design of the ground investigation and this is to include suitable information on buried services (bearing in mind the nature of the site)
- A suitable arboricultural survey (currently excluded) will be provided prior to the design of the investigation (bearing in mind the underlying London Clay and the presence of trees in the vicinity of the two potential energy centre locations shown.)
- The client will arrange for free and unfettered access for any site visits and for the ground investigation, including access and egress routes and any compound area that may be required.
- Site visits and ground investigation works can be done during normal working hours and reduced shifts are not required.
- All geotechnical design, including the design of the ground investigation, shall be based on BS EN 1997-1:2004 (Eurocode 7 Part 1) and BS EN 1997-2:2007 (Eurocode 7 Part 2) along with the associated national annexes and supporting British Standards.
- Whilst it cannot be assured, for the purposes of generating this fee estimate, it is assumed that the as yet to be undertaken desk study and ground investigation do not reveal a need for abnormal foundation and floor slab designs. i.e. it is assumed that these confirm benign ground conditions resulting in conventional pad footings and ground bearing floor slabs. Should this prove not to be the case, the client shall be contacted promptly, and additional work and associated fees shall be agreed. Consequently, the fees provided for the design and implementation of the ground investigation, production of the GIR, GDR and GDF reports and attendance for the main works should be considered indicative only.
- The ground investigation is to be procured by the client. The contract will be re-measurable and shall be based on a set of suitable terms, such as ICC Ground

Investigation Version (2011 as amended) or NEC3.

- The client will engage a suitably experienced ground investigation contractor who is a member of the AGS and they will produce a complete and substantially error-free factual report and associated AGS data. The report will be signed off by the contractor's chartered engineer or chartered geologist. The AGS data will be compatible with WSP's systems.
- The ground investigation would be on site for up to 6 working days, with part-time on-site supervision provided by WSP, along with and commensurate office support. The GI contractor will provide full-time supervision of the works/ subcontractors by deploying competent degree-qualified geotechnical/ geological staff with a minimum of 3 years' experience of such works.
- WSP will not be acting as Principal Contractor or Principal Designer for the ground investigation works. The ground investigation contractor is assumed to be procured directly by the Client and to act as Principal Contractor (cost of the ground investigation is not included in WSP's estimates). The Principal Designer for the scheme will act in this role for the ground investigation phase of the project.
- The GIR will include preliminary design advice on foundations and floor slab options for the Energy Centre building and in relation to pavements.
- Geotechnical advice, analytical and design work will be limited to that associated with the foundations and floor slab for the Energy Centre building and the provision of design subgrade surface modulus (CBR) for internal non-adoptable paved areas.
- Prior to analytical and design work associated with the production of the GDR the preferred foundation and slab options will have been agreed with the client. It is assumed that 1 No client meeting will be required to confirm this.
- Whilst it cannot be assured, for the purposes of generating this fee estimate, it is assumed that the Energy Centre structure will be modestly loaded such that pile foundations are not required.
- No substantial cut and fill earthworks are proposed.
- Tender support for main works, including responding to TQs, would not take more than 1 day of time for an Associate Director.
- Construction monitoring would be limited to 6 No. 1/2day visits from our Hertford Office so as to inspect formations for foundation construction and for associated testing using a hand shear vane, along with commensurate office support
- It is assumed that dealing with Technical Queries arising during the works will not take more than 2 days of a geotechnical Associate Director's time.
- All temporary works are to be designed by the contractor.
- The GFR would be based on a brief Technical Note document based on the observations made during the construction monitoring as outlined above, and therefore, this would not take more than 3 working days to compile.
- Separate fees would be required for works beyond the above scope, such as preparation of Detailed Quantitative Risk Assessments for ground or water contamination, Remediation Strategies, Verification Reports, earthwork/piling specifications, piling risk assessments etc.
- We have allowed for one round of combined client and/or third-party review of WSP reports.

Exclusions

- Out of hours or reduced hours working on site.
- The design and specification of earthworks.
- The design and specification of piled foundations.
- Trenchless technology.
- Meetings in addition to those indicated above.

Programme

The programme will be confirmed on appointment and would be subject to the availability of the client's selected contractor and the findings of the geotechnical/ geoenvironmental desk study and ground investigation works. The indicative programme is limited to activities up to and including the production of the GIR and there is not sufficient information currently available for the design and construction programme to be estimated.

M& E Process

Mechanical

Activity	Commentary
Stage 0 Proof of Concept review	Our first action will be to review the previous work to validate the selection of the preferred option, including load validation. We will identify 'early spend' opportunities based on the confirmed option. We have allowed for x2 risk w/shops covering equipment sizing, selection and payment terms.
Decarbonisation options technical and spatial viability to a Stage 2 level	Full assessment around options and viability for infrastructure and energy centre sizing and layout, including full co-ordination with all the specialist team assessments and survey data. Includes cost reporting.
Engagement with the DNO at S2 (capacity headroom & budget quotations)	

Activity	Commentary
Survey of existing building heating systems for compatibility and connection to a heat pump led system (x9 buildings).	This will define what would need to be carried out to the individual building systems to provide a compatible solution with any lower temperature associated with a heat pump-based network. This will be reviewed holistically with the primary plant solutions to provide the way forward for both carbon and cost with regard to establishing the temperature requirements of the proposed network(s) across time. Any modifications recommended out of surveys for compatibility with or optimisation of network connections are presently excluded from Stage 3 design fee. Once surveys and recommendations are complete and a way forward agreed, we can provide a Stage 3 fee for the required building system modifications.
Site utilities assessment.	Includes review of site utility / buried services data and site information, as available and from this provide recommendation on the way forward for the agreed solution, highlighting and potential constrained areas. Any intrusive or third party specialist surveys are excluded.
Stage 3 design for energy centre	Includes Building Services (small power, lighting, alarms etc.) for the EC building and Stage 3 Acoustic design.
Engagement with DNO at S3	Request for firm quotation
Stage 3 design for heating network infrastructure between energy centre and building connections.	Note that no allowance to take this scope element beyond Stage 3 has been included. Should the development of the existing infrastructure surveys recommend and provide a level of confidence that more detailed work should be carried out prior to any actual excavation, then we can provide full scope for detailed design through Stage 4 and construction as required up to full Civils 3D level and detailed stress analysis modelling of the networks. At present it is assumed that the D&B contractor will develop this from Stage 3.

Activity	Commentary
Stage 3 design of individual building substation connections to network.	We have made allowance for connection of 9 buildings to the new LTHW network with substation and integration of secondary side pipework to the existing building system. Drawings will be 2D plot plan arrangement defining spatial requirements and schematic indicating integration with existing system. Drawings will also define any requirements for removal / modification of existing system to allow for installation of connection, along with any proposed enabling works to allow for phased installation or reduction of downtime for changeover. This assumes one plant room interface per building. Note, as defined above under existing building heating system surveys, this excludes any design of wider system modification requirements for compatibility / operational temperature reduction. Fees for this can be provided once extent of works is defined and agreed following the surveys.
Stage 3 level procurement specification for heating network, infrastructure and connections.	We have made allowance for technical documentation (specifications) only. Commercial and contractual documentation will be developed by RLB/Lexica; we will liaise and provide advice on this through the tender document production.
Stage 4 design of energy centre	Includes fully developed design from Stage 3 and fully co-ordinated 3D model to include all main process elements, apart from final services support systems. Excludes development of network infrastructure, as defined above. Fees for this stage align with Stage 3, in that any significant change to the procurement approach (e.g. procuring the equipment in multiple packages) would result in a fee variation.
Evaluation of tenders received	Assumes evaluation of a single tender package
Stage 5 Owner's Engineer duties during construction contract	Assumes a 12 month construction programme, monthly progress meetings and valuations. Fortnightly site visits to assess progress and installation quality. At this stage we have not allowed for providing a fulltime Clerk of Works, though this can be provided if required.
Stage 6 Witnessing commissioning, handover and completion	We have included for review of the Contractor's commissioning methodology and programme, and for witnessing all commissioning activities.

Electrical

- An electrical load assessment will be developed by the Process Mechanical Designer based on the plant selection. WSP's electrical engineer will liaise with the Process Mechanical Engineer to establish the electrical requirements of the site based on the energy centre plant selection.
- Stage 3 HV/LV distribution design will be developed by WSP based on the frozen Stage 3 load schedule. We propose to commence the electrical design once the load schedule is confirmed. This is to avoid any abortive work.
- WSP's electrical engineer will establish the supply resilience requirements via discussions with the Client.
- Electrical Schematic - Stage 3 Concept HV/LV Single Line Diagram will be developed by WSP.
- Internal Services Layouts - Stage 3 Lighting, small power and fire alarm layouts will be developed by WSP.
- Security, Access Control and CCTV requirements will be covered in the performance specification. Proposed security systems strategy will be explained in the design report.
- We have not allowed for any external lighting design. External lighting requirements will be covered in the performance specification / design report.
- Lightning Protection System (LPS) - LPS requirements will be covered in the performance specification / design report. The specialist contractor will be responsible for the design at Stage 4.
- Gas alarm requirements are excluded
- Earthing requirements will be covered in the performance specification / design report. A concept earthing schematic will be developed by WSP. Substation Earth Potential Rise (EPR) study is excluded.
- Proposed primary containment layout for main and submain feeders will be developed by WSP. It is assumed that the secondary containment for lighting, small power and fire alarm will be developed by at Stage 4.
- WSP will undertake energy centre electrical services space planning and coordination exercise based on the electrical plant requirements from the energy centre loads.
- WSP will liaise with the architect and provide technical support related to electrical services.
- Cable sizing and Amtech calculations are excluded. It is assumed this will be carried out at a later stage when the final plant selection is confirmed.
- It is assumed that the DB schedules and final circuit design will be developed at a later stage.
- 3D model for electrical services - we assume the 3D model will include only major plant items such as transformers, LV switchboard and distribution boards. Minor electrical items such as switches, sockets, fire alarm accessories, lighting, etc will not be modelled.
- We have allowed for liaison with the DNO prior to completion of S2 and again prior to completing the S3 electrical design. This includes submitting a request for a firm quotation for additional site capacity.
- External services design and coordination with other external services is excluded.
- Transformer heat gain calculations are excluded. Louvre area calculation and heat gain assessment will be provided by the Mechanical Engineer. Typical requirements associated with the transformer room ventilation will be provided.
- We have allowed for review of stage 3 architectural layouts (one iteration).

Planning

We have included support from our in-house Planning Advisory team to assist with engaging with the local planning authority (LPA) and drafting the planning application.

The planning strategy proposed is based on a three-stage planning process. The first stage involves submitting a pre-application planning enquiry. This submission can take place during September / October 2025. It is anticipated that the Council's formal response will take 5-8 weeks to receive.

The second stage will involve bringing together the planning application documents for the site, to ensure that a valid application is submitted to the Council. Subject to all the consultant inputs being ready, this application could be submitted in November 2025 / January 2026.

The third stage will involve monitoring the application through to determination. It is not known at this stage whether the application will represent a 'major' or a 'minor' development as this is dependent on the site area / floorspace. To be considered 'minor' the site would be under 1ha or have a floor area of below 1,000sqm and would be considered 'major' where it would exceed those thresholds. A minor application would take 8-weeks to determine while a major application would take 13-weeks. It should be noted that these determination periods are advised by the Government and Councils do not always stick to them!

Please also note that a Section 106 Legal Agreement may be required to accompany the planning permission. This matter will be confirmed via the pre-application enquiry process.

A more detailed overview of the scope of works required for each of the proposed three stages of planning work required is set out below.

Workstage 1 – Initial Research and Request for Pre-application Advice
Through the pre-application process we will formally engage with the Council to confirm the scope of the planning application submission. This workstage includes research into the site and reviewing any information available at this stage on the proposed development. The following tasks will be necessary:

- Attend an initial kick-off Teams meeting with the client and project team
- Look into the context for the site, including site context and local planning policy context
- Prepare a covering letter and forms to support the formal pre-application enquiry. The letter will provide context for the sites and proposals, outline the proposals including the benefits, assess the development against local

planning policy, raise queries (if necessary) for the Council to address on any technical matters, and make a case for why the proposed development should be accepted.
- Liaise with the project team to confirm which documents will be required to support the pre-application enquiry.
- Review and provide comments on drawings / documents prepared by the team.
- Submit the pre-application enquiry to the Council.
- Engage with the Council regarding validation and assignment to a case officer.
- Review and provide comments on the initial formal pre-application response from the Council.
- Attend one Teams meeting for the pre-application enquiry with Council officers to discuss the feedback.
- Review and provide strategic direction on the advice received from the Council and the next steps in terms of the planning strategy.

Workstage 2 – Planning Application Preparation
The scope of this workstage may change following the receipt of the Council's pre-application advice, but at this stage, we anticipate the following tasks will be necessary:
- Prepare a planning statement in support of the proposal which will address the key considerations;
- Review the consultant team's supporting documents and drawings to help inform the planning statement;
- Prepare the cover letter, application form and ownership certificate;
- Participate in three virtual team meetings; and
- Collate and submit the planning application via the Planning Portal.

Please note that no fees have been included in this work stage for stakeholder consultation, which may be needed, subject to the pre-application response from the Council.

Workstage 3 – Post-submission Management of Planning Application
This work stage involves monitoring the progress of the planning application following the submission. We will liaise with the Council and project team to seek to resolve any issues.

The following tasks will be necessary:
- Liaise with the Council's validation team following submission to seek a prompt validation and assignment to the planning officer;
- Undertake regular liaison with the planning officer to discuss consultation responses, timescales, etc, in order to seek to ensure the target timescales for determination are achieved;
- Review and provide comments and advice on any consultation responses from officers and / or the general public;
- Liaise with the team to prepare responses to any issues / queries arising from the consultation process;
- Provide regular updates to the client on the progress of the application;
- Review the draft conditions to ensure there are no concerns or issues; and
- Review and circulate the final decision notice (i.e. the planning permission).

Our fee estimate for this work stage is ultimately dependant on the issues that arise from the consultation process, but we propose a budget of up to £1,250 per month. Based on a potential 8-13 week target termination period, this would likely be £2,500 - £3,750, albeit this could be greater if the determination period takes longer. We will of course advise if we reach this budget and need to exceed it in order to manage the application appropriately through to determination (e.g. attend additional meetings with officers). The above assumes that the application will be approved by delegated powers (i.e. by the planning officer, rather than going to committee). Should the application need to go to committee, we would advise on any additional fees that this would incur.

Principal Designer

We have allowed for undertaking Building Regulations Principal Designer and CDM Principal Designer duties on the project. Please note, these are two entirely separate pieces of legislation and the workstreams are also different. A summary of the scope of services included for both workstreams is presented below:

CDM Summary of Services
- Confirm duties and appointments and reflect client duties to the client - undertake initial project set up for CDM and design management plan and PCI Checklists.
- Attend Initial kick off meeting with lead designers and client to establish duties, communications and activities to comply with the CDM regs. Assumed virtual/ on Teams
- Confirm skills, knowledge and competence of all designers on the project and challenge as needed (internal and external)
- Review and manage the completion of the design risks register throughout the design phase with designers
- Site walkover hazard review
- Chair and attend 2 design risk workshops to review design risks for construction, use, operation, maintenance and alteration / Viridor workshops
- Attending fortnightly design coordination meetings between designers against a set agenda and produce and track minutes and actions
- Draft and agree the format of the HSF with the Client
- PCI document drafting and reviewing prior to tender issue

BSA (Non HRB) Summary of Services
- Confirm duties and appointments and reflect client duties to the client.
- Attend Initial kick off meeting with lead designers and client to undertake initial project set up for BR Non HRB competency matrix, confirm program, meeting schedule, compliance planning and compliance trackers.
- Confirm skills, knowledge and competence of the design team on the project and challenge as needed (internal and external)
- Site walkover
- Attending fortnightly design coordination meetings between designers against

a set agenda and produce and track minutes and actions
- Monthly Client Design, BR compliance updates and Progress Updates with minutes and actions (assumed remotely)
- Draft and agree the format of the BR Non HRB Compliance Plan with the Client.
- Finalise the BR compliance tracker and compliance plan for the design phases completed to assist with submission to building control and/or to pass to the client or further stages design partner.
- Generate and issue letter of completion, appointment and compliance

Structural engineering

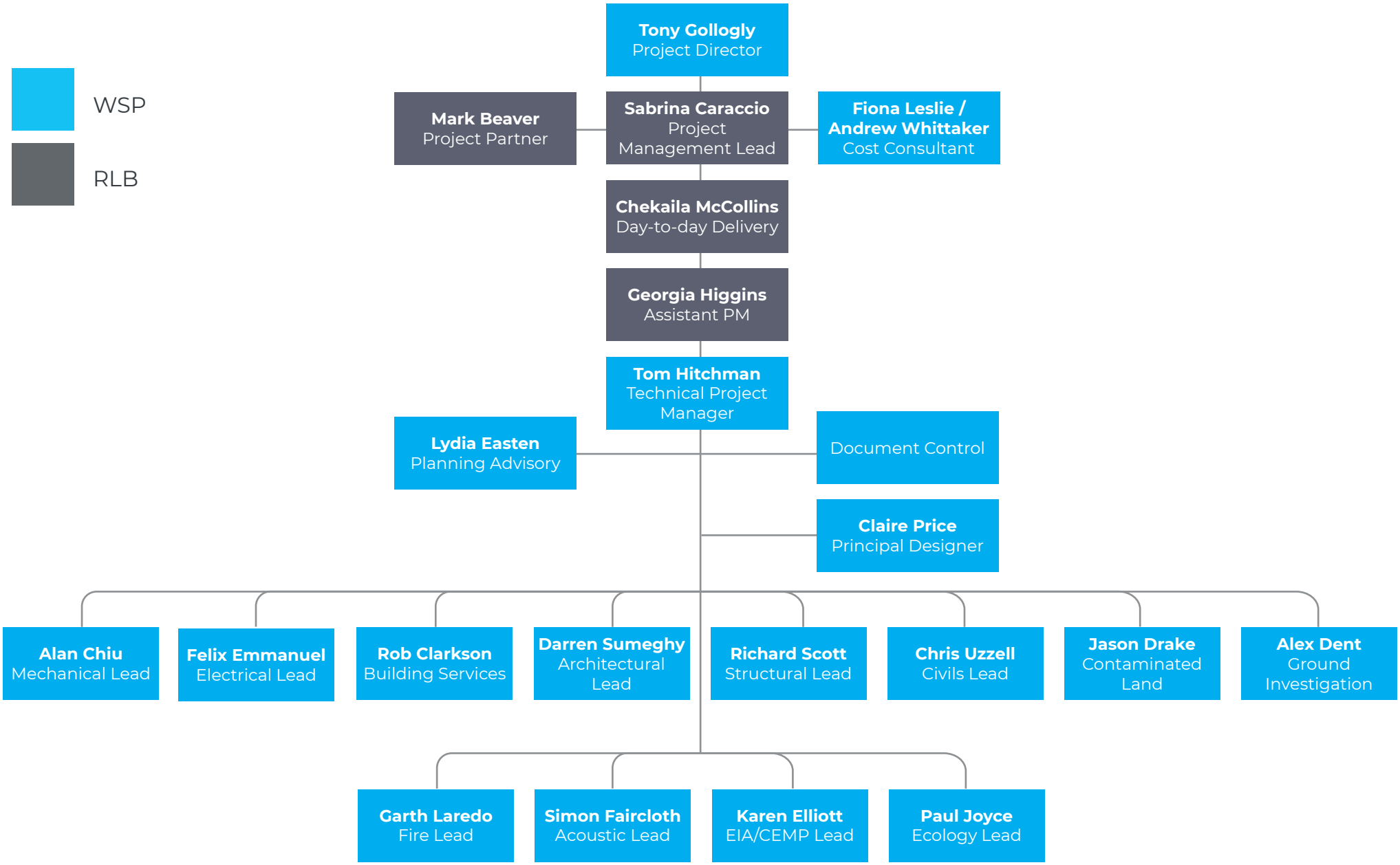
Normal ACE duties as ACE Scope G(a) 2009 - G2.2 Concept Design, G2.3 -Scheme design. Owner's Engineer role from the receipt of Contractor tenders. We have allowed for the external buildings and simple, proprietary thermal stores.

Clarifications
- The work is restricted to the project site boundary for the energy centre and immediate external area serving the building.
- We have assumed we will be supplied an adequate site data report including details of the nature of the land, a suitable site investigation including a desk top study pertaining to the area in question, buried services and utility records. We have assumed you have allowed for our specialist teams support in respect to Geotechnical and Land Quality issues.
- We will require in a timely way detail of the weights and size of all plant assets to be located within the building.
- We will work with the Architect to define building grids, appropriate form of structure and foundations and define structural zones suitable to allow a detail design to be developed later within these constraints.
- We have allowed for developing a scheme design in Revit working to spatially co-ordinate the structural design with the Architect and MEP design suitable for a Stage 3 level of detail
- We have allowed to produce a RIBA Stage 2 design report and a RIBA Stage 3 design report using WSP pro-formas.
- We have included the design of a steel braced frame structure on shallow foundations and a Ground Bearing slab. We are assuming a concrete roof is required (composite slab) with a steel platform above to support air cooled condensers.
- We have allowed for preparing an Employers Requirements structural specification suitable for a design and build tender
- Our deliverables will be a Structural RIBA Stage 2 report via a Technical Note, Structural Stage 3 report, and an Employers Requirements specification. We will comment on the Contractor's Proposals at RIBA 4 via a RAG approach.
- We have assumed all meetings will be via 'Teams'.

Surveys

Where a survey requirement can be identified and / or MHRA has confirmed that it is required we have included for this (as described in the text above). However, where surveys will be carried out by specialist contractors (such as ground investigations) it is assumed that at these will be paid for by MHRA. Furthermore, any surveys over-and-above those referred to above will be considered as variations to our fee proposal.

WSP Project Team



WSP - BS EN ISO 9001 Certificate

DNV

MANAGEMENT SYSTEM CERTIFICATE

Certificate no.:
190904-2015-MSC-UKAS-GBR

Initial certification date:
05 June 1992

Valid:
01 December 2024 – 30 November 2027

This is to certify that the management system of

WSP UK Ltd - Head Office (including WSP Ireland Consulting Ltd & GL Hearn Ltd)

WSP House, 70 Chancery Lane, London, WC2A 1AF, United Kingdom

and the sites as mentioned in the appendix accompanying this certificate

has been found to conform to the Quality Management System standard:

ISO 9001:2015

This certificate is valid for the following scope:

The provision of consultancy services to clients in the public and private sectors across the built environment investment cycle. This includes all our offices within UK as detailed in the certificate appendix.

Place and date:
London, 28 May 2025

UKAS MANAGEMENT SYSTEMS 0013

IAF

For the issuing office:
DNV - Business Assurance
5th Floor, Vivo Building, 30 Stamford Street, London, SE1 9LQ, United Kingdom

John Pepper
Management Representative

Lack of fulfilment of conditions as set out in the Certification Agreement may render this Certificate invalid.

ACCREDITED UNIT: DNV Business Assurance UK Limited, 5th Floor, Vivo Building, 30 Stamford Street, London, SE1 9LQ, United Kingdom - TEL: +44(0) 203 816 4000.
www.dnv.co.uk

RLB - BS EN ISO 9001 Certificate

bsi.

Certificate of Registration

QUALITY MANAGEMENT SYSTEM - ISO 9001:2015

This is to certify that:

Rider Levett Bucknall UK Limited
15 Colmore Row
Birmingham
B3 2BH
United Kingdom

Holds Certificate Number: FS 00916

and operates a Quality Management System which complies with the requirements of ISO 9001:2015 for the following scope:

Built Asset Consultancy. Consultancy services in the built environment. CDM services. Cost management/Quantity surveying. Project management. Programme management. Specification Consultancy. ESG.

For and on behalf of BSI:

Matt Page, Senior Vice President, EMEA Assurance

Original Registration Date: 1989-07-01
Latest Revision Date: 2025-01-09

Effective Date: 2025-03-05
Expiry Date: 2028-03-04

Page: 1 of 2

IAF

UKAS MANAGEMENT SYSTEMS 0003

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Information and Contact: BSI, Kitemark Court, Davy Avenue, Knowlhill, Milton Keynes MK5 8PP. Tel: + 44 345 080 9000
BSI Assurance UK Limited, registered in England under number 7805321 at 389 Chiswick High Road, London W4 4AL, UK.
A Member of the BSI Group of Companies.

3. Social Value

Social Value Commitment

WSP is committed to delivering solutions that support the fight against climate change and align with MHRA's decarbonisation objectives for the South Mimms site. We will leverage our expertise in sustainable design, low-carbon technologies, and environmental impact reduction to ensure the project contributes to achieving net zero goals. Our approach will also align with Hertfordshire County Council' s environmental and social value priorities, delivering wider benefits to the local community.

Implementation of Commitments and Timeline

1. **Integration of Net Zero Design Principles:** WSP will embed net zero design principles into all stages of the project, including feasibility assessments, design development, and delivery oversight. We will use advanced modelling tools such as WSP's bespoke parametric design tool Daisy , which optimise sustainable design choices, enabling the selection of low-carbon systems and materials. Daisy uses parametric design, machine learning and multi-objective optimisation to create a catalogue of hundreds of potential building designs. The design catalogue contains the results of individual building simulations, allowing comparison of key performance metrics such as building embodied carbon, energy use intensity and spatial daylight autonomy. This will ensure the new LTHW heat network, electrical boilers, and associated infrastructure are energy-efficient and minimise embodied carbon. Implementation of these principles will begin immediately upon project award and continue throughout design and construction phases.

2. **Sustainable Material Selection:** We will prioritise the use of sustainable and locally sourced materials that reduce carbon emissions and support the circular economy. Selection criteria will include lifecycle analysis, recyclability, and alignment with MHRA and Hertfordshire County Council's sustainability goals. Material sourcing will be completed during the procurement stage.

3. **Community and Stakeholder Collaboration:** WSP will engage with local stakeholders, including Hertfordshire County Council , to ensure the project aligns with their environmental goals and delivers broader social value. Engagement will include regular consultations, collaborative workshops, and updates to ensure the project supports local sustainability initiatives. Collaboration will commence during project mobilisation and continue throughout delivery.

Monitoring, Measurement, and Reporting

- **Carbon Footprint Analysis:** WSP will conduct baseline carbon assessments and ongoing monitoring of emissions reductions throughout the project lifecycle. This will include tracking progress against MHRA's carbon reduction targets and reporting on the decoupling of steam and LTHW systems.
- **Performance Metrics:** We will develop key performance indicators (KPIs) to measure the impact of design choices, material selection, and operational improvements on carbon reduction. Metrics will be aligned with MHRA's climate change goals and Hertfordshire County Council's environmental priorities.
- **Transparent Reporting:** WSP will provide regular progress reports detailing carbon reductions achieved, the sustainability of materials used, and the alignment of project outcomes with net zero objectives. Reports will be shared with MHRA and Hertfordshire County Council to demonstrate accountability and impact.

Wider Environmental and Social Value Contributions

1. **Support for Hertfordshire's Goals:** By delivering a decarbonised energy solution for the South Mimms site, WSP will contribute to Hertfordshire County Council's objectives for reducing greenhouse gas emissions and enhancing sustainability in the region.

2. **Community Benefits:** The project will create local employment opportunities and can be used to promote skills development in sustainable construction practices. It will also improve air quality through reduced reliance on fossil fuels, benefiting the health and wellbeing of the community.

3. **Knowledge Sharing:** WSP will share insights and lessons learned from the project to inform future decarbonisation initiatives within Hertfordshire and beyond. This will include dissemination of best practices in sustainable design and energy transition.

WSP will ensure that all commitments are implemented with a clear focus on measurable outcomes, delivering sustainable solutions that align with MHRA's decarbonisation goals while maximising value for Hertfordshire County Council and the local community.

Professional Services and Project Management to support South Mimms Decarbonisation Project

C362828

Clarifications No. 13

Date. 18/07/2025

No.	Date	Title	Clarification	Response
1	30/06/2025	CPS1 Code	Please can you confirm which Lot this is being procured through and the associated CPS1 Code.	CCS Framework RM6165 - Lot 1 Reference: CPS1-40840-2025
2	30/06/2025	Contract Data	Please can you also provide a completed Contract Data Part 1 to enable us to satisfy our governance processes.	We are unable to provide completed Contract Data Part 1 at this stage. However, we anticipate that this contract will be signed “under hand” and not executed as a deed.
3	01/07/2025	Submission and Clarification Deadlines	Can you please share exact Clarification and Submission Deadline, as in ITT document Clarification deadline is 18/6/2025 and on Atamis portal 18/7/2025 at 12:00 and Submission Deadline in ITT document is 3PM, 25/7/2025 and on Atamis portal 12:00, 25/7/2025.	A revised Doc 1 - Instructions to Tenderers (v2) has been uploaded to Atamis, which reflects the dates and times denoted on the portal. Bidders are asked to discard the previous version. Apologies for any inconvenience caused.
4	01/07/2025	NDA Amendment Request	Would it be possible to request the following amendment to the NDA: Clause 9: replace ‘indefinitely’ with ‘for 2 years from the date of this Agreement’	Doc 8 – Non-Disclosure Agreement: Clause 9: The term “indefinitely” has been updated to “for six (6) years from the date of this Agreement”.

				See Doc 8 – Non-Disclosure Agreement (v2) in Tender Pack. Two years was considered insufficient this contract.
5	02/07/2025	Clarifications	Decoupling the LTHW system from the steam system and replacing it with the heat system, does it mean the Heat system will be centralised or decentralised?	We want the Consultant's professional expertise to recommend the best option. Decentralised or Centralised, both will work for us.
6	02/07/2025	Clarifications	The project needs to be concluded by March 2028. Does this include the Defect Liability Period and RIBA Stage 7 ("in use")?	No, just for practical completion.
7	02/07/2025	Clarifications	Does the successful supplier need to carry out a strategic environmental survey?	If needed, yes.
8	02/07/2025	Clarifications	Will Security clearance be needed for the project? And if so, what level of security clearance is needed?	Standard DBS will be carried out.
9	02/07/2025	Clarifications	Does the MHRA expect any Laboratory Decant? If so, will this be done by the contractors or the client?	Decant is not expected, but if required will done by the Contractor. That is the reason for the site visit.
10	02/07/2025	Clarifications	Has there been any prior engagement with the DNO? And if so, is MHRA expecting the successful supplier to engage further with the DNO?	We have had an engagement with the DNO but will expect the winner to take over the engagement till delivery.
11	02/07/2025	Clarifications	Is there a detailed scope of services for the consultants to base their fees on?	That is what we want the Consultant to develop. The Consultant should provide scope and fees based on the proposed grant document.
12	02/07/2025	Clarifications	Is the client's expectation that consultants/suppliers are to price for the	Yes. Bidders should include in their pricing any additional services / specialists deemed appropriate in conjunction with

			additional services/specialists or just for the services noted in section 3.2.	the services listed in 3.2. Bidders' pricing should be exhaustive.
13	02/07/2025	Clarifications	Doc 3, 5.1 states that the grant must be used by 31/03/28. Do you expect the supplier to engage with the funding provider?	No, the Client will do that.
14	02/07/2025	Clarifications	Doc 3, 1.4 states "As part of the grant application development, considerable work was carried out to identify the best option for the South Mimms site and to fit it with the grant requirements". Doc 3, 3.1.1. states "Develop and agree Project Brief, Initial Budget, Programme, Sourcing Strategy and any other supporting work to deliver these documents based on the agreed objectives in section 2 and Grant Application". Please clarify if a project brief is in place.	The project brief is to fully develop the document that was given to RIBA Stage 4.
15	02/07/2025	Clarifications	NDA - Clause 7 – "will not retain any copies or records of confidential information disclosed by the other party". Suggest adding "to the extent reasonably possible to do so".	Agreed. A new version (v3) of the document can be found in the document suite. Any Bidder who has already submitted an NDA is welcome to resubmit an updated (v3) NDA should they wish.
16	03/07/2025	Site Visit	Please could you share any information in relation to meeting point, contact name and contact details of personnel on site for the walkaround etc?	The meeting point is the MHRA South Mimms Science Campus. You will be booked in via the security system and be met at the reception by members of the Project Team. You will be walking around the site with the Project Team members.

				Bidders will need to send the names of representatives prior to the site visit.
17	04/07/2025	Site Visit	Please advise if Bidders require any PPE.	Yes. As Bidders will be visiting plant rooms as part of the site visit, they are requested to attend site with their PPE.
18	07/07/2025	Clarification	Please can you confirm the total construction cost for the works.	Total construction cost is dependent on the final agreed design. At this moment we are not able to pin down a cost for the construction.
19	07/07/2025	Clarification	Please can you confirm the agenda for the site meeting to be held on 9 July 2025 - please can you confirm the start time and where to meet, etc.	Please see Clarification 16 above. Start time is 10am.
20	07/07/2025	List of queries	The ITT doc states that the commercial score has a weighting of 30% with technical being 70% but the following wording in section 2.3 table B appears to contradict this: Using a notional figure for illustrative purposes only of £10,000 for the lowest Tender price and a weighting of 40% for price. Using the formula set out above the Lowest Tender price would be awarded a score of 40 for Price, and each other notional Tenderer would be scored as follows: Can you confirm that this is a mistake and it is 30% rather than 40% for the commercial score.	This is a mistake. The commercial score is 30%.
21	07/07/2025	List of queries	In a clarification reply (14) you have stated the following: The project brief is to fully develop the document that was given to RIBA Stage 4. But the Pricing document includes RIBA	Tendered costs should include RIBA Stages 5-7.

			stages 5-7 so can you clarify whether we should just price up to RIBA stage 4 or should we include for stages 5 -7? We assume the latter but if only to stage 4, should we also include for the tender process?	
22	07/07/2025	List of queries	Can you confirm the procurement route. The specification in section 3.13 mentions developing the specification with the contractor in stages 3 and 4 so we assume design and build but have any decisions been made regarding whether single stage or two stage?	The procurement route will be Single stage design and build project.
23	08/07/2025	Parking	Does a parking place need to be pre-booked beforehand?	No. Parking will be made available to site visit attendees and does not need to be booked in advance.
24	08/07/2025	Clarifications	Which NEC contract option will the consultant be working to? Clarity required on contract option to specify the secondary clauses.	Option A will be the preferred option.
25	08/07/2025	Clarifications	Are the T&Cs of the contract negotiable?	This is dependent on what is to be negotiated.
26	08/07/2025	Clarifications	W options - Is the Client specifying the preferred dispute resolution or is the Consultant?	W1 – We specify the Arbitrators on the Contract before signing.
27	08/07/2025	Clarifications	Secondary (X) Clauses - Is the Client specifying the preferred secondary clauses or is the Consultant?	Secondary Clauses will be specified by the Client and the Consultant working together.
28	08/07/2025	Clarifications	Y options - Is the Client specifying these clauses or is the Consultant?	The Consultant and the Client will work together to specify the clauses.

29	08/07/2025	Clarifications	General Note - Contracting Authorities can select the most appropriate W, X, Y and Z clauses and include additional Z clauses that meet their requirement. Based on this note is Client willing to accept whatever clauses the Consultant selects?	The Consultant and the Client will work together to specify the clauses.
30	08/07/2025	Clarifications	Insurance - Is the client able to specify the contract value?	No, we expect the Consultant to tell us their level of cover.
31	08/07/2025	Clarifications	Insurance - If no project value can be provided, PI to be set against the consultant fee range (£2.4m-£2.7m). Please clarify if PI should be based on Each and Every or in the aggregate	Aggregate.
32	08/07/2025	Clarifications	Indemnity Insurance: "[…] without limit to the number of claims […]" This is a bit onerous. Is this negotiable?	Yes, it can be negotiated prior to final award.
33	08/07/2025	Clarifications	Z clauses - Please specify which clauses apply to this appointment	The Consultant and the Client will work together to specify the Z clauses to be applied.
34	08/07/2025	Clarifications	The project needs to be completed at the end of March 2028. Under clarification 6 it was confirmed that the end date doesn't include the DLP or RIBA Stage 7. When asked under clarification 21, it was stated that the tendered costs should include stages 5-7. What's the case please?	As discussed, the costs should be provided for up to RIBA Stage 6.
35	08/07/2025	Clarifications	Is the project going beyond March 2028 and is RIBA Stage 7 "in use" part of the scope? If RIBA Stage 7/DLP is included within the March 2028 date, we don't believe the timelines will be achieved. Kindly confirm.	Kindly follow the answer in line 34. Cost up to RIBA Stage 6 will be acceptable.

36	08/07/2025	Clarifications	Will surveys be carried out by the client or the consultant?	The Consultant.
37		Clarifications	Are there survey reports available that can be shared with the suppliers?	None at the moment.
38	08/07/2025	Clarifications	Which surveys (if any) are you expecting the suppliers to carry out?	As prescribed by the Consultant.
39	08/07/2025	Clarifications	Are there drawings available to show the route of the pipes on site?	No, there are no legacy drawings available.
40	08/07/2025	Clarifications	Is this information known?	No.
41	08/07/2025		Are plans of the site available? specifically: - Site layouts including the access/egress to the site - Specific buildings to be addressed - Floor plans of the buildings	We do not have the full drawings of the site, but we have some drawings that will show access/egress to the site.
42	08/07/2025	Clarifications	Are there any known restrictions / easements / wayleaves?	None is known at the moment, but we expect the Consultant to engage with the Local Authority to find out.
43	09/07/2025	Word Count	For question 2 ‘Project Delivery’ please can you confirm the word count for this question and if there is a page limit for the CVs that are to be included as attachments?	There is no official word count limit for this question, but Bidders are requested to keep their responses succinct and reasonable in length. There is no page limit for CVs, but again Bidders are requested to keep all submitted information succinct and pertinent to the question and project.
44	09/07/2025	Word Count	For question 3 ‘Social Value’, please could you confirm the word count for this response?	There is no official word count limit for this question, but Bidders are requested to keep their responses succinct and reasonable in length.

45	11/07/2025	Clarification Request	Please can you advise what the estimated construction budget is for the project (advising whether inclusive of VAT) and whether the Professional fees sit within this.	This will not be known until the final design is completed. The Professional fees will be exclusive of the construction budget.
46	11/07/2025	Clarification Request	In the clarification answers, you have confirmed that the procurement route is single stage D&B but whilst on the site walkaround we were advised that we would be expected to fully complete the stage 4 design. This appears to be contradictory. Please could you elaborate / confirm regarding your expectations.	The Procurement Route is a single stage, excluding the Professional Services tender. We expect full Stage 4 design from the appointed technical Consultant based on the document at hand. The Stage 4 design will be tendered once and will form the basis of the manufacturing and construction.
47	14/07/2025	Technical Questionnaire – Q2	Please can we attach an organisation chart separately with our response to Q2?	Bidders can include an organisational chart as a separate attachment in their Q2 response only if it is pertinent to the question.
48	14/07/2025	Cost and Fee	We note that the professional services budget is stated as £2.4M to £2.7M inclusive of VAT. Given the stated programme, with significant progress required before March 2026 and construction contractor procurement being managed directly by MHRA thereafter, could MHRA clarify the expected level of consultant resourcing and involvement during the initial design stages and subsequently through the construction and commissioning phases. Understanding the anticipated intensity of effort and presence over the different phases of the project particularly in the initial months leading into the holiday	The Consultants are expected to be fully resourced up to the point of handover. There will be stages when the consultants time will reduce during construction and will only be consulted for any design clarification.

			period will help us align our team structure and ensure an appropriate fee proposal.	
49	14/07/2025	Cost and Fee	Additionally, could MHRA confirm the total project capital budget currently assumed and how the professional services budget is intended to sit as a proportion of that overall budget. This will help ensure that our approach reflects MHRA's expectations of value and scope.	We are not sure of the total capital budget until after the full technical design. The final technical design will determine the final capital cost of the project.
50	14/07/2025	Programme	Could MHRA confirm whether there are specific interim milestones beyond mobilisation on 1 September 2025 and completion by March 2028 such as Stage 3 or Stage 4 completion dates that consultants should align with for internal or Salix reporting purposes.	After onboarding we expect Stage 4 delivery within 3-4 months and others will follow on. Commercial activities take roughly 8 weeks before it is awarded.
51	14/07/2025	Programme	In the event that planning approval or DNO approvals take longer than anticipated would MHRA accept adjustments to programme milestones and grant spend profiles accordingly.	We will accept reasonable adjustments to programme milestones and hope to receive approval from the grant body for adjustment.
52	14/07/2025	Technical Scope	Please confirm whether the consultant's scope includes the design of building level heat interface units (HIUs) and primary secondary connections at each building entry point.	Yes, the Consultant's scope includes the design of HIU's and primary/secondary connections where they are required. Access will be made available for the consultant during design stages.
53	14/07/2025	Technical Scope	Please confirm that internal building distribution systems beyond the building entry points such as risers emitters TRVs fan coils are explicitly excluded from the consultant's design scope.	Yes, they are excluded.

54	14/07/2025	Technical Scope	Are there any known site ownership land title or easement constraints at either of the proposed energy centre locations that consultants should consider when assessing feasibility.	No, there is none. We just need to receive planning permission from the Council.
55	17/07/2025	Qualification Questionnaire – Question EO 1.3	We seek clarification regarding the following question in the Qualification Questionnaire: "Please can you confirm in guidance of the DBS regulations and the requirement, that all staff have been checked in accordance to the regulations and you have appropriate policy/guidance in place if you become aware of a criminal conviction." Our query is as follows: If all our resources will have appropriate DBS clearance by project commencement, can we respond "Yes" to this question on the basis that all staff will be checked in accordance with DBS regulations prior to starting work on the project.	Yes. You can respond "Yes" to this question on the basis that all staff will be checked in accordance with DBS regulations prior to starting work on the project.
56	17/07/2025	Request of Clarification	Will you be holding tender interviews? If so, could you please confirm the proposed date, time, and location?	No. We currently have no plan to hold tender interviews due to the limited timeline we have.
57	17/07/2025	Request of Clarification	Can you confirm whether surveys will be scoped by the successful consultant once appointed, and whether the associated costs will be covered by the Client?	Yes, to be scoped by the Consultant and costs will be covered by the Client. The Client has the final decision on who carries out the scoped survey.

58	17/07/2025	Request of Clarification	Has MHRA completed a design up to RIBA Stage 3?	The MHRA Heat Decarbonisation Plan was provided to prospective Bidders, who returned a signed NDA. Bidders will need to review to see whether the design includes Stage 3. The Plan will form the basis of the full technical design.
59	17/07/2025	Request of Clarification	Please could you clarify whether we are permitted to use our own template for the technical response, or if we are required to complete the provided technical questionnaire?	You are required to use the template in the Technical Questionnaire except for requested CVs to be provided as attachments (and an organisation chart as an attachment should Bidders wish to provide one. See Clarification 47 above).
60	17/07/2025	Proposed Form of Contract - CCS NEC3 PSC Call-Off Contract	We note that we have been provided with an unpopulated version of the CSS NEC3 PSC template call-off contract. Please could a populated version of this call-off contract be circulated for review as certain elements, such as the applicable secondary options, professional indemnity insurance requirement and the Consultant's exposure under the limitation of liability clause may impact our bid response.	Please see Clarifications 2 & 24 – 33.
61	18/07/2025	General	Clarification 6 you have confirmed that practical completion will be achieved by March 2028". However, the separate programme document confirms the works will be completed on site with final commissioning by March 2027. Please clarify.	Practical completion is equal to works completion by March 2028. Commissioning should have started but may extend beyond March 2028.
62	18/07/2025	General	Can the Agency advise one the availability of the following information: 1) Asbestos Register	Asbestos Register is available for certain areas of the site.

63	18/07/2025	General	2) Condition Survey referred to in the Heat Decarbonisation Plan	Condition Survey is available
64	18/07/2025	General	Is there a topographical survey?	No. If recommended, it will be carried out .
65	18/07/2025	General	Are there any ground or site investigation reports available?	No. If recommended, it will be carried out.
66	18/07/2025	General	Tender states the 'consultant' is to do the 'surveys' – Does this include an expectation that the GI will be procured directly by us rather than via the client (albeit to our design)?	Every recommended survey by the Consultant will be procured and paid for by the Client.

Document 3 - Specification Professional Services and Project Management to support South Mimms Decarbonisation Project

1. Background

1.1. As part of the Government Greening Agenda, we need to decarbonise the South Mimms site which has a current carbon footprint of 5,000 tonnes.

1.2. Work has been undertaken to determine the best route to reduce this to meet MHRA's Sustainability Ambition number 1 which states; achieve a net zero building estate by 2030.

1.3. MHRA commissioned a Heat Decarbonisation Plan that looked at various options to reduce the South Mimms site's carbon footprint and establish how well these options fitted with the Public Sector Decarbonisation Scheme (PSDS) grant application.

1.4. As part of the grant application development, considerable work was carried out to identify the best option for the South Mimms site and to fit it with the grant requirements.

1.5. Work is now required to bring on Professional Services to support the development of the final design (to be approved by the Agency's Decarbonisation Board) and support its implementation including building control and project management to be completed by end of March 2028.

2. Overall Project Objectives

2.1. The project has been awarded a grant to:

2.1.1. Decouple the steam and Low Temperature Hot Water (LTHW) generation on site.

2.1.2. Install a new LTHW heat network to provide space heating and domestic hot water requirements.

2.1.3. Convert or replace the gas boilers with electrical boilers to provide steam to the autoclaves and freeze dryers and humidification to laboratories.

2.2. To deliver against these objectives, Professional Services will be required to develop a project plan and oversee its implementation.

3. Scope of works for Professional Services

3.1. To help MHRA deliver its project objectives, specialist help is required as detailed below:

3.1.1.	Develop and agree Project Brief, Initial Budget, Programme, Sourcing Strategy and any other supporting work to deliver these documents based on the agreed objectives in section 2 and Grant Application.	RIBA Stage 0
3.1.2.	To develop Concept Design and implement agreed route to market to allow main contractor to be appointed.	RIBA Stage 2
3.1.3.	To develop Final Design and Technical Specification with main contractor to deliver objectives identified at point 2 above. To develop the Responsibility Matrix and the full Design Programme on the project in accordance with Salix timeline.	RIBA Stage 3 & 4
3.1.4.	To manage the construction phase of the project, risks, programme and compliance to CDM, H&S and other	RIBA Stage 5

	regulations in accordance with the agree programme to ensure objectives are delivered on time and to budget.	
3.1.5.	To manage the handover of the build to the end user and ensure all documentation, training and handover is affected by end of March 2028 and to conclude the project ensuring all paperwork and project governance is closed or handed over.	RIBA Stage 6 & 7

3.2. The Agency believes that the following professional services would be required as a minimum, but the list should not be considered as exhaustive and other services and specialists may need to be considered.

3.2.1. Project Management and Leadership to provide adept management of NEC 3 contracts.

3.2.2. Mechanical Engineering support to provide technical design solutions for both process and building services engineering.

3.2.3. Sustainability Technical support to provide expertise in the design of energy systems, developing district heat networks and site decarbonisation.

3.2.4. Civil Engineering support to provide expertise in civil engineering design solutions to support the district heat networks and associated engineering infrastructure.

3.2.5. Cost Consultants to help with development of budget and managing costs throughout the project.

3.2.6. Architectural support to develop the necessary designs and plans to meet local planners' requirements and ensure appropriate consents including building control and CDM (Control are in place, as well as support with all required building control and CDM (Construction Design Management) assessments and approvals.

4. Milestones

4.1. It is proposed that the RIBA stages are used as the milestones for this project as detailed in section 3 above.

5. Timelines

5.1. This project has a fixed end date of 31st March 2028; the date the grant must be used.

5.2. MHRA is seeking to engage the Professional Services as quickly as possible to develop the Plan (as outlined in section 3) and a detailed timeline as its first priority.

5.3. As considerable work has already been carried out on this project, the expectation is that the appointed Construction Professional Services' Framework Supplier will have brought themselves up to speed with MHRA's Decarbonisation Plan and Grant Application so they can start Day 1, developing documentation to support the first milestones on site at South Mimms.

6. Budget

6.1. The budget for the Professional Services and Project Management has been set within a range of £2.4m – £2.7m inclusive of VAT.

6.2. The Professional Services work, including Project Management, must fit within this budget envelope and include VAT.

6.3. Payment terms will be on agreed milestones and all invoices will need to be agreed 8 weeks in advance to fit with the grant funding body forecasting and payment requirements.

7. Success Criteria

7.1. The following success criteria have been identified for this part of the project:

7.1.1. To be able to mobilise and be on site to start developing the outputs to support milestone 3.1.1 by 1st September 2025.

7.1.2. To have the required Professional Services available to deliver the project by end of March 2028.

7.1.3. To be able to deliver the required Professional Services within the set budget range.

8. Supporting information

8.1. A Non-Disclosure Agreement (Document 8) is required to be signed and returned to MHRA to allow ‘Official Sensitive’ documents to be shared.

8.2. A copy of the MHRA Head Decarbonisation Plan for the South Mimms site and Grant Application will be provided to interested suppliers following receipt of the NDA.

MHRA PSDS WSP ACTIVITY SCHEDULE 15TH SEPTEMBER 2025

Project Management		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£29,901	1	£29,901																
Stage 2	Options Appraisal	Nov-25	Feb-26	£59,802	4		£14,951	£14,951	£14,951	£14,951												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£164,454	11						£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	
Stage 5	Construction Completion	Feb-27	Mar-28	£211,325	14																	£15,095
Stage 6	Defects			£29,901	12																	
Total				£495,383		£29,901	£14,951	£14,951	£14,951	£14,951	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£14,950	£15,095

Cost Management		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£8,030	1	£8,030																
Stage 2	Options Appraisal	Nov-25	Feb-26	£28,960	4		£7,240	£7,240	£7,240	£7,240												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£83,045	11						£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	
Stage 5	Construction Completion	Feb-27	Mar-28	£81,060	14																	£5,790
Stage 6	Defects			£5,790	12																	
Total				£206,885		£8,030	£7,240	£7,240	£7,240	£7,240	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£7,550	£5,790

Principal Designer (CDM & BSA)		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£5,078	4		£1,270	£1,270	£1,270	£1,270												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£10,157	11						£923	£923	£923	£923	£923	£923	£923	£923	£923	£923	£923	
Stage 5	Construction Completion	Feb-27	Mar-28	£0	14																	£0
Stage 6	Defects			£0	12																	
Total				£15,235		£0	£1,270	£1,270	£1,270	£1,270	£923	£923	£923	£923	£923	£923	£923	£923	£923	£923	£923	£0

Planning Consultancy		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£4,950	4		£1,238	£1,238	£1,238	£1,238												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£9,700	11						£882	£882	£882	£882	£882	£882	£882	£882	£882	£882	£882	
Stage 5	Construction Completion	Feb-27	Mar-28	£0	14																	£0
Stage 6	Defects			£0	12																	
Total				£14,650		£0	£1,238	£1,238	£1,238	£1,238	£882	£882	£882	£882	£882	£882	£882	£882	£882	£882	£882	£0

Architecture		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£15,522	4		£3,881	£3,881	£3,881	£3,881												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£57,638	11						£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	
Stage 5	Construction Completion	Feb-27	Mar-28	£22,853	14																	£1,632
Stage 6	Defects			£6,266	12																	
Total				£102,279		£0	£3,881	£3,881	£3,881	£3,881	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£5,240	£1,632

BIM		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£5,088	4		£1,272	£1,272	£1,272	£1,272												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£5,088	11						£463	£463	£463	£463	£463	£463	£463	£463	£463	£463	£463	
Stage 5	Construction Completion	Feb-27	Mar-28	£2,234	14																	£160
Stage 6	Defects			£2,908	12																	
Total				£15,318		£0	£1,272	£1,272	£1,272	£1,272	£463	£463	£463	£463	£463	£463	£463	£463	£463	£463	£463	£160

Geotech		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£11,246	1	£11,246																
Stage 2	Options Appraisal	Nov-25	Feb-26	£24,073	4		£6,018	£6,018	£6,018	£6,018												

Stage 3/4	Design and Procurement	Mar-26	Jan-27	£15,143	11						£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	
Stage 5	Construction Completion	Feb-27	Mar-28	£0	14																	£0
Stage 6	Defects			£0	12																	
Total				£50,462		£11,246	£6,018	£6,018	£6,018	£6,018	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£1,377	£0

Structures		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£1,500	1	£1,500																
Stage 2	Options Appraisal	Nov-25	Feb-26	£7,500	4		£1,875	£1,875	£1,875	£1,875												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£18,500	11						£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	
Stage 5	Construction Completion	Feb-27	Mar-28	£3,750	14																	£268
Stage 6	Defects			£0	12																	
Total				£31,250		£1,500	£1,875	£1,875	£1,875	£1,875	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£1,682	£268

Civils/Drainage		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£5,998	4		£1,500	£1,500	£1,500	£1,500												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£10,536	11						£958	£958	£958	£958	£958	£958	£958	£958	£958	£958	£958	
Stage 5	Construction Completion	Feb-27	Mar-28	£0	14																	£0
Stage 6	Defects			£0	12																	
Total				£16,534		£0	£1,500	£1,500	£1,500	£1,500	£958	£958	£958	£958	£958	£958	£958	£958	£958	£958	£958	£0

Flood Risk Assessment		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£2,860	4		£715	£715	£715	£715												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£0	11						£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Stage 5	Construction Completion	Feb-27	Mar-28	£0	14																	£0
Stage 6	Defects			£0	12																	
Total				£2,860		£0	£715	£715	£715	£715	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Acoustics		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£12,171	4		£3,043	£3,043	£3,043	£3,043												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£3,528	11						£321	£321	£321	£321	£321	£321	£321	£321	£321	£321	£321	
Stage 5	Construction Completion	Feb-27	Mar-28	£1,800	14																	£129
Stage 6	Defects			£0	12																	
Total				£17,499		£0	£3,043	£3,043	£3,043	£3,043	£321	£321	£321	£321	£321	£321	£321	£321	£321	£321	£321	£129

Ecology		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£10,380	4		£2,595	£2,595	£2,595	£2,595												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£0	11						£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Stage 5	Construction Completion	Feb-27	Mar-28	£0	14																	£0
Stage 6	Defects			£0	12																	
Total				£10,380		£0	£2,595	£2,595	£2,595	£2,595	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Fire		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£0	1	£0																
Stage 2	Options Appraisal	Nov-25	Feb-26	£5,503	4		£1,376	£1,376	£1,376	£1,376												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£15,998	11						£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	
Stage 5	Construction Completion	Feb-27	Mar-28	£0	14																	£0
Stage 6	Defects			£0	12																	

Total				£21,500		£0	£1,376	£1,376	£1,376	£1,376	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£1,454	£0

Process Engineering		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£17,340	1	£17,340																
Stage 2	Options Appraisal	Nov-25	Feb-26	£58,405	4		£14,601	£14,601	£14,601	£14,601												
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£218,221	11						£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	
Stage 5	Construction Completion	Feb-27	Mar-28	£133,500	14																	£9,536
Stage 6	Defects			£17,340	12																	
Total				£444,806		£17,340	£14,601	£14,601	£14,601	£14,601	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£19,838	£9,536

SUMMARY		Start	Complete	Fee	Months	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27
Stage 0/1	Review/project validation	22-Sep-25	Oct-25	£68,017.00	1	£68,017	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Stage 2	Options Appraisal	Nov-25	Feb-26	£246,290.58	4	£0	£61,573	£61,573	£61,573	£61,573	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Stage 3/4	Design and Procurement	Mar-26	Jan-27	£612,007.50	11	£0	£0	£0	£0	£0	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£0
Stage 5	Construction Completion	Feb-27	Mar-28	£456,522.00	14	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£32,609
Stage 6	Defects			£62,205.00	12	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Total				£1,445,042.08		£68,017	£61,573	£61,573	£61,573	£61,573	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£55,637	£32,609
	CCS 1% framework fee				1%	£680.17	£615.73	£615.73	£615.73	£615.73	£556.37	£556.37	£556.37	£556.37	£556.37	£556.37	£556.37	£556.37	£556.37	£556.37	£556.37	£326.09
Overall total excluding VAT						£68,697	£62,188	£62,188	£62,188	£62,188	£56,193	£56,193	£56,193	£56,193	£56,193	£56,193	£56,193	£56,193	£56,193	£56,193	£56,193	£32,935
VAT						£13,739	£12,438	£12,438	£12,438	£12,438	£11,239	£11,239	£11,239	£11,239	£11,239	£11,239	£11,239	£11,239	£11,239	£11,239	£11,239	£6,587
Total including VAT						£82,437	£74,626	£74,626	£74,626	£74,626	£67,432	£67,432	£67,432	£67,432	£67,432	£67,432	£67,432	£67,432	£67,432	£67,432	£67,432	£39,522

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£29,901
																									£59,802
																									£164,454
£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095													£211,325
													£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£29,901
£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£15,095	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£2,492	£495,383

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£8,030
																									£28,960
																									£83,045
£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790													£81,060
													£483	£483	£483	£483	£483	£483	£483	£483	£483	£483	£483	£483	£5,790
£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£5,790	£483	£483	£483	£483	£483	£483	£483	£483	£483	£483	£483	£483	£206,885

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£5,078
																									£10,157
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0													£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£15,235

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£4,950
																									£9,700
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0													£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£14,650

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£15,522
																									£57,638
£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632													£22,853
													£522	£522	£522	£522	£522	£522	£522	£522	£522	£522	£522	£522	£6,266
£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£1,632	£522	£522	£522	£522	£522	£522	£522	£522	£522	£522	£522	£522	£102,279

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£5,088
																									£5,088
£160	£160	£160	£160	£160	£160	£160	£160	£160	£160	£160	£160	£160													£2,234
													£242	£242	£242	£242	£242	£242	£242	£242	£242	£242	£242	£242	£2,908
£160	£160	£160	£160	£160	£160	£160	£160	£160	£160	£160	£160	£160	£242	£242	£242	£242	£242	£242	£242	£242	£242	£242	£242	£242	£15,318

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£11,246
																									£24,073

																								£15,143
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0												£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£50,462

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£1,500
																									£7,500
																									£18,500
£268	£268	£268	£268	£268	£268	£268	£268	£268	£268	£268	£268	£268													£3,750
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£268	£268	£268	£268	£268	£268	£268	£268	£268	£268	£268	£268	£268	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£31,250

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£5,998
																									£10,536
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0													£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£16,534

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£2,860
																									£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0													£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,860

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£12,171
																									£3,528
£129	£129	£129	£129	£129	£129	£129	£129	£129	£129	£129	£129	£129													£1,800
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£129	£129	£129	£129	£129	£129	£129	£129	£129	£129	£129	£129	£129	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£17,499

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£10,380
																									£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0													£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£10,380

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£0
																									£5,503
																									£15,998
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0													£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£21,500

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
																									£17,340
																									£58,405
																									£218,221
£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536													£133,500
													£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£17,340
£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£9,536	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£1,445	£444,806

Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Total
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0												£68,017.00
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0												£246,290.58
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0												£612,007.50
£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£0												£456,522.00
£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£62,205.00
£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£32,609	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£5,184	£1,445,042.08
£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£326.09	£51.84	£51.84	£51.84	£51.84	£51.84	£51.84	£51.84	£51.84	£51.84	£51.84	£51.84	£51.84	£14,450.42
£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£32,935	£5,236	£5,236	£5,236	£5,236	£5,236	£5,236	£5,236	£5,236	£5,236	£5,236	£5,236	£5,236	£1,459,492.50
£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£6,587	£1,047	£1,047	£1,047	£1,047	£1,047	£1,047	£1,047	£1,047	£1,047	£1,047	£1,047	£1,047	£291,898
£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£39,522	£6,283	£6,283	£6,283	£6,283	£6,283	£6,283	£6,283	£6,283	£6,283	£6,283	£6,283	£6,283	£1,751,391.00

Certificate Of Completion

Envelope Id: 02284E16-6818-461E-918D-B5A88F24B9BD
Status: Completed
Subject: Complete with Docusign: NEC3-PSC-Agreement-WSP Decarb v5 WSP 150925 v4.pdf, Schedule 1 - Scope ...
Source Envelope:
Document Pages: 59
Signatures: 1
Envelope Originator:
Certificate Pages: 1
Initials: 0
Pasquale Pisanelli
AutoNav: Enabled
Pasquale.Pisanelli@wsp.com
EnvelopeId Stamping: Enabled
IP Address: 2a00:23c6:5e03:
Time Zone: (UTC) Dublin, Edinburgh, Lisbon, London

Record Tracking

Status: Original
29 September 2025 | 17:01
Holder: Pasquale Pisanelli
Pasquale.Pisanelli@wsp.com
Location: DocuSign

Signer Events	Signature	Timestamp
Pasquale Pisanelli Pasquale.Pisanelli@wsp.com Operations Director - Specialists and Architecture WSP UK Limited Security Level: Email, Account Authentication (None)	Signed by: Pasquale Pisanelli 09EE9805A5DF453... Signature Adoption: Pre-selected Style Using IP Address: 2a00:23c6:5e03:4701:59f:4cbb:11aa:9b94	Sent: 29 September 2025 | 17:11 Viewed: 29 September 2025 | 17:12 Signed: 29 September 2025 | 17:13

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	29 September 2025 | 17:11
Envelope Updated	Security Checked	29 September 2025 | 17:13
Certified Delivered	Security Checked	29 September 2025 | 17:12
Signing Complete	Security Checked	29 September 2025 | 17:13
Completed	Security Checked	29 September 2025 | 17:13

Payment Events	Status	Timestamps