



Standard Contract for Goods and/or Services - Order Form

1. Purchase Order Number	<i>To be confirmed when Purchase Order is raised.</i>	
2. Customer	Natural England	
3. Contractor(s)	Bennington Green Limited. <small>Redacted under FOIA Section 40 Personal Information</small> [REDACTED] Poole Dorset BH12 1AZ Company Registration Number: 5482830	
4. Defra Group Members	The following Defra Group members will receive the benefit of the Deliverables: Natural England	
5. The Agreement	<p>This Order is part of the Agreement and is subject to the terms and conditions referenced at Appendix 1 and shall come into effect on the Start Date.</p> <p>Unless the context otherwise requires, capitalised expressions used in this Order have the same meanings as in the terms and conditions.</p> <p>The following documents are incorporated into the Agreement. If there is any conflict, the following order of precedence applies (in descending order):</p> <ul style="list-style-type: none">a) this Order;b) the terms and conditions at Appendix 1; andc) the remaining Appendices (if any) in equal order of precedence.	
6. Deliverables	Applicable Deliverables	Goods Only: <input type="checkbox"/> Services Only: <input checked="" type="checkbox"/> Good and Services: <input type="checkbox"/>
	Goods	None
	Services	Description: To undertake a structural survey of the buildings at the former RNCF Holton Heath on Holton Heath NNR (Holton North) to provide an assessment of their structural stability and to assess if they are safe for external works to take place to fit shuttering/ grills to

		<p>prevent unauthorised access as set out in Appendix 2 – Specification / Description.</p> <p>To be performed Redacted under FOIA Section 40 Personal Information Holton Heath National Nature Reserve (Holton North NGR SY 95284 91418).</p> <p>Date(s) of Delivery: 09-12-2024 to 14-03-2025</p>
7. Start Date	09-12-2024	
8. Expiry Date	14-03-2025	
9. Charges	The Charges for the Goods and/or Services shall be as set out in Appendix 3 – Charges. The Charges are fixed for the duration of the Agreement.	
10. Payment	Payments will be made in pounds by BACS transfer using the details provided by the supplier on submission of a compliant invoice.	
11. Contractor's Liability Cap (Clause 13.2.1)	A sum equal to £5,000,000.	
12. Customer's Authorised Representative(s)	<p>For general liaison your contact will continue to be</p> <p>Redacted under FOIA Section 40 Personal Information</p>	
13. Contractor's Authorised Representative	<p>For general liaison your contact will continue to be</p> <p>Redacted under FOIA Section 40 Personal Information</p>	
14. Optional Intellectual Property Rights ("IPR") Clauses	<p>The Customer has chosen Option B(Default Option) in respect of intellectual property rights provisions for the Agreement as set out in the terms and conditions.</p> <p>Default Option- Option B: Customer ownership of all New IPR with limited Contractor rights to all New IPR in order to deliver the Agreement.</p>	
15. Progress Meetings and Progress Reports	<ul style="list-style-type: none"> The Contractor shall attend progress meetings with the Customer at: <ul style="list-style-type: none"> Contract inception After submission of draft report Additionally, as required by project officer. 	
16. Address for notices	Customer:	Contractor:
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	Redacted under FOIA Section 40 Personal Information
17. Key Personnel of the Contractor	
18. Procedures and Policies	For the purposes of the Agreement: All relevant policies and procedures have been outlined in the Guided Buying Request for Quotation document.
19. Special Terms	N/A
20. Additional Insurance	N/A
21. Further Data Protection Provisions	The further data protection provisions contained within Annex 4 of the terms and conditions are applicable to this Agreement where indicated below: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

[Guidance note: Please note that typically the Contractor should sign first and return the copy to the Customer to sign]

Signed for and on behalf of the Customer	Signed for and on behalf of the Contractor
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Appendix 1: Terms and Conditions

The Customer's Standard Good & Services Terms and Conditions which can be located on the [Natural England Website](#) and which are called 'Standard Goods & Services Terms and Conditions'

Specification of Requirements

1) Background to Natural England

Natural England is the government's advisor on the natural environment. We provide practical advice, grounded in science, on how best to safeguard England's natural wealth for the benefit of everyone. Our remit is to ensure sustainable stewardship of the land and sea so that people and nature can thrive. It is our responsibility to see that England's rich natural environment can adapt and survive intact for future generations to enjoy.

2) Background to the specific work area relevant to this purchase

Holton Heath National Nature Reserve

Holton Heath National Nature Reserve (NNR) is in East Dorset approximately 2km northeast of Wareham. The NNR consists of three sites grouped closely together on the edge of Poole Harbour, on part of the former Royal Naval Cordite Factory which produced high-grade propellants for naval shells during the First and Second World Wars. These are known as Holton North, Holton South and Sandford Heath, where the 2 former sites have no public access due to the past industrial heritage and contaminated land issues.

The NNR comprises a variety of lowland heathland habitats (wet, dry and humid heath), coniferous and deciduous woodland, reedbed, and intertidal foreshore. Holton Heath NNR is designated as a Site of Special Scientific Interest (SSSIs) and also forms part of the Dorset Heathlands Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC) and Ramsar site.

Royal Naval Cordite Factory (RNCF) Holton Heath

The former cordite factory is also designated as a Scheduled Monument by Historic England (HE) and includes the earthworks, buried remains, foundations, ruins and standing buildings of the former Royal Naval Cordite Factory (RNCF) Holton Heath within three separate areas of protection. This purpose-built complex was principally in operation between 1916 and 1945 and is situated on lowland heathland and was an extensive complex covering approximately 200ha. It was equipped to be largely self-sufficient, with the various ingredients necessary for cordite production being manufactured on-site and transported by a railway network. The site was physically organised according to process and risk and was essentially divided into different factory departments through which the manufacturing process flowed. Many of the structures on site were built of timber or brick, and many have been demolished. There are, however, extant structures of concrete and/or brick, footings and extensive earthwork remains.

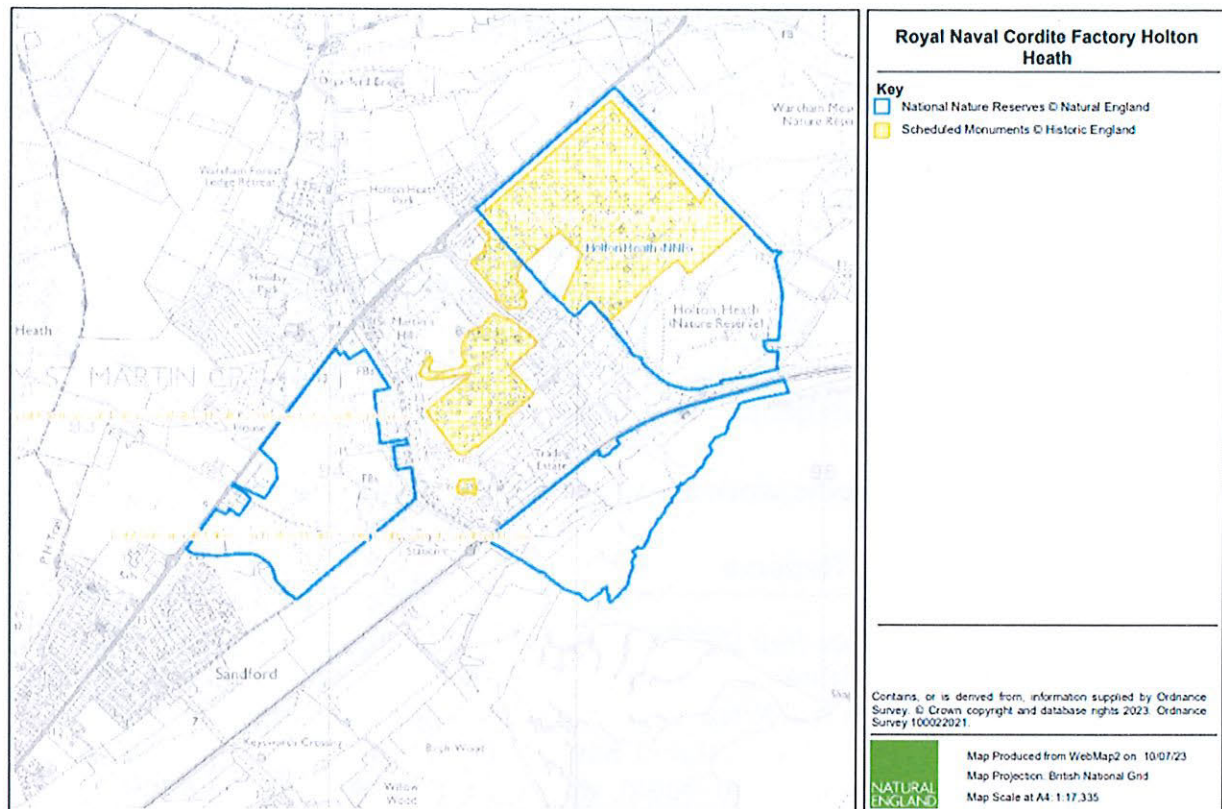


Figure 1: Holton Heath National Nature Reserve (NNR) and Royal Naval Cordite Factory (RNCf) Holton Heath Scheduled Monument.

Holton Heath NNR and the Scheduled Monument

The largest of the three areas of the scheduled monument lies in the Holton North section of the NNR, and comprises an extensive area of standing buildings, footings, and earthworks. Due to issues of residual contamination, particularly asbestos, there has been little active management of the heathland or preservation of the buildings over the years, resulting in the buildings declining in condition and becoming overgrown with vegetation. Due to the concerns around residual land contamination, there is no public access to Holton North and the site is fenced off to prevent unauthorised public access.



Figure 2: Standing buildings of the former RNCf Holton Heath (Photos: ©Natural England/ Steve Hall).

This decline in condition of the scheduled monument has led Historic England to place the site on the Heritage at Risk Register. Discussions between Natural England and Historic England have led to an agreed course of action to eventually remove it from the At-Risk Register. The buildings will be allowed to continue to decline over time in a managed process, with building recording and suitable interpretation providing a record of the factory complex to enable removal from the Heritage at Risk Register.

3) Requirement

Context of Requirement

Although the Holton North site is fenced off with security fencing to prevent unauthorised public access, there are occasional breaches of this fence, with people then accessing the buildings which often no longer retain doors or windows. There are concerns for the safety of any people who access the buildings, particularly as they are allowed to decline in condition. Natural England intends to prevent unauthorised access to the buildings by blocking any extant openings with external metal shuttering or grills. These on-site works are planned to take place in September/ October 2025.

As the buildings are declining in condition there is a requirement to assess the buildings to ensure that they are in a structurally safe condition to enable the proposed works to take place prior to the on-site works in 2025. The most recent structural survey of the buildings was undertaken for Natural England in 2022, and there is a need to re-assess the buildings to understand if there has been any change in condition since then, and to confirm that the buildings which require access restrictions fitted are safe to work on externally. This will form part of the pre-construction information that Natural England will provide to the contractor who will install the access restrictions as part of its obligations as the Client under CDM regulations.

Summary of Requirement

The requirement is to undertake a structural survey of the buildings at the former RNCF Holton Heath on Holton Heath NNR (Holton North) to provide an assessment of their structural stability and to assess if they are safe for external works to take place to fit shuttering/ grills to prevent unauthorised access.

Detail of Requirement

- i) To undertake a full and complete structural survey of the identified buildings to assess structural stability and safety, and to assess if they are safe for external works to take place to fit shuttering/ grills to prevent unauthorised access.
- ii) To produce a report presenting the results of the structural survey describing the elements of each building including photo identification of any faults, provide an assessment of the degree of structural stability and safety of each building, state whether it is safe to enter each building, state whether it is safe for external works to take place to fit shuttering/ grills, any further comments or recommendations and recommended re-survey dates.

The buildings which remain standing and require assessment are:

E6	N3
F6	N4
K3	N5
K4	N7
Latrine 28	S17 Cal
M2	S18 Cal
M3	S19 Cal
M6	S21 Cal
M7	Transformer 9

These are shown in figure 3. Note that for buildings N3, N4, M6 and M7 it is the annex rather than the main building where access restriction works are planned.

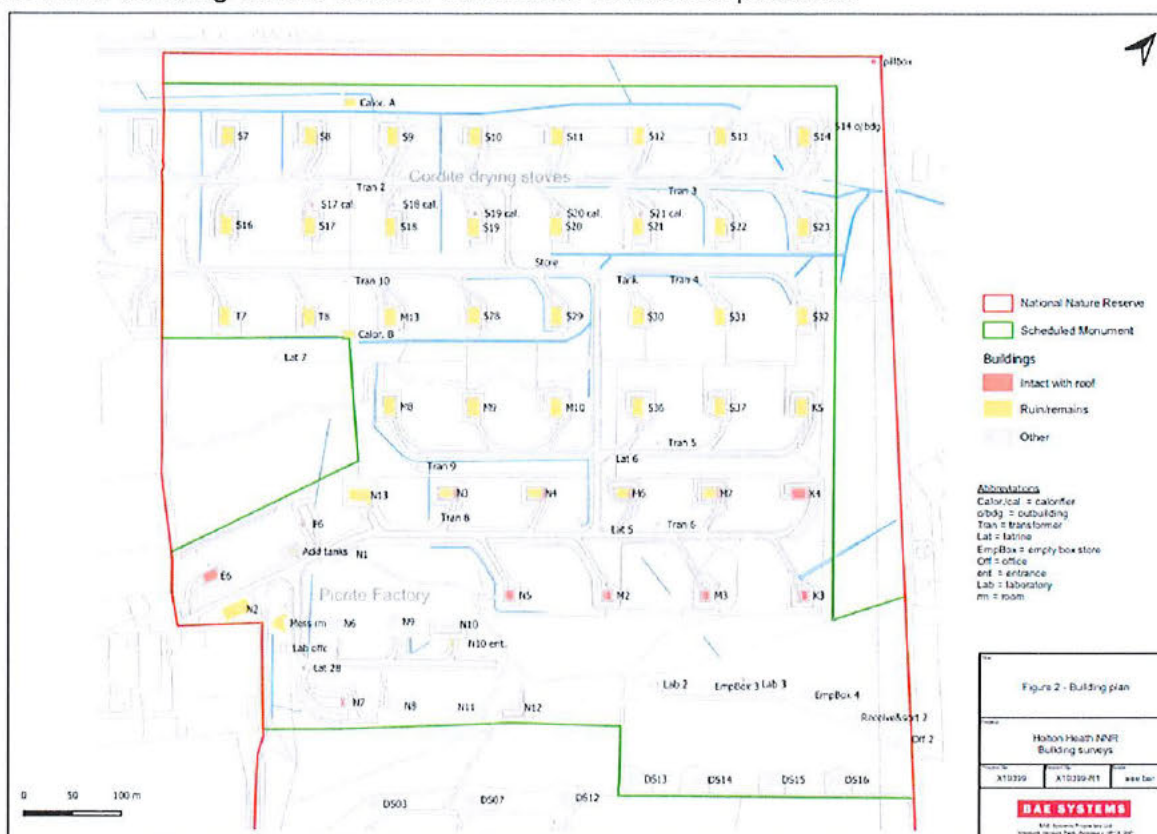


Figure 3: RNCF Holton Heath Building Plan (©BAE Systems).

4) Output

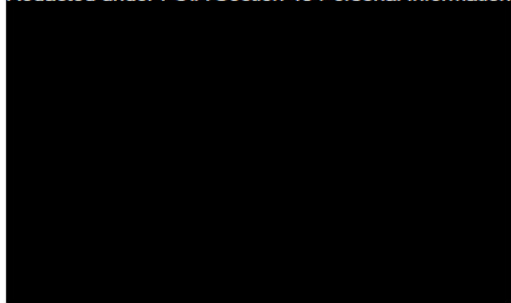
A report presenting the results of the structural survey describing the elements of each building including photo identification of any faults, provide an assessment of the degree of structural stability and safety of each building, state whether it is safe to enter each building, state whether it is safe for external works to take place to fit shuttering/ grills, any further comments or recommendations and recommended re-survey dates.

A draft report should be presented to Natural England for review ahead of final report submission.

The reports should in the first instance be presented as an electronic version (MS Word or PDF). A hard copy may also be presented if this is standard for the contractor/ consultant, but Natural England's corporate document storage system requires an electronic version.

Any hard copy should be sent to:

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5) Materials and equipment

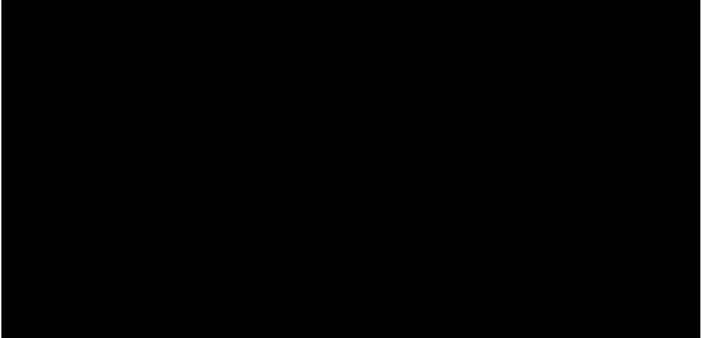
All labour, materials and equipment to be provided by the contractor.

6) Health and Safety

All work is to be carried out with full regard to the safety of the workforce, any visitors to the work site and the general public. A risk assessment specific to this work is to be completed and approved by Natural England before work begins. The quotation must indicate whether any working at height may be involved (including low-level ladder inspection). Natural England will provide information about individual site hazards to inform contractor's risk assessments.

All site visits must be arranged with the East Dorset NNR Team and accompanied by NNR staff as the site is closed to the public. All site visitors will need to complete a Site Induction and comply with the measures laid out within.

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Appendix 3: Charges

Descriptions of Tasks and / or Products	Cost per product / or Cost per Hour / Day (i.e. rate)	No of products / Hours / Days	Total Cost per Task
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Total Overall Cost

£4,167.25