

DATED: 2025

INDUSTRIAL DWELLINGS SOCIETY
AND
SER CONTRACTOR LTD

PRE-CONSTRUCTION SERVICES AGREEMENT
RELATING TO THE WHOLE ESTATE IMPROVEMENT
WORKS INCLUSIVE OF ROOF, WINDOW AND DOOR
REPLACEMENTS, EXTERNAL FABRIC REPAIRS,
REDECORATION AND OTHER MISCELLANEOUS
WORKS
AT
NAVARINO MANSIONS, DALSTON LANE, HACKNEY,
LONDON E8 1LB
AND
MOCATTA HOUSE, BRADY STREET,
LONDON, E1 5DL

CONTRACT DOCUMENT

Signed O.mga
Original (Sep 19, 2025 19:41:08 GMT+1)

Employer The Industrial Dwellings Society (1885) Limited

Signed [Signature]
Costin-Serban (Sep 19, 2025 18:19:19 GMT+1)

Contractor SER Contractor LTD

Contract Document

Navarino Mansions,
Dalston Lane,
Hackney,
London,
E8 1LB


and

Mocatta House,
Brady Street,
London,
E1 5DL

Prepared on behalf of
Industrial Dwellings Society
143 Stoke Newington Road,
London,
N16 8BP

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Authorised for Issue:


Sean Hall (Sep 19, 2025 15:36:29 GMT+1)

For and on behalf of Baily Garner LLP

Sep 19, 2025

Revision	Issue Date	Reason for Issue
01	5 September 2025	Draft contract issue for comment

Industrial Dwellings Society

Navarino Mansions and Mocatta House – Major Works Programme

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SECTION

1

PCSA 2024 Pre-Construction Services Agreement
(General Contractor) 2024



This document has changed from the published version. A comparison document must be provided.

PCSA 2024
Pre-Construction Services Agreement
(General Contractor) 2024

2024
PRE-CONSTRUCTION SERVICES AGREEMENT

Pre-Construction Services Agreement (General Contractor) (PCSA)

Appropriate:

- for the supply of pre-construction services by a Contractor selected under a two-stage tendering procedure; and
- where the main contract is to be the JCT Standard Building Contract, Design and Build Contract, Major Project Construction Contract, Intermediate Building Contract or Intermediate Building Contract with contractor's design, 2024 Edition.

Can be used:

- whether or not the Contractor is to be responsible for any design work;
- where there is to be novation to the Contractor of any specialist sub-contract(s) or supply contract(s) or (in the case of a Design and Build Contract or Major Project Construction Contract) any consultancy agreement(s);
- by both private and local authority employers; and
- (with minor adaptation) in a JCT Construction Management procurement, for the provision of pre-construction services by prospective Trade Contractors.

Not suitable for use:

- between the Employer and specialist sub-contractors (except as prospective Trade Contractors in a JCT Construction Management procurement – but see also paragraph 7 of the Guidance Notes);
- between a Contractor and a sub-contractor; or
- in conjunction with the JCT Management Building Contract.

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For details of 2024 Edition changes, see the Guidance Notes and the Tracked Change Document.

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Pre-Construction Services Agreement

This Agreement

is made the _____ 20_____

Between

The Employer

Industrial Dwellings Society

Place of incorporation: England and Wales

(Company No. IP14044R)^[1]

whose registered office is at 143 Stoke Newington Road, London N16 8BP

And

The Contractor

SER Contractor Ltd

Place of incorporation: England and Wales

(Company No. 07468643)^[1]

whose registered office is at Hunter's Hall Farm, Epping Upland, Epping, Essex CM16 6PL

[1] Where the Employer or Contractor is neither a company incorporated under the Companies Acts nor a company registered under the laws of another country, delete the references to Company number and registered office. In the case of a company incorporated outside England and Wales, particulars of its place of incorporation should be inserted immediately before its Company number. As to execution by foreign companies and matters of jurisdiction, see the Guidance Notes.

Recitals

Whereas

First

the Employer wishes to have the following work carried out:

Whole estate improvement works inclusive of window and door replacements, external fabric repairs, redecoration and other miscellaneous works

at

Mocatta House and Navarino Mansions ('the Project') as described in greater detail in the document(s) identified in the Particulars, that work to be carried out under a main contract ('the Main Contract') provisional details of which are also given or referred to in the Particulars;

Second

the Employer's Agent for the pre-construction phase of the Project ('the Pre-Construction Period') is

Baily Garner LLP

of

148-148 Eltham Hill
Eltham
London
SE9 5DY

or such other person as the Employer shall nominate and notify to the Contractor;

Third

for the purposes of the CDM Regulations:

the Principal Designer is^[2]

Baily Garner LLP

of

146-148 Eltham Hill
Eltham
London
SE9 5DY

or such replacement as the Employer at any time appoints to fulfil that role;

[2] Insert the name of the Principal Designer and that of the Principal Contractor (if it is to be a person other than the Contractor) if appointed or, where appropriate, amend to state the person(s) the Employer intends to appoint.
Under the CDM Regulations, regardless of whether or not a project is notifiable, and Part 2A of the Building Regulations there is a requirement to appoint a principal designer and a principal contractor in all cases where there is more than one contractor, or if it is reasonably foreseeable that more than one contractor will be working on a project at any time. The appointments must be made as soon as is practicable, and, in any event, before the construction phase begins. For these purposes, the term 'contractor' is broadly defined by the regulations which treat the Contractor's sub-contractors as separate contractors.
As to these statutory appointments generally, see the Guidance Notes.

the Principal Contractor is the Contractor or such replacement as the Employer at any time appoints to fulfil that role;

Fourth

for the purposes of the Building Regulations:

the Principal Designer is^[2]

SER Contractor Ltd

of

Hunters Hall Farm, Epping Upland, Epping, Essex, CM16 6PL

or such replacement as the Employer at any time appoints to fulfil that role;

the Principal Contractor is the Contractor or such replacement as the Employer at any time appoints to fulfil that role;

Fifth

prior to the execution of this Agreement, the Contractor has submitted to the Employer the initial proposal document(s) identified in the Particulars^[3], on the basis of which the Employer has requested that, for the fee specified in Annex A ('the Fee') and other payments in accordance with this Agreement, the Contractor should during the Pre-Construction Period provide the pre-construction services listed in Annex B;

Sixth

it is intended that work on the Construction Phase of the Project shall commence on site on 24 January 2026 ('the Date of Possession') with a duration initially estimated at 112 weeks weeks and that for the purposes of the Main Contract, not later than 12 weeks weeks prior to the Date of Possession:

- the Contractor should submit its Second Stage Tender and, where applicable, Contractor's Proposals, and
- the Contract Sum should be agreed between the Parties

in conformity with the requirements (the 'Second Stage Tender Requirements') identified in the Particulars;

[3] Delete as appropriate.

Now it is hereby agreed as follows

Section 1 Definitions and Interpretation

1.1 Definitions

In addition to the capitalised terms defined above, the following expressions shall unless the context otherwise requires have the meanings stated or referred to below:

Additional Payments: see **clause 6.1.3**.

Additional Services: see **clause 5.1**.

BIM Protocol: (where applicable) the document identified as such in the **Particulars** (against the reference to **clause 1.1**).

Building Regulations: the Building Regulations 2010.

Business Day: any day which is not a Saturday, a Sunday or a Public Holiday.

CDM Regulations: the Construction (Design and Management) Regulations 2015.

Contractor's Information: Information supplied or to be supplied by the Contractor under this Agreement whether under the BIM Protocol or otherwise.

Contractor's Key Personnel: the persons identified as such in the **Particulars** (against the reference to **clause 2.1.2**) or any replacements appointed in accordance with **clause 4.2.2**.

Contractor's Project Staff: the Contractor's Representative, the Contractor's Key Personnel and its other staff engaged on the Project, as identified in **paragraph 3 of Annex A**.

Contractor's Representative: the person identified as such in the **Particulars** (against the reference to **clause 2.1.2**) or any replacement appointed in accordance with **clause 4.2.2**.

Cost Plan: the plan identified as such in the **Particulars** (against the reference to **clause 2.1**), as amended/revised from time to time.

Employer's Requirements: the document identified as such in the **Particulars** (against the reference to **clause 2.1**).

Information: all information, including designs, drawings, specifications, programmes, schedules and other material supplied or to be supplied by or on behalf of any member of the Project Team for the purposes of the Project, whether in hard copy form or stored in any electronic or other medium.

Interest Rate: a rate 5% per annum above the official bank rate of the Bank of England current at the date that a payment due under this Agreement becomes overdue.

Joint Fire Code: the Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation, published by Construction Industry Publications Ltd and the Fire Protection Association, as amended/revised from time to time.

Local or Public Authority: a body that is a 'contracting authority' as defined by the PC Regulations.

Party: the Employer or the Contractor.

Pay Less Notice: see **clauses 6.4.3, 10.6.6 and 10.6.7**.

PC Regulations: the Public Contracts Regulations 2015.

Pre-Construction Services: the services listed in **Annex B** and any Additional Services instructed under **clause 5.1**.

Principal Contractor: the Contractor or other contractor named in the **Third Recital** or the **Fourth Recital** or any successor appointed by the Employer.

Principal Designer: any person named in the **Third Recital** or the **Fourth Recital** or any successor appointed by the Employer.

Programme: the document identified as such in the **Particulars** (against the reference to **clause 2.1**), as amended/revised from time to time.

Project Team: the Contractor and the other persons listed in the **Particulars** (against the reference to **clause 2.1**), together with any other members from time to time nominated by the Employer.

Public Holiday: Christmas Day, Good Friday or a day which under the Banking and Financial Dealings Act 1971 is a bank holiday.^[4]

Reimbursable Expenses: see **Annex A**.

Scheme: Part 1 of the Schedule to The Scheme for Construction Contracts (England and Wales) Regulations 1998.

Statutory Requirements: any statute, statutory instrument, regulation, rule or order made under any statute or directive having the force of law which affects the Project or performance of any obligations under this Agreement and any regulation or bye-law of any person which has any jurisdiction with regard to the Project or with whose systems the Project is to be connected.

Third Party Agreements: any agreement or licence between the Employer and any person other than members of the Project Team that relates to the Project, the Project site or the use of it and of which the relevant details have been given to the Contractor (including, without limitation, agreements with actual or prospective purchasers, tenants and funders and those relating to planning, highways, rights of way, light, oversailing or other easements) as listed in or by the **Particulars** (by reference to **clause 2.1**).

VAT: Value Added Tax.

1.2 Headings, references to persons, legislation etc.

- 1.2.1 Nothing in the documents identified in the **Particulars** shall override or modify the other provisions of this Agreement.
- 1.2.2 In this Agreement, unless the context otherwise requires:
 - 1.2.2.1 the headings, notes and footnotes are included for convenience only and shall not affect the interpretation of this Agreement;
 - 1.2.2.2 the singular includes the plural and vice versa;
 - 1.2.2.3 a gender includes any other gender;
 - 1.2.2.4 a reference to a 'person' includes any individual, firm, partnership, company and any other body corporate;
 - 1.2.2.5 a reference to a statute, statutory instrument or other subordinate legislation ('legislation') is to such legislation as amended and in force from time to time, including any legislation which re-enacts or consolidates it, with or without modification, and including corresponding legislation in any other relevant part of the United Kingdom; and
 - 1.2.2.6 references to documents shall, where there is a BIM Protocol or other protocol relating to the supply of documents or information under this Agreement, be deemed to include information in a form or medium conforming to that protocol.

1.3 Reckoning periods of days

Where under this Agreement an act is required to be done within a specified period of days after or from a specified date, the period shall begin immediately after that date. Where the period would include a day which is a Public Holiday that day shall be excluded.

[4] Amend as necessary if different Public Holidays are applicable.

1.4 Contracts (Rights of Third Parties) Act 1999

Nothing in this Agreement confers or is intended to confer any right to enforce any of its terms on any person which is not a party to it.

1.5 Notices and other communications

- 1.5.1 Any notice or instruction under this Agreement shall be in writing.
- 1.5.2 Subject to clause 1.5.4, any notice or communication and any documents to be supplied may or (where so required) shall be sent or transmitted by the means (electronic or otherwise) and in such format as the Parties have agreed or may from time to time agree in writing for the purposes of this Agreement.^[5]
- 1.5.3 Subject to clauses 1.5.2 and 1.5.4, any notice, communication or document may be sent by any effective means and shall be duly given or served if:
 - 1.5.3.1 delivered by hand or sent by pre-paid post to the recipient's address stated in the Particulars against clause 1.5.3, or to such other address as the recipient may from time to time notify to the sender, or if no such address is then current, the recipient's last known principal business address or (where a body corporate) its registered or principal office; or
 - 1.5.3.2 sent by email to the recipient's email address stated in the Particulars against clause 1.5.3, or to such other email address as the recipient may from time to time notify to the sender.
- 1.5.4 Any notice required to be given in accordance with this clause 1.5.4:
 - 1.5.4.1 shall be delivered by hand or sent by Signed For 1st class or Special Delivery Guaranteed post (or any method of posting as has replaced either method and is then current) and, where sent by post in that manner, shall be deemed to have been received on the second Business Day after the date of posting; or
 - 1.5.4.2 (where clause 1.5.4.2 is stated in the Particulars to apply) shall be sent by email to the recipient's email address stated in the Particulars against clause 1.5.4.2, or to such other email address as the recipient may from time to time notify to the sender (provided that such notification states that it is a notice of change under this clause 1.5.4.2), and shall be deemed to have been received on the next Business Day after the day on which it was sent.

1.6 Applicable law

This Agreement shall be governed by and construed in accordance with the law of England.^[6]

[5] In cases where there is no BIM Protocol, the Parties should agree a communications protocol on or before entering into the Agreement, or as soon thereafter as is practicable.

[6] Where the Parties do not wish the law applicable to this Agreement to be the law of England appropriate amendments should be made.

Section 2 Contractor's General Obligations

2.1 Performing the Services

The Contractor shall perform the Pre-Construction Services in accordance with the Employer's Requirements, the Statutory Requirements and the Programme and with due regard to the Cost Plan and any Third Party Agreements. In performing those services the Contractor shall:

- 2.1.1 exercise the level of skill and care reasonably to be expected of a contractor experienced in projects of similar size, scope and complexity;
- 2.1.2 ensure that, unless otherwise agreed with the Employer, Contractor's Key Personnel shall fulfil their identified roles and that they and the Contractor's Representative (or competent deputies) are at all reasonable times available for communication and consultation with the Employer and Project Team; and
- 2.1.3 duly consult with members of its supply chain and, at the Employer's request, endeavour so far as practicable to ensure the attendance at relevant Project meetings of those suppliers whose attendance is necessary or desirable.

2.2 Compliance with instructions

The Contractor shall comply with all lawful instructions from the Employer or Employer's Agent as to all matters within the scope of the Pre-Construction Services and the Contractor's competence. For these purposes:

- 2.2.1 instructions given to the Contractor's Representative shall be deemed to have been issued to the Contractor;
- 2.2.2 if the Contractor considers that, irrespective of any additional time or financial adjustment under section 5, an instruction would compromise or materially and adversely affect the Project, performance of the Pre-Construction Services or compliance with the Statutory Requirements, it shall notify the Employer in writing and the Parties shall promptly meet with a view to immediate resolution of the matter, consulting as necessary with other relevant members of the Project Team.

2.3 Co-operation and supply of Information

The Contractor shall liaise and co-operate fully with other members of the Project Team, both directly and through Project Team meetings, and in accordance both with any identified framework agreements and with such procedures as the Employer may establish from time to time. In particular (but without limitation) the Contractor shall:

- 2.3.1 supply in accordance with the Programme all the Contractor's Information required as part of the Pre-Construction Services, together with any other Information reasonably requested by the Employer or Project Team;
- 2.3.2 notify other members of the Project Team in due time of any requirements that the Contractor may have for Information from them that is not provided for in the Programme or other agreed information release schedule;
- 2.3.3 promptly notify the Employer's Agent of any inconsistency or divergence (actual or prospective) of which the Contractor becomes aware in relation to the Employer's Requirements or other documents referred to in clause 2.1 and of any delay or impediment in performing the Pre-Construction Services; and
- 2.3.4 promptly notify those to which the Contractor has supplied Contractor's Information of any changes to it, and of any inaccuracies or inconsistencies in it of which the Contractor becomes aware, together with any necessary corrections, and similarly notify those from which the Contractor has received Information if it becomes aware of inaccuracies or inconsistencies in the items received.

2.4 Specification of materials

- 2.4.1 Unless required by this Agreement or otherwise authorised in writing by the Employer, the Contractor will not select or recommend the use of materials for the Project other than in accordance with the guidelines contained in the edition of 'Good Practice in the Selection of Construction Materials' (British Council for Offices) current at the date of this Agreement.
- 2.4.2 The Contractor shall provide to the Employer all information that the Employer reasonably requests regarding the environmental impact of the supply and use of materials which the Contractor selects for the Project.

2.5 Joint Fire Code

Insofar as the Pre-Construction Services concern matters within the Joint Fire Code, the Contractor shall observe its provisions.

2.6 Sub-contracting

The Contractor shall not sub-contract the performance of any of the Pre-Construction Services without the Employer's prior consent. The Contractor shall remain fully responsible for any work sub-contracted.

2.7 Second Stage Tender

- 2.7.1 The Contractor shall duly prepare and submit its Second Stage Tender in accordance with the Second Stage Tender Requirements and (unless otherwise agreed) within the time specified in the Sixth Recital.
- 2.7.2 The Employer is under no obligation to accept any Second Stage Tender and, unless the Parties otherwise agree in writing, no binding contract in respect of the Construction Phase of the Project shall come into existence unless and until the Parties execute and deliver the Main Contract.

2.8 Liability for design work^[7]

Where the Pre-Construction Services include design work, the Contractor shall unless otherwise specifically provided in Annex B have no liability of any kind to the Employer under this Agreement for that design work, whether in contract, negligence, breach of duty or otherwise (other than any personal injury or death arising from that work), unless and until the Main Contract is entered into by the Parties, upon entry into which the Contractor's obligations and liability in respect of that design work shall be the same as if it formed part of the design work undertaken by the Contractor under the Main Contract and shall be subject to any relevant exclusions or limitations of liability contained in that contract.

[7] See the Guidance Notes.

Section 3 Employer's General Obligations

3.1 Supply of Employer information etc.

The Employer shall in relation to the Pre-Construction Services duly comply with applicable CDM Regulations and as applicable Part 2A of the Building Regulations and provide the Contractor with such information in its possession or control as is relevant to the Pre-Construction Services and compliance with the Statutory Requirements, that information to be supplied in accordance with the Programme or promptly upon the Contractor's reasonable request. In addition the Employer shall promptly notify the Contractor of:

3.1.1 additions to or other changes in the Project Team; and

3.1.2 any necessary updates or corrections to any information supplied under this clause 3.1.

3.2 Decisions, approvals and instructions

Decisions, approvals and instructions reasonably required by the Contractor shall be made or given by the Employer or by the Employer's Agent within a reasonable time of the Contractor's request.

3.3 Project Team – delay or default

If the Contractor is at any time materially delayed or hindered in performing the Pre-Construction Services by any delay or default on the part of any other member of the Project Team and notifies the Employer with relevant particulars, the Employer shall exercise its powers to ensure, as far as is reasonably practicable, that the delay or default is promptly corrected.

Section 4 Representatives and Contractor's Key Personnel

4.1 Employer's Agent

The Employer's Agent shall be the authorised recipient for all notices to and other communications with the Employer under this Agreement and, subject only to any limits on its authority as are from time to time notified in writing to the Contractor, shall otherwise have full power and authority to represent the Employer. If at any time the appointee ceases to hold the post, the Employer shall promptly appoint a replacement and notify the Contractor.

4.2 Contractor's Representative and Contractor's Key Personnel – changes

4.2.1 The Contractor shall not remove the Contractor's Representative or any of the Contractor's Key Personnel from their post or replace such person without the Employer's prior approval of the removal or of the replacement appointee. Where practicable, the Contractor shall arrange an appropriate handover period. The Employer shall not unreasonably withhold or delay its approval.

4.2.2 If the Contractor's Representative or any of the Contractor's Key Personnel ceases for any reason to hold their post, the Contractor shall, subject to such approval, promptly appoint a replacement.

4.3 Removal and replacement of Contractor appointees

After consultation with the Contractor, the Employer may require the removal of the Contractor's Representative, of any of the Contractor's Key Personnel or of any other person engaged in the Pre-Construction Services if, in the Employer's reasonable opinion, their performance or conduct is or has been unsatisfactory.

Section 5 Additional Services, Fee Adjustment etc.

5.1 Additional Services

The Employer may instruct the Contractor to perform services which are additional to or represent an alteration in the Pre-Construction Services as then specified (including advice in relation to any changes to the definitive design) ('Additional Services') to the extent that they are within the scope of the Project and the Contractor's competence. The Contractor shall promptly notify the Employer of any Additional Service that it considers necessary or desirable.

5.2 Changes, delaying events etc.

The Fee and/or other amounts payable under this Agreement shall be adjusted for additional work and for any additional costs that the Contractor incurs as a result of:

- 5.2.1 instructions for any Additional Services that cannot readily be undertaken by the Contractor's Project Staff in the ordinary course and within the Programme timetable; or
- 5.2.2 any event or cause related to the Project that is beyond the Contractor's control and materially alters, delays, prolongs or disrupts the performance of the Pre-Construction Services, including delay in finalisation of the Employer's design or any default on the part of the Employer or any member of the Project Team.

5.3 Notification by the Contractor

If the Contractor wishes to claim an adjustment of the Fee and/or any additional payment or reimbursement in respect of any Additional Services or of any event or cause within clause 5.2 and/or to claim any additional time, it shall promptly notify the Employer to that effect either upon receipt of the instruction (and before implementing it, except in the case of an emergency) or upon the occurrence of the relevant event or cause, as the case may be. Such notification shall include an estimate of any additional time required, cost and/or (where appropriate) loss and/or expense, which, in the case of cost, shall be consistent with any rates set out in Annex A, so far as properly applicable.

5.4 Adjustment of Fee or additional payment and time

Where following notification by the Contractor under clause 5.3 the Employer confirms its instruction for any Additional Services or the Contractor is able to demonstrate loss and/or expense arising from an event or cause within clause 5.2.2, the addition to the Fee or other payment shall be such amount as is agreed between the Parties or, in default of such agreement, fairly valued by or on behalf of the Employer, based in the case of Additional Services on the net additional time spent in performing them and on any relevant rates given in Annex A. Where relevant a fair adjustment of time shall be made.

Section 6 Payment

6.1 Amounts payable

The Employer shall in accordance with Annex A and the following provisions of this section pay the Contractor:

- 6.1.1 the Fee;
- 6.1.2 Reimbursable Expenses;
- 6.1.3 any additional amounts payable pursuant to section 5 that are not included by way of adjustment of the Fee ('Additional Payments'),

together with any VAT properly payable in respect of such sums.

6.2 Contractor's payment applications

The Contractor may make payment applications as at the application dates or stages/milestones specified in Annex A. Each such application shall state the sum the Contractor considers due to it at that date or stage/milestone, including the amount of any Reimbursable Expenses paid or incurred in the period preceding the specified date or stage/milestone and the amount of any Additional Payment, so far as it relates to that period and is then due and payable, and shall set out the basis on which that sum has been calculated. The application shall be accompanied by such documents, vouchers and receipts as are specified in paragraph 6 of Annex A or are otherwise reasonably required by the Employer.

6.3 Due date and final date for payment

- 6.3.1 The due date for payment of any amount payable under section 6 shall be the application date or stage/milestone or, if later, the date of receipt of the Contractor's payment application by the Employer.
- 6.3.2 The final date for payment shall be 14 days from the due date.

6.4 Payment – amount and notices

- 6.4.1 Not later than 5 days after the due date the Employer shall give a payment notice to the Contractor, stating the sum the Employer considers to be or have been due from it at the due date, calculated in accordance with clause 6.1, and the basis on which that sum has been calculated.
- 6.4.2 Subject to any Pay Less Notice given under clause 6.4.3, the Employer shall no later than the final date for payment pay the Contractor the amount specified in the payment notice under clause 6.4.1 or, if that notice is not given in accordance with that clause, the amount stated as due in the Contractor's payment application.
- 6.4.3 If the Employer intends to pay less than the sum stated as due from it in its payment notice or, where applicable, in the Contractor's payment application, it shall not later than 5 days before the final date for payment give notice to the Contractor of that intention (a 'Pay Less Notice') stating the sum that it considers to be due to the Contractor at the date the Pay Less Notice is given and the basis on which that sum has been calculated. Where a Pay Less Notice is given, the payment to be made on or before the final date for payment shall not be less than the amount stated in it as due.
- 6.4.4 A notice to be given by the Employer under clause 6.4.1 or a Pay Less Notice may be given on the Employer's behalf by the Employer's Agent or by any other person which the Employer notifies the Contractor as being authorised to do so.
- 6.4.5 In relation to the requirements for the giving of notices under this clause 6.4, it is immaterial that the amount then considered to be due may be zero.

6.5 Interest

If the Employer fails to pay a sum, or any part of it, due to the Contractor under this Agreement by the final date for payment, the Employer shall, in addition to any unpaid amount that should properly have been paid, pay the Contractor simple interest on that amount at the Interest Rate for the period from the final date for payment until payment is made. Any such unpaid amount and any interest under this clause 6.5 shall be recoverable as a debt.

6.6 Contractor's right of suspension

- 6.6.1 If the Employer fails to pay a sum payable to the Contractor in accordance with clause 6.4 (together with any VAT properly chargeable in respect of that payment) by the final date for payment and the failure continues for 7 days after the Contractor has given notice to the Employer of its intention to suspend the performance of the Pre-Construction Services and the grounds for such suspension, the Contractor, without affecting its other rights and remedies, may suspend performance of any or all of those obligations until payment is made in full. Where payment is made in full the Contractor shall notify the Employer of the resumption of those services.
- 6.6.2 Where the Contractor exercises its right of suspension under clause 6.6.1, it shall be entitled to a reasonable amount in respect of costs and expenses reasonably incurred by it as a result of exercising the right.
- 6.6.3 Applications in respect of any such costs and expenses shall be made to the Employer's Agent and the Contractor shall with its application or on request submit such details of them as are reasonably necessary for ascertaining the amount in question.

Section 7 Insurance

7.1 Professional Indemnity and Public Liability insurance

Where stated as required in the Particulars, the Contractor shall during the Pre-Construction Period maintain with reputable insurers that have a place of business in the United Kingdom:

- 7.1.1 Professional Indemnity insurance with limits of indemnity of the types and in amounts not less than those stated in the Particulars; and
- 7.1.2 Public Liability insurance in respect of death and personal injury and injury or damage to property in a sum not less than the amount stated in the Particulars for any one occurrence or series of occurrences arising out of one event,

provided in the case of any renewal of Professional Indemnity insurance that it remains available at commercially reasonable rates and terms.

7.2 Evidence of insurance

When reasonably requested by the Employer, the Contractor shall send to the Employer appropriate documentary evidence that such insurances have been effected and/or are being maintained.

7.3 Non-availability of Professional Indemnity insurance

If Professional Indemnity insurance is required but as at renewal has ceased to be available at commercially reasonable rates or terms, the Contractor shall promptly notify the Employer in order that they may discuss the means of best protecting their respective positions.

Section 8 Use of Contractor's Information, Confidentiality etc.

8.1 Use of the Contractor's Information

- 8.1.1 Unless otherwise agreed in writing in relation to any specific items, all rights including (without limitation) copyright in the Contractor's Information shall remain vested in the Contractor.
- 8.1.2 Subject to all monies due and payable under this Agreement to the Contractor having been paid, the Contractor grants to the Employer an irrevocable royalty-free licence to copy and use the Contractor's Information and to reproduce that information for the execution and completion of the Project and the subsequent maintenance, letting, occupation, management, sale, advertisement, alteration, refurbishment, reinstatement and repair of it.
- 8.1.3 The licence referred to in clause 8.1.2:
 - 8.1.3.1 shall enable the Employer to copy and use the Contractor's Information for an extension of the Project, but not to reproduce any designs comprised in that information for any such extension;
 - 8.1.3.2 includes the right to grant sub-licences; and
 - 8.1.3.3 shall continue in force notwithstanding the expiry or termination of the Contractor's employment under this Agreement.
- 8.1.4 The Contractor's liability for the consequences of any use of the Contractor's Information by the Employer or any other person shall be subject to clause 2.8 and the Contractor shall not in any event be liable for any use for any purpose other than that for which that information was prepared.

8.2 Confidentiality and publicity

The Contractor shall during the continuance of the Project keep confidential and use or disclose only as necessary for the purposes of the Project any information supplied to it that relates to the Employer or the Project. That obligation shall not apply to any information that is in or comes into the public domain (other than as a result of the Contractor's breach) or prevent any disclosure required by law. The Employer's consent shall be required to any publication relating to the Project, but shall not be unreasonably withheld.

8.3 Transparency

Where the Employer is a Local or Public Authority or other body to which the provisions of the Freedom of Information Act 2000 ('FOIA') apply, the Parties acknowledge that, except for any information which is exempt from disclosure in accordance with the provisions of FOIA, the content of this Agreement is not confidential. The Employer shall be responsible for determining in its absolute discretion whether any of the content of this Agreement is exempt from disclosure in accordance with the provisions of FOIA. Notwithstanding any other term of this Agreement:

- 8.3.1 the Contractor hereby consents to the Employer publishing any amendments to the standard form JCT contract in their entirety, including changes to the standard form agreed from time to time, but in each case with any information which is exempt from disclosure in accordance with the provisions of FOIA redacted;
- 8.3.2 the Employer shall promptly inform the Contractor of any request for disclosure that it receives in relation to this Agreement.

Section 9 Assignment and Novation

9.1 Restrictions on assignment

Neither the Employer nor the Contractor shall without the written consent of the other assign this Agreement or any rights thereunder.

9.2 Novation

It is nevertheless agreed that:

9.2.1 where the Main Contract is a JCT Design and Build Contract or Major Project Construction Contract 2024 and this clause 9.2 applies in respect of the consultancy agreement or appointment for the Project of any member of the Consultant Team identified by name in the Particulars; or

9.2.2 (in the case of any form of Main Contract) where this clause 9.2 applies in respect of a contract or order placed with any specialist or supplier identified by name in the Particulars, or one with which it is otherwise agreed in writing by the Parties that a contract or order should be placed in advance of the Main Contract, and where the material terms of the contract or order and its intended novation under this clause 9.2 have been agreed by the Parties,

the Contractor, on or after execution and delivery of the Main Contract, shall promptly on notice from the Employer given in accordance with clause 1.5.4 enter into a novation agreement with such consultant, specialist or supplier substantially in the form (or appropriate form) of Novation Agreement specified in the Particulars or otherwise agreed.^[8]

[8] As to forms of Novation Agreement, see the Guidance Notes.

Section 10 Suspension by the Employer, Termination, Adjudication and the PC Regulations

10.1 Suspension by the Employer

The Employer may at any time on not less than 14 days' notice to the Contractor given in accordance with clause 1.5.4 require it to suspend performance of the whole or any part of the Pre-Construction Services. Following the issue of a notice under this clause 10.1, the Employer shall pay the Contractor in accordance with section 6:

- 10.1.1 any accrued instalments of the Fee and of any Additional Payment then unpaid;
- 10.1.2 a fair proportion of the next instalment in each case, having regard to the services performed (or to be performed to the effective date of suspension) since the last instalment fell due;
- 10.1.3 all Reimbursable Expenses accrued; and
- 10.1.4 any demobilisation costs properly and necessarily incurred by the Contractor in complying with the notice,

together with any VAT properly payable.

10.2 Remobilisation

The Employer may at any time within 6 months (or such other period as is specified in the Particulars) following the notice under clause 10.1 instruct the Contractor to recommence the performance of the suspended services. The Contractor shall comply with any such instruction as soon as reasonably practicable and the Employer shall pay the Contractor any remobilisation costs properly and necessarily incurred by it as a result.

10.3 Notification of costs

The Contractor shall:

- 10.3.1 promptly notify the Employer of the amount of any demobilisation and remobilisation costs which it intends to claim;
- 10.3.2 provide the Employer with such supporting documents as the Employer may reasonably require to verify the amount claimed; and
- 10.3.3 use all reasonable endeavours to minimise those costs.

10.4 Extended suspension – termination by the Contractor

In the case of a suspension by the Employer of all or a substantial proportion of the Pre-Construction Services for any reason, where the Employer has not within the period referred to in clause 10.2 instructed the Contractor to recommence the performance of all or substantially all those services that remain to be performed, the Contractor, after giving to the Employer not less than 14 days' prior notice of its intention to do so, may give notice to the Employer terminating the Contractor's employment under this Agreement. Each notice under this clause 10.4 shall be given in accordance with clause 1.5.4 and, if notice of termination is given, clause 10.6 shall apply.

10.5 Termination at will or for default/insolvency or under regulation 73(1) of the PC Regulations

- 10.5.1 The Employer may at any time give the Contractor not less than 14 days' notice terminating its employment.
- 10.5.2 If either Party is insolvent, the other may give notice to that Party terminating the Contractor's employment with immediate effect.
- 10.5.3 If either Party ('the defaulting Party') commits a material breach of its obligations, the other Party may give notice to the defaulting Party specifying the breach and requiring its remedy. If the defaulting Party fails to comply with the notice within 7 days, the other Party

may give notice to the defaulting Party terminating the Contractor's employment with immediate effect.

10.5.4 Where this Agreement is one to which regulation 73(1) of the PC Regulations applies and the circumstances set out in regulation 73(1)(a) or 73(1)(b) of those regulations apply, the Employer shall be entitled by notice to the Contractor to terminate the Contractor's employment.

10.5.5 Each notice referred to in this clause 10.5 shall be given in accordance with clause 1.5.4.

10.6 Consequences of termination and termination payment

10.6.1 Following the issue of a notice of termination under clause 10.4 or 10.5:

10.6.1.1 the Parties shall consult and take all reasonable steps to bring the Pre-Construction Services to an orderly close;

10.6.1.2 the Contractor shall within 14 days deliver to the Employer copies of the Contractor's Information (including any material prepared prior to the date of termination and not previously delivered to the Employer), provided that in the case of termination under clause 10.4 or by the Employer under clause 10.5.4 (regulation 73(1)(a)) or where the Contractor terminates under clause 10.5, the Contractor shall be obliged to do so only against the Employer's payment of any amount due under clause 10.6.2.

10.6.2 The amount due on termination from the Employer to the Contractor or (if a negative amount) from the Contractor to the Employer shall be the aggregate of:

10.6.2.1 an appropriate proportion of the Fee, determined in accordance with Annex A, and of any Additional Payments;

10.6.2.2 any Reimbursable Expenses; and

10.6.2.3 (where the termination is not due to the Contractor's insolvency or material breach or under clause 10.5.4 (regulation 73(1)(b))) any demobilisation and other costs reasonably and properly incurred by the Contractor as a result of the termination,

less amounts previously paid to the Contractor and less (where the termination is due to the Contractor's insolvency or material breach or under clause 10.5.4 (regulation 73(1)(b))) any additional costs reasonably and properly incurred by the Employer in procuring the completion of the Pre-Construction Services by others, but together in each case with any VAT properly payable ('the termination payment').

10.6.3 The Contractor shall not later than 2 months after the date of termination provide the Employer with all documents necessary for calculating the amounts referred to in clause 10.6.2. Not later than 2 months after receipt of those documents, the Employer shall prepare and send to the Contractor a statement which shall set out the amounts referred to in clause 10.6.2, and the due date for the termination payment shall be the last date for issue of the Employer's statement.

10.6.4 Subject to clause 10.6.7, the final date for payment of the termination payment shall be 14 days from the due date.

10.6.5 Not later than 5 days after the due date for the termination payment the Employer shall give a notice to the Contractor, stating the sum it considers to be or have been due to the Contractor or Employer (as the case may be) at the due date, calculated in accordance with clause 10.6.2, and the basis on which that sum has been calculated ('the Employer's termination payment notice').

10.6.6 If the Party by which the termination payment is stated to be payable ('the payer') intends to pay less than the sum stated as due from it, it shall not later than 5 days before the final date for payment give the other Party a Pay Less Notice and with respect to that notice the provisions of clause 6.4.3 (or its converse) shall apply.

10.6.7 If an Employer's termination payment notice is not given in accordance with clause 10.6.5:

10.6.7.1 the Contractor may at any time after the last date for issue of that notice give a notice to the Employer stating the sum that the Contractor considers to have

become due under clause 10.6.2 at the due date and the basis on which that sum has been calculated ('the Contractor's termination payment notice') and, subject to any Pay Less Notice given under clause 10.6.7.3, the termination payment shall be the sum stated as due in the Contractor's termination payment notice;

10.6.7.2 where a Contractor's termination payment notice is given under clause 10.6.7.1, the final date for payment of the sum specified in it shall for all purposes be regarded as postponed by the same number of days as the number of days after the last date for issue of the Employer's termination payment notice that the Contractor's termination payment notice is given;

10.6.7.3 following the Contractor's termination payment notice the Employer may not later than 5 days before the final date for payment give a Pay Less Notice and with respect to that notice the provisions of clause 6.4.3 shall apply.

10.6.8 In relation to the giving of an Employer's termination payment notice and Pay Less Notices (and the requirements for the giving of such notices) under this clause 10.6 the provisions of clauses 6.4.4 and 6.4.5 shall correspondingly apply.

10.6.9 If the payer fails to pay the termination payment, or any part of it, by the final date for payment, the provisions of clause 6.5 (or its converse) shall apply.

10.6.10 Except as set out in clause 10.6.2, neither Party shall be liable to the other for any loss of profit, loss of contracts, or any other losses, costs or expenses that arise out of the termination.

10.6.11 Termination of the Contractor's employment shall not affect the accrued rights or remedies of either Party.

10.7 Adjudication

If a dispute or difference arises under this Agreement which either Party wishes to refer to adjudication, the Scheme shall apply except that for the purposes of the Scheme the Adjudicator shall be the person (if any) and the nominating body shall be that stated in the Particulars.

10.8 The Public Contracts Regulations 2015

Where the Employer is a Local or Public Authority and this Agreement is subject to the PC Regulations:

10.8.1 where regulation 113 of the PC Regulations applies to this Agreement, the Contractor shall include in any sub-contract it enters into suitable provisions to impose the requirements of regulation 113(2)(c)(i) and (ii);

10.8.2 the Contractor shall include in any sub-contract it enters into provisions requiring the sub-contractor:

10.8.2.1 to supply and notify to the Contractor the information required (as applicable) under regulations 71(3), 71(4) and 71(5) of the PC Regulations; and

10.8.2.2 to include in any sub-subcontract the sub-contractor in turn enters into provisions to the same effect as required under clause 10.8.2.1;

10.8.3

10.8.3.1 the Contractor shall include in any sub-contract it enters into provisions that shall entitle the Contractor to terminate the sub-contractor's employment where there are grounds for excluding the sub-contractor under regulation 57;

10.8.3.2 in the event the Employer requires the Contractor to terminate a sub-contractor's employment pursuant to regulation 71(9) the Contractor shall take the appropriate steps to terminate that employment and where required by the Employer under regulation 71(9) shall, or in circumstances where there is no such requirement may, appoint a replacement sub-contractor.

The Particulars

Note: An asterisk * indicates where selection has been or should have been made.

Documents and Listings

The following terms used in the Agreement refer to (or are defined by) the following documents and listings (as altered and updated from time to time in accordance with this Agreement). *(Where the relevant document(s) or listing(s) form an Annex to this Agreement insert a reference to that Annex; in other cases, give the document title, reference number and date or other identifier (or, where convenient and practicable, insert details here).)*

First Recital

Project
(detailed description)

Whole estate improvement works inclusive of roof, window and door replacements, external fabric repairs, redecoration and other miscellaneous works.
All drawings, plans, models, specifications, reports, calculations, charts, diagrams, sketches (including without limitation any such items retained on or in any computer software or other electronic media) and other works prepared conceived or developed by or on behalf of the Contractor (including by any of the Project Team) in the course of or as a result of carrying out the Pre-Constriction Services whether in existence or to be made or produced and including all amendments additions and all designs, ideas, concepts and inventions contained in them

Main Contract
(type, conditions, amendments and other details of the proposed contract)

The main building Contract for the Construction Phase intended to be entered into by the Employer for the carrying out and completion of the design and construction of works will be the same form and amendments as per the works at Stepney Green Court, London, E1 3NQ

Fifth Recital

Contractor's initial proposals

The Design Fees and included under Annex A of this agreement.

Sixth Recital

Second Stage Tender Requirements
(Identify the Instructions to Tenderers and/or other relevant document(s).)

Deliverables as set out in Sections 1-4 of the PCSA Pre Construction Services and Second Stage Pricing

1.1

BIM Protocol
(Not applicable unless it is stated to apply, with the title, edition, date or other identifiers of the relevant documents stated, and the identified protocol is included in the Employer's Requirements.)

* does not apply

1.5.3

Addresses for service of notices by the Parties

(If a Party's address is not stated, it shall, subject to clause 1.5.3, be that shown at the commencement of the Agreement.)^[9]

Employer

Industrial Dwellings Society,
143 Stoke Newington Road,
London N16 8BP

Contractor

SER Contractor Ltd
Hunter's Hall Farm,
Epping Upland,
Epping, Essex
CM16 6PL

The respective email addresses for the Parties are

Employer's email

rsmith@ids.org.uk

Contractor's email

costin.serban@sercontractor.co.uk

or, subject to clause 1.5.3, such other email address as each Party may notify to the other from time to time

1.5.4.2

Service of notices by email

(If neither entry is deleted or an email address for each Party is not specified, clause 1.5.4.2 shall not apply.)

Clause 1.5.4.2
* applies

Employer's email

rsmith@ids.org.uk

Contractor's email

costin.serban@sercontractor.co.uk

2.1

Cost Plan

N/A

Employer's Requirements

Shall mean compliance with the criteria set out in the Pre-Construction Services.

Programme

The start date is 10th October 2025, resulting in a completion date of 29th November 2025

Project Team

[9] As to service of notices etc. outside the United Kingdom, see the Guidance Notes.

[Name]	[Function]
SER to confirm	
Third Party Agreements	
Not applicable	

2.1.2

Contractor's Key Personnel

[Name]	[Function]
[]	[]

Contractor's Representative
(as at the date of this Agreement)

SER to confirm

Insurances

7.1.1

Professional Indemnity insurance^[10]

Level of cover
(If an alternative is not selected the amount shall be the aggregate amount for any one period of insurance. A period of insurance for these purposes shall be one year unless otherwise stated.)

Amount of indemnity required
* is the aggregate amount for any one period of insurance (the period of insurance is 6 months)

(If no amount is stated, insurance under clause 7.1.1 shall not be required.)

and is

£2,000,000.00

Sub-limits within the overall level of cover

Specific exclusions listed in the relevant schedule(s) (or other policy document(s)) to the relevant policy

7.1.2

Public Liability insurance
(If neither entry is deleted or cover level is not stated, such insurance is not required.)

* is required, with a limit of indemnity of

£10,000,000

Novation

[10] See the Guidance Notes.

9.2.1

Consultant Team members to which clause 9.2 applies

<i>[Name]</i>	<i>[Date of Appointment/Consultancy Agreement]</i>
N/A	N/A

9.2.2

Sub-Contractors/Suppliers to which clause 9.2 applies

<i>[Name]</i>	<i>[Particulars of (Sub-)Contract/Order]</i>
N/A	N/A

9.2 (hanging paragraph)

Where clause 9.2 applies, the form(s) of Novation Agreement and additional terms (if any) applicable to such novation(s)^[11]
(Identify the form(s) and terms or the document(s) in which these are set out.)

* are
* are set out in
[]

Suspension

10.2

Period
(if other than 6 months)

Adjudication

10.7

Adjudication^[12]

The Adjudicator is

Nominating body – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established) the nominating body is
(Delete all but one of the asterisked choices. If the body is to be other than one of those listed, insert the name here.)
(If a body has not been selected from those listed below or another body chosen and inserted, the nominating body shall be one of the bodies listed below selected by the Party requiring the reference to adjudication.)

* The Royal Institution of Chartered Surveyors

[11] Where the relevant form(s) are included as an Annex to this Agreement (as is recommended), it is sufficient to refer to that Annex.

[12] The Parties should either name the Adjudicator and select the nominating body or, alternatively, select only the nominating body. The Adjudication Agreement (Adj) and the Adjudication Agreement (Named Adjudicator) (Adj/N) have been prepared by JCT for use when appointing an Adjudicator.

Attestation

Execution under hand^[13]

As witness

the hands of the Parties
or their duly authorised representatives

Signed by or on behalf of
the Employer

O.mga

O.mga (Sep 19, 2025 15:41:08 GMT+1)

in the presence of:

[Signature]

witness' signature

witness's name

Richard Smith

witness's address

Signed by or on behalf of
the Contractor

[Signature]

Costin Serban (Sep 19, 2025 18:19:19 GMT+1)

in the presence of:

[Signature]

Martin Haldys (Sep 19, 2025 21:35:56 GMT+1)

witness' signature

witness's name

Martin Haldys

witness's address

Hunters Hall Farm, Epping CM16 6PL

[13] This Agreement for the reasons given in the Guidance Notes only provides for execution under hand.

Annex A

Fee, Rates, Additional Payments and Reimbursable Expenses

*Note: An asterisk * indicates where selection has been or should have been made.*

- 1

The Fee

* The Fee is the fixed sum of £37,162.67

Additional terms relating to the amount or calculation of the Fee

as broken down within the priced Pre-Construction Services Section 1 and 2 as appended to this contract
- 2

Payment of Fee etc.

The Fee shall become due and payable in accordance with section 6 at the following dates or stages/milestones and in the following amounts or percentages^[14]:

<i>Monthly valuations to be made based on work completed, commencing one month from the start date and on the same date (to the nearest Business Day) thereafter.</i>	<i>[Percentage of Fee or amount]</i>
---	--------------------------------------
- 3

Contractor's Project Staff – Applicable rates

The *daily/weekly all-in rate for any necessary extension of Pre-Construction Services work (and for the purposes of any apportionment under clause 10.6.2.1) is

£[] based on the Contractor's Project Staff of

<i>[No.]</i>	<i>[Person(s)/Grade]</i>	<i>[Rate per hour/day]</i>
N/A		£ per
- 4

Additional Services

The rates specified above shall apply (so far as properly applicable) for the purposes of any Additional Services instructed (or events or causes within clause 5.2) *subject to the following:

[]
- 5

Reimbursable Expenses

Subject to their being properly and necessarily incurred for the purposes of the Project, the following expenses/disbursements of the Contractor shall be reimbursable by the Employer up to any maximum amount or rate specified below or as otherwise agreed in writing from time to time:

<i>Not applicable</i>	<i>[Maximum amount/rate]</i>
[]	[]

[14] If the dates or stages/milestones are not specified sufficiently clearly, the Scheme for Construction Contracts (under the Housing Grants, Construction and Regeneration Act 1996) will apply.

Save as otherwise agreed in writing, all other expenses and disbursements shall be deemed to be included in the Fee.

6 Supporting documents

Each application that includes any of the following types of charge or expenditure should be accompanied by the following documents:

[Charge/Expenditure]

[Documentation]

7 VAT

All amounts and rates shown above are exclusive of VAT.

Annex B Pre-Construction Services^[15]

Programme preparation

See attached scope of services detailed within Pre-construction services Sections 1 & 2

**Construction advice
(including value engineering/environmental sustainability/buildability advice)**

Cost advice

[15] Each Project has its own individual requirements, which generally require to be specified in considerable detail, and the listings are therefore a matter for the Parties and the Consultant Team. The five headings given above indicate merely a convenient (and commonly used) division of those requirements into the principal categories that may form a useful framework for the detailed requirements. JCT recognises that it is during the pre-construction phase of the Project, rather than during its execution, that the investigation of changes which could result in an improvement in environmental performance and sustainability are more commonly dealt with and value engineering exercises undertaken, and that such matters will be dealt with in detail under the heading 'Construction advice'. For some basic model wording for use in the listing of environmental performance and sustainability related requirements, see the Guidance Notes. JCT envisages that the 'Construction advice' heading will also include the development of the Construction Phase Plan in a manner that incorporates best industry safety practices and, in relation to 'Procurement and specialist design development services', that CDM, Part 2A of the Building Regulations and other Health and Safety matters will be dealt with thoroughly in the tender documentation for specialist sub-contractors.

Procurement and specialist design development services

**Establishment of management and communication systems for the Construction Phase
(including external links)**

Guidance Notes

Introduction

- 1 This Agreement, the General Contractor (PCSA) version of the JCT Pre-Construction Services Agreement, is designed to cover the interim appointment of a contractor and the provision by it of pre-construction services where procurement is based on a two-stage tender process.
- 2 The appointment follows first stage tenders and covers the period leading up to the Contractor's submission of a definitive, second stage tender and entry into the Main Contract for the construction phase.
- 3 This Agreement envisages first stage tenders being made on the basis of designs by the Consultant Team that are only partially developed and that, during its appointment for the pre-construction period, the selected Contractor will assist with final development of the design and of specialist tender documents and with the arrangements necessary to obtain sub-contract tenders for the Contractor's second stage bid. The latter bid is to be made in accordance with costing parameters that are generally established by the initial tender documents.
- 4 The Contractor's involvement and advice during the pre-construction period, as to (inter alia) programme, cost plans, buildability and specialist procurement as well as the final design and preparations for the construction phase, is generally valuable and often essential, particularly in Design and Build procurement. It is in the pre-construction period, not during the construction phase, that the Employer, assisted by the Contractor and relevant specialists, is able to derive the greatest benefits from value engineering exercises and the investigation of changes which could result in an improvement in environmental performance and sustainability.
- 5 Reflecting the advisory position of the Contractor during the pre-construction period, the Agreement is drafted on a basis similar to that of construction consultancy agreements.
- 6 This Agreement is designed for use between the Employer and the prospective Contractor in cases where it is necessary for a main contractor to establish and maintain a substantial team of its own to work with the Consultant Team during the pre-construction period. It is intended for use in connection with the JCT Standard Building Contract, Design and Build Contract, Major Project Construction Contract and the two versions (IC and ICD) of the Intermediate Building Contract 2024. Subject to minor adaptation, it can also be used with Trade Contractors under JCT Construction Management documentation, since each of those contractors contracts directly with the Employer.
- 7 Subject to the Trade Contractor exception, however, it is not intended for use between the Employer (or main contractor) and specialist sub-contractors; pre-construction arrangements with specialists (by either the Employer or the Contractor) are catered for by the other version of the agreement, namely the JCT Pre-Construction Services Agreement (Specialist) (PCSA/SP). These agreements are by their nature intended to be simple and the insertion here of even a modest selection of the necessary alternatives for arrangements with specialists would result in too lengthy and complex a document.

Specific Provisions

Recitals

- 8 The First Recital requires the insertion of a brief description of the Project, with the detailed descriptive document(s) identified in the Particulars. The detailed description is important because it defines the scope of instructions that can be given to the Contractor as to matters that are (or should be) within its competence.
- 9 The Second Recital identifies the Employer's Agent, which it is envisaged will have full authority to act on the Employer's behalf in the Pre-Construction Period. Any notice to the Employer that the Contractor sends to the Employer's Agent is duly given if sent by the appropriate means, but under clause 4.1 the Employer may in other respects limit the agent's authority by written notice to the Contractor.
- 10 For the Construction Phase of projects where the Architect/Contract Administrator acts as certifier,

e.g. those under Standard Building Contract or Intermediate Building Contract 2024, the JCT discourages appointment of the Architect/Contract Administrator as Employer's Agent. During the Pre-Construction Period, however, where payment is on an application basis and there is no independent certifier role, there is no necessary conflict in the Architect or other lead consultant acting also as Employer's Agent. It may often assist co-ordination if the Architect or other lead consultant so acts.

- 11** The Third Recital now deals with both the appointment of the Principal Designer and Principal Contractor for the purposes of the CDM Regulations. A new Recital (the Fourth Recital) has been inserted to deal with the appointment of the Principal Designer and Principal Contractor under Part 2A of the Building Regulations. The Building Regulations provide that instead of appointing a separate principal designer and principal contractor, the client may certify that the CDM principal designer and the CDM principal contractor should be treated as appointed in these roles for the purposes of the Building Regulations (Part 2A, regulation 11D(2)). Professional advice should be sought as to whether this is appropriate in any given project.
- 12** The Fifth Recital refers to the Contractor's first stage tender or initial proposal document(s) intended to form the basis of the Contractor's Second Stage Tender; the reference to initial proposal document(s) is intended to include any existing Framework or similar agreement that in effect serves as a tender for these purposes. The Fifth Recital also refers to Annex A (the Fee) and Annex B (the Pre-Construction Services), which the parties must complete; the Sixth Recital sets out a provisional timetable for the end of the Pre-Construction Period and commencement of the Construction Phase.

Section 1 – Definitions and Interpretation

- 13** In keeping with the aim of brevity, section 1 defines only those terms not defined earlier in the Agreement. Several of the defined terms are common to the JCT range as a whole. There are new definitions for 'Business Day' and 'Public Holiday', which reflect the definitions in other JCT contracts. There are also new definitions 'Building Regulations', 'Principal Contractor' and 'Principal Designer'. The new Part 2A of the Building Regulations sets out a framework of safety duties for those persons ('dutyholders') who commission, design and undertake building work to which building regulations apply. They also set out additional duties in relation to higher risk buildings and include obligations to appoint a Principal Designer and Principal Contractor in respect of works to which the regulations apply. Dutyholders are required to ensure that they have the necessary competence to carry out design and building work and that arrangements and systems are in place to plan, manage and monitor compliance with the regulations.
- 14** Those terms that are not already familiar are mostly self-explanatory. Of those that are less familiar, the term Additional Payment relates to payment for Additional Services (or for any other events or causes within clause 5.2) that is not effected by means of an adjustment of the Fee (where, for example, a one-off payment is more appropriate than payment phased over the remainder of the Pre-Construction Period). The listing of 'Contractor's Project Staff' in Annex A is intended to assist in distinguishing between, on the one hand, those instructions from the Employer which it can reasonably expect to be dealt with in the ordinary course by the Contractor's existing Project Staff within the agreed Fee and, on the other, those instructions that can properly be said to be for additional work not covered by the original Fee.
- 15** The Interpretation provisions of PCSA will be familiar to JCT contract users. In relation to notices, clause 1.5.4 provides specified methods of service for several of the most important types of notices under the Agreement, namely those relating to suspension of the Pre-Construction Services, default and termination and those relating to novation. In PCSA 2024 these provisions have been extended to include an email service option which will only apply if an email address for each Party has been specified in the entry against that clause. Clause 1.5.3 (and its corresponding Particulars entry) deals with methods of service (including email) for other notices and communications.

Section 2 – Contractor's General Obligations (and Annex B)

Pre-Construction Services

- 16** The principal obligation of the Contractor is to provide the Pre-Construction Services, as listed by the Parties in Annex B which, for the purposes of that listing, contains an indicative division into five sections (Programme preparation, Construction advice, Cost advice, Procurement and specialist design development services, and Establishment of management and communication systems).
- 17** It is not reasonably practicable in this Agreement to give standard detailed listings of the services that the Contractor is expected to supply, first because they will vary according to the nature of the project and, secondly, because the Contractor's role and relationship with the other members of the Project Team will differ materially as between Design and Build projects on the one hand (under the Design and Build Contract or Major Project Construction Contract 2024) and those procured under the

direction of a Contract Administrator (i.e. under the Standard Building Contract or either version of the Intermediate Building Contract 2024) on the other. A substantial proportion of Employers already have listings appropriate for Annex B and such listings should also be readily available from the Consultant Team.

- 18** JCT recognises that investigatory work which could result in an improvement in environmental performance and sustainability will more commonly be done at the pre-construction stage, rather than during the execution of the Project. In preparing the listing for Annex B Employers may wish to consider using the basic model wording set out in italics below. This wording could be used together with a more detailed listing of the environmental sustainability related functions and responsibilities required which JCT envisages will be specific to the Project and/or the pre-construction services to be provided by the Contractor. If there is any doubt as to the suitability of this wording or any adjustments that may be proposed to it appropriate professional advice should be taken.

In performing the Pre-Construction Services, the Contractor will assist the Employer and other members of the Project Team in exploring ways in which the environmental performance and sustainability of any design in relation to the Project or part of the Project or the execution of the Project or the completed Project might be improved and environmental impact reduced (provided that such work shall not extend the Contractor's obligations in relation to design (if any) under this Agreement or impose obligations in relation to design upon the Contractor under this Agreement) including (but not limited to) the selection of products and materials and/or the adoption of construction/engineering techniques and processes which result in or involve:

- *reductions in waste;*
- *reductions in energy consumption;*
- *reductions in mains water consumption;*
- *reductions in CO2 emissions;*
- *reductions in materials from non-renewable sources;*
- *reductions in commercial vehicle movements;*
- *maintenance or optimisation of biodiversity;*
- *maintenance or optimisation of ecologically valuable habitat; and*
- *improvements in whole life performance.*

- 19** The JCT envisages that construction advice will include development of the Construction Phase Plan in a manner that incorporates best industry safety practices and that CDM, Part 2A of the Building Regulations and other Health and Safety matters will be dealt with thoroughly in tender documentation for specialist sub-contractors.

Performance of Services

- 20** The provisions of clauses 2.1 to 2.6, governing performance of the Pre-Construction Services, are all substantially in standard JCT terms, as to compliance with the Employer's Requirements and applicable legislation (clause 2.1), level of skill and care (clause 2.1.1), compliance with instructions (clause 2.2), the supply of information (clause 2.3, which also includes an express duty of co-operation), deleterious materials and provision of environmental impact information on materials selected (clause 2.4), Joint Fire Code (clause 2.5) and the requirement for consent to sub-contracting (clause 2.6).
- 21** Clauses 2.1 and 2.3 make reference to compliance with other documents which may or may not be included within the Employer's Requirements, namely the Cost Plan (which will no doubt alter and develop during the Pre-Construction Period) and Third Party Agreements, a term which covers agreements relating to the site and its use and agreements relating to the requirements of prospective purchasers and tenants. It is envisaged that the listing of those agreements will be fixed at the outset; any further agreements affecting performance of the Pre-Construction Services that the Employer enters into during the Pre-Construction Period may of course be dealt with under section 5.
- 22** Under clause 2.1.2, unless otherwise agreed, the Contractor is required to ensure that its Key Personnel fulfil the roles that have been agreed and are readily accessible to the Employer and Consultant Team. Clause 2.1.3 provides for involvement of the Contractor's supply chain.
- 23** Clause 2.2 provides for compliance with instructions, but at clause 2.2.2 also provides for immediate

consultation if the Contractor has objections to an instruction on grounds of a material and adverse effect on the Project, as distinct from matters relating principally to time or money, which are dealt with in section 5.

- 24 Clause 2.7 makes provision for the Contractor's Second Stage Tender, as envisaged by the Sixth Recital, though clause 2.7.2 makes it clear that the Employer is not bound to accept that tender. Clause 2.8 conversely provides that, personal injury apart and unless otherwise stated in Annex B, the Contractor has no liability to the Employer in respect of any design work under the Pre-Construction Services Agreement unless and until the Parties enter into the Main Contract, when any such work is placed on the same footing as design work under the Main Contract. If Annex B expressly provides for design liability independently of the Main Contract, the Contractor should check that the required level of skill and care and extent of liability are reasonable.

Section 3 – Employer's General Obligations etc.

- 25 Apart from the obligation to maintain an Employer's Agent (clause 4.1) and payment obligations, which are dealt with in sections 5 and 6, the Employer's obligations are limited to complying with applicable CDM Regulations and as applicable Part 2A of the Building Regulations and supplying the necessary information in its control (clause 3.1), making decisions promptly on request (clause 3.2) and exercising its powers to ensure that members of the Project Team do not prevent due and timely performance of the Pre-Construction Services (clause 3.3).

Section 4 – Representatives and Contractor's Key Personnel

- 26 Under clause 4.1 the Employer is required to maintain an Employer's Agent during the Pre-Construction Period. The Contractor for its part is under an obligation to have a Contractor's Representative and not to make any voluntary changes in that appointment or in Key Personnel without the Employer's consent (clause 4.2), but the Employer has a right under clause 4.3 to require their removal for unsatisfactory performance. Where replacement is necessary, the Employer's prior approval of the proposed appointee is required.

Section 5 – Additional Services, Fee Adjustment

- 27 Under clause 5.1, the Employer can instruct alterations and additions to the Pre-Construction Services that are within the Project's scope and the Contractor's competence.
- 28 If the altered or additional services cannot reasonably be expected to be carried out by the Contractor's agreed levels of Project Staff in the ordinary course during the Pre-Construction Period or if there is material alteration, delay, prolongation or disruption to the Contractor as a result of a Project-related event or cause beyond its control, the Contractor is entitled to additional payment for it (clause 5.2) provided the Contractor notifies the Employer in accordance with clause 5.3. Any additional time requirements should be notified as well as costs; both are fairly to be assessed under clause 5.5.

Section 6 – Payment (and Annex A)

- 29 The payment provisions in this Agreement comply with the payment and payment-related notice requirements of the Housing Grants, Construction and Regeneration Act 1996 as amended by the Local Democracy, Economic Development and Construction Act 2009 ('the Construction Act').
- 30 The provisions of section 6 follow the standard JCT payment provisions closely, with clause 6.1 providing for payment of the Fee and Reimbursable Expenses (each to be specified in, or calculated in accordance with, Annex A) together with any Additional Payments in accordance with section 5 and the VAT properly chargeable.
- 31 Clause 6.2 provides for applications by the Contractor at specified dates or stages, with such documentary evidence as is either specified in Annex A or reasonably required by the Employer. The provisions dealing with the due date and final date for payment (which in line with other JCT contracts is 14 days from the respective due date) are set out in clause 6.3. Those provisions are then followed by standard provisions as to payment and pay less notices (clause 6.4), interest on unpaid amounts (clause 6.5) and the Contractor's right of suspension (clause 6.6). It will be noted that in default of notice by the Employer in accordance with clause 6.4.1 or 6.4.3, the Contractor is statutorily entitled to payment of the amount it has applied for. In clause 6.6, the Contractor's right of suspension for non-payment reflects the statutory right for it to recover its reasonable costs and expenses arising from such suspension.
- 32 Paragraph 1 of Annex A requires the insertion there of the amount (or basic amount) of the Fee and/or the method of calculation (if or to the extent that it is not a fixed sum), together with details of any other terms that affect that amount or calculation. The dates/stages/milestones for payment should

then be set out in paragraph 2. It is important that these terms should be set out clearly. Paragraph 3 of the Annex specifies the Contractor's Project Staff requirement (which may of course vary over the period) and enables the Parties to specify hourly, daily or weekly rates for valuing additional work, subject to any further terms that the Parties specify in paragraph 4.

- 33 As respects paragraph 5, it is desirable that the categories of Reimbursable Expenses be listed and that an appropriate limit be put on the overall amount and/or the rate at which such items are reimbursable.
- 34 Paragraph 6 is not exhaustive, since the Employer has a residual right to call for reasonable evidence of time charges and other payments and disbursements by the Contractor, but it is also desirable that there should be agreement in advance on the documentation generally required to support the Contractor's payment applications in this regard.
- 35 As indicated in paragraph 7, all amounts and rates shown in the Annex are exclusive of VAT.

Section 7 – Insurance

- 36 If so stated in the Particulars, the Contractor is required to maintain Professional Indemnity ('PI') and Public Liability insurances in the amounts specified in the Particulars and on request to produce appropriate evidence of such insurances.
- 37 The obligation to maintain PI insurance is subject to the usual proviso as to continuing availability at commercially reasonable rates and terms, but is not related solely to design work. In the JCT's view PI cover is desirable where (as here) the Contractor is providing professional or similar advisory services. Such insurance is to be maintained with limit(s) of indemnity and for a period not less than that stated in the Particulars. If no overall level of cover is there stated, such insurance is not required.
- 38 The selection for the limit of indemnity is either an amount per claim or series of claims arising out of a single event (sometimes referred to as "any one claim" cover) or an aggregate amount for any one period of insurance, i.e. the limit is available once for any one period of insurance irrespective of the number of claims made. If an alternative is not selected it will be "the aggregate amount for any one period of insurance", and if an amount is not stated, then no such insurance will be required. Users will be aware that in terms of the general cover under PI policies historically "any one claim" cover has been common, but in recent years cover on an aggregate basis has become more common and "any one claim" cover increasingly difficult to obtain, and there has been a trend towards more exclusions and sub-limits.
- 39 A realistic approach needs to be taken both to the type of PI cover and the cover level(s) required. The PI policies issued by insurers are not standardised, and the way in which insurance for certain risks is expressed may vary and there may be restrictions and provisos within the policy. This is especially the case where cover for cladding and fire safety claims is relevant; the stance of the construction PI market to this type of cover is understood to be cautious and still evolving and where available it is offered as a sub-limit (or limit) in an aggregate annual amount and is subject to restrictions, exclusions, and higher excesses.
- 40 The previous (optional) sub-limit entry in the Particulars for pollution and contamination claims has in this 2024 edition been replaced with a general entry for inserting any sub-limits of indemnity within the general cover that may be required. For any such sub-limit, the type (e.g., an annual aggregate amount) and amount of the limit of indemnity should be stated. There is a new entry for specifying any specific exclusions to the relevant policy. JCT recognises that PI policies issued by insurers commonly include general exclusions. The new entry is for specific exclusions which are usually listed in a schedule(s), or other policy document such as a memorandum or endorsement, to the policy. If there is any doubt regarding any exclusion and whether to list it in the Particulars, appropriate professional advice should be sought.
- 41 **The Contractor will be required prior to appointment to provide details of any existing PI insurance and confirm that it has or will have in place in the event it is appointed PI cover of the type and level required. Information regarding any sub-limits, restrictions and specific exclusions should be provided to the Employer at that stage. Prior to entering into the Agreement, the Parties should seek advice from their insurance advisers about the extent of cover (including any sub-limits, restrictions and specific exclusions).**
- 42 The Contractor must provide evidence of the insurance under clause 7.2 if requested. If PI insurance ceases to be available at commercially reasonable rates or terms, the Contractor must immediately give notice to the Employer so that the Parties can discuss the best means of protecting their respective positions in the absence of such insurance.
- 43 This Agreement is not intended to cover preliminary asbestos removal work, which can only be

undertaken by licensed specialists: they should have access to the insurance schemes specifically set up for their industry and, while their insurance needs to be checked, it is in any event recommended that any such work should be dealt with by a separate agreement.

Section 8 – Use of Contractor's Information, Confidentiality etc.

- 44 The section comprises the standard JCT licence for the Employer to use the Contractor's design work (clause 8.1) and an undertaking by the Contractor to keep confidential information that relates to the Employer or the Project (clause 8.2). Employer's consent to related publications is not to be unreasonably withheld; this is appropriate in a large majority of cases, but it will be recognised that there are Employers which need to limit or preclude publicity regarding their construction activities. Clause 8.3, if it applies, deals with the authorising of disclosures by public sector employers in accordance with the Freedom of Information Act 2000.

Section 9 – Assignment and Novation

- 45 Clause 9.1 contains the standard JCT restriction on assignment.
- 46 Where the Main Contract is a JCT Design and Build Contract or Major Project Construction Contract 2024, clause 9.2 provides for the novation, upon entry into the Main Contract, of the agreements/appointments of Consultant Team members identified in the Particulars and, whichever form of Main Contract is used, it provides for novation of contracts or orders with specialists and suppliers which are either identified in the Particulars or in relation to which it is otherwise agreed by the Parties that there should be a novation under clause 9.2. The clause and Particulars envisage that there may be different forms of novation agreement for consultants on the one hand and for specialists/suppliers on the other.
- 47 The JCT itself does not at present publish forms of novation agreement.
- 48 However, novations, though commonplace, are not entirely straightforward. The Contractor will need to review the agreements and appointments to be novated and each party may need advice before agreeing to enter into novations. The Employer needs to ensure that its obligations will be discharged but that it will remain entitled to any necessary warranties in respect of past services; the Contractor will wish to ensure that it has the necessary representations, warranties and/or undertakings as to performance prior to the novation, free of any unreasonable limitations and 'no loss' arguments, and that, save as provided for in the Main Contract price, amounts owing or accrued to the consultant, specialist or supplier are discharged on or before the novation. The consultant or specialist for its part may also be concerned to preserve any 'net contribution' protection that might otherwise disappear on novation.

Section 10 – Suspension by the Employer, Termination, Adjudication and the PC Regulations

- 49 In keeping with the preliminary nature of the Agreement, the Employer has the right at any time to suspend the Pre-Construction Services or part of them (clause 10.1) or to terminate the Contractor's employment at will (clause 10.5.1), in each case on not less than 14 days' notice.
- 50 In the case of suspension, the Employer has the right under clause 10.2 to instruct the Contractor to remobilise but, if the period of suspension exceeds the relevant period (6 months or such other period as is specified in the Particulars) and such instruction has not been given, the Contractor, after giving a warning notice, may itself terminate its employment.
- 51 In common with JCT contracts generally, each Party has the right to terminate that employment in the case of the insolvency or unremedied default of the other (clauses 10.5.2 and 10.5.3). In the case of default a warning notice is required. In addition, where regulation 73(1) of the PC Regulations apply the Employer may terminate where the substantial modification ground applies (73(1)(a)) or on exclusion grounds (73(1)(b)).
- 52 In the case of suspension by the Employer, there is provision for payment (in accordance with section 6) up to the date of suspension, plus reasonable demobilisation costs (clauses 10.1.1 to 10.1.4), with clause 10.2 making provision for remobilisation costs and for the notification of costs either way. Suspension, warning and termination notices each require to be given by the means set out in clause 1.5.4.
- 53 In the case of termination, clause 10.6.1 makes provision for consultation and delivery of documents and clause 10.6.2 for the basis of the amount due on termination. The amount due is essentially limited to costs and expenses incurred by the Contractor, less, in the case of termination for the Contractor's insolvency or default, the additional cost to the Employer in procuring completion of the Pre-Construction Services. No other loss or damage, e.g. loss of profits, is payable as a result of termination (clause 10.6.10).

54 In PCSA 2024 clause 10.6 has been amended to provide expressly for the payment and payment-related notice requirements of the Construction Act. The due date for the termination payment is defined in clause 10.6.3. The provisions regarding the final date for payment of the termination payment, payment notices and Pay Less Notices, and amounts to be paid are set out in clauses 10.6.4 to 10.6.8.

55 In relation to disputes and in line with JCT contracts generally, clause 10.7 incorporates into the Agreement the Adjudication provisions of the Scheme for Construction Contracts. In PCSA 2024 the Particulars entry for clause 10.7 (Adjudication) has been amended (in common with other JCT contract forms) to allow the Parties to specify a nominating body of their own choosing as an alternative to making a selection from the bodies listed.

Attestation – Execution under hand and electronic execution

56 The Pre-Construction Services Agreement is a relatively simple short-term agreement and therefore the form provides for execution under hand only and not for execution as a deed.

57 The rationale for execution as a deed would be the longer limitation period of 12 years, as opposed to the 6 year period for agreements executed under hand, desirable where there is a possibility of latent defects in construction work or design remaining undetected for a substantial period. Here it is anticipated that the Contractor will not be undertaking any material construction work and that, in most cases, the Pre-Construction Services performed by the Contractor will generally be of the types indicated in Annex B, i.e. will not include a substantial element of design work. Design work performed during the period will normally fall to the Consultant Team and/or specialist contractors which at that stage are generally employed separately by the Employer.

58 Any prefabrication, advance ordering or detailed design agreement is best dealt with by a separate agreement or order.

59 In 2019, the Law Commission published a report on "Electronic execution of documents" to assist in clarifying the legal status of electronic signatures. It reached the general conclusion that: "An electronic signature is capable in law of being used to validly execute a document (including a deed) provided that (i) the person signing the document intends to authenticate the document and (ii) any formalities relating to execution of that document are satisfied."^[16] The practice of electronic execution has been growing in recent years and JCT understands that this is now commonplace. E-signature platforms are understood to be widely available, but JCT does not endorse any particular software company.

[16] See Statement of Law paragraph (1) at page 2 of the report. The full text of the report is available at www.lawcom.gov.uk/project/electronic-execution-of-documents.



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PCSA 2024
Pre-Construction Services Agreement
(General Contractor) 2024

2024
PRE-CONSTRUCTION SERVICES AGREEMENT

Pre-Construction Services Agreement (General Contractor) (PCSA)

Appropriate:

- for the supply of pre-construction services by a Contractor selected under a two-stage tendering procedure; and
- where the main contract is to be the JCT Standard Building Contract, Design and Build Contract, Major Project Construction Contract, Intermediate Building Contract or Intermediate Building Contract with contractor's design, 2024 Edition.

Can be used:

- whether or not the Contractor is to be responsible for any design work;
- where there is to be novation to the Contractor of any specialist sub-contract(s) or supply contract(s) or (in the case of a Design and Build Contract or Major Project Construction Contract) any consultancy agreement(s);
- by both private and local authority employers; and
- (with minor adaptation) in a JCT Construction Management procurement, for the provision of pre-construction services by prospective Trade Contractors.

Not suitable for use:

- between the Employer and specialist sub-contractors (except as prospective Trade Contractors in a JCT Construction Management procurement – but see also paragraph 7 of the Guidance Notes);
- between a Contractor and a sub-contractor; or
- in conjunction with the JCT Management Building Contract.

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For details of 2024 Edition changes, see the Guidance Notes and the Tracked Change Document.

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Pre-Construction Services Agreement

This Agreement

is made the _____ 20_____

Between

The Employer

[_____]Industrial Dwellings Society

Place of incorporation: England and Wales

(Company No. [_____] IP14044R)^[1]

~~of~~/whose registered office is at 143 Stoke Newington Road, London N16 8BP

[_____]

And

The Contractor

[_____]SER Contractor Ltd

Place of incorporation: England and Wales

(Company No. [_____] 07468643)^[1]

~~of~~/whose registered office is at Hunter's Hall Farm, Epping Upland, Epping, Essex CM16 6PL

[_____]

[1] Where the Employer or Contractor is neither a company incorporated under the Companies Acts nor a company registered under the laws of another country, delete the references to Company number and registered office. In the case of a company incorporated outside England and Wales, particulars of its place of incorporation should be inserted immediately before its Company number. As to execution by foreign companies and matters of jurisdiction, see the Guidance Notes.

Recitals

Whereas

First

the Employer wishes to have the following work carried out:

[]Whole estate improvement works inclusive of window and door replacements, external fabric repairs, redecoration and other miscellaneous works

at

[]Mocatta House and Navarino Mansions ('the Project') as described in greater detail in the document(s) identified in the Particulars, that work to be carried out under a main contract ('the Main Contract') provisional details of which are also given or referred to in the Particulars;

Second

the Employer's Agent for the pre-construction phase of the Project ('the Pre-Construction Period') is

[]Baily Garner LLP

of

[]148-148 Eltham Hill
Eltham
London
SE9 5DY

or such other person as the Employer shall nominate and notify to the Contractor;

Third

for the purposes of the CDM Regulations:

the Principal Designer is^[2]

[]Baily Garner LLP

of

[]146-148 Eltham Hill
Eltham
London
SE9 5DY

or such replacement as the Employer at any time appoints to fulfil that role;

[2] Insert the name of the Principal Designer and that of the Principal Contractor (if it is to be a person other than the Contractor) if appointed or, where appropriate, amend to state the person(s) the Employer intends to appoint.
Under the CDM Regulations, regardless of whether or not a project is notifiable, and Part 2A of the Building Regulations there is a requirement to appoint a principal designer and a principal contractor in all cases where there is more than one contractor, or if it is reasonably foreseeable that more than one contractor will be working on a project at any time. The appointments must be made as soon as is practicable, and, in any event, before the construction phase begins. For these purposes, the term 'contractor' is broadly defined by the regulations which treat the Contractor's sub-contractors as separate contractors.
As to these statutory appointments generally, see the Guidance Notes.

~~the Principal Contractor is the Contractor~~

(or)^[2] []

of

[]

~~the Principal Contractor is the Contractor~~ or such replacement as the Employer at any time appoints to fulfil that role;

Fourth

for the purposes of the Building Regulations:

the Principal Designer is^[2]

[] ~~SER Contractor Ltd~~

of

[] ~~Hunters Hall Farm, Epping Upland, Epping, Essex, CM16 6PL~~

or such replacement as the Employer at any time appoints to fulfil that role;

~~the Principal Contractor is the Contractor~~

(or)^[2] []

of

[]

~~the Principal Contractor is the Contractor~~ or such replacement as the Employer at any time appoints to fulfil that role;

Fifth

prior to the execution of this Agreement, the Contractor has submitted to the Employer ~~a first-stage tender~~ the initial proposal document(s) identified in the Particulars^[3], on the basis of which the Employer has requested that, for the fee specified in Annex A ('the Fee') and other payments in accordance with this Agreement, the Contractor should during the Pre-Construction Period provide the pre-construction services listed in Annex B;

Sixth

it is intended that work on the Construction Phase of the Project shall commence on site on [] ~~24 January 2026~~ ('the Date of Possession') with a duration initially estimated at [] ~~112 weeks~~ weeks and that for the purposes of the Main Contract, not later than [] ~~12 weeks~~ weeks prior to the Date of Possession:

- the Contractor should submit its Second Stage Tender and, where applicable, Contractor's Proposals, and
- the Contract Sum should be agreed between the Parties

in conformity with the requirements (the 'Second Stage Tender Requirements') identified in the Particulars;

[3] Delete as appropriate.

Now it is hereby agreed as follows

Section 1 Definitions and Interpretation

1.1 Definitions

In addition to the capitalised terms defined above, the following expressions shall unless the context otherwise requires have the meanings stated or referred to below:

Additional Payments: see **clause 6.1.3**.

Additional Services: see **clause 5.1**.

BIM Protocol: (where applicable) the document identified as such in the **Particulars** (against the reference to **clause 1.1**).

Building Regulations: the Building Regulations 2010.

Business Day: any day which is not a Saturday, a Sunday or a Public Holiday.

CDM Regulations: the Construction (Design and Management) Regulations 2015.

Contractor's Information: Information supplied or to be supplied by the Contractor under this Agreement whether under the BIM Protocol or otherwise.

Contractor's Key Personnel: the persons identified as such in the **Particulars** (against the reference to **clause 2.1.2**) or any replacements appointed in accordance with **clause 4.2.2**.

Contractor's Project Staff: the Contractor's Representative, the Contractor's Key Personnel and its other staff engaged on the Project, as identified in **paragraph 3 of Annex A**.

Contractor's Representative: the person identified as such in the **Particulars** (against the reference to **clause 2.1.2**) or any replacement appointed in accordance with **clause 4.2.2**.

Cost Plan: the plan identified as such in the **Particulars** (against the reference to **clause 2.1**), as amended/revised from time to time.

Employer's Requirements: the document identified as such in the **Particulars** (against the reference to **clause 2.1**).

Information: all information, including designs, drawings, specifications, programmes, schedules and other material supplied or to be supplied by or on behalf of any member of the Project Team for the purposes of the Project, whether in hard copy form or stored in any electronic or other medium.

Interest Rate: a rate 5% per annum above the official bank rate of the Bank of England current at the date that a payment due under this Agreement becomes overdue.

Joint Fire Code: the Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation, published by Construction Industry Publications Ltd and the Fire Protection Association, as amended/revised from time to time.

Local or Public Authority: a body that is a 'contracting authority' as defined by the PC Regulations.

Party: the Employer or the Contractor.

Pay Less Notice: see **clauses 6.4.3, 10.6.6 and 10.6.7**.

PC Regulations: the Public Contracts Regulations 2015.

Pre-Construction Services: the services listed in **Annex B** and any Additional Services instructed under **clause 5.1**.

Principal Contractor: the Contractor or other contractor named in the **Third Recital** or the **Fourth Recital** or any successor appointed by the Employer.

Principal Designer: any person named in the **Third Recital** or the **Fourth Recital** or any successor appointed by the Employer.

Programme: the document identified as such in the **Particulars** (against the reference to **clause 2.1**), as amended/revised from time to time.

Project Team: the Contractor and the other persons listed in the **Particulars** (against the reference to **clause 2.1**), together with any other members from time to time nominated by the Employer.

Public Holiday: Christmas Day, Good Friday or a day which under the Banking and Financial Dealings Act 1971 is a bank holiday.^[4]

Reimbursable Expenses: see **Annex A**.

Scheme: Part 1 of the Schedule to The Scheme for Construction Contracts (England and Wales) Regulations 1998.

Statutory Requirements: any statute, statutory instrument, regulation, rule or order made under any statute or directive having the force of law which affects the Project or performance of any obligations under this Agreement and any regulation or bye-law of any person which has any jurisdiction with regard to the Project or with whose systems the Project is to be connected.

Third Party Agreements: any agreement or licence between the Employer and any person other than members of the Project Team that relates to the Project, the Project site or the use of it and of which the relevant details have been given to the Contractor (including, without limitation, agreements with actual or prospective purchasers, tenants and funders and those relating to planning, highways, rights of way, light, oversailing or other easements) as listed in or by the **Particulars** (by reference to **clause 2.1**).

VAT: Value Added Tax.

1.2 Headings, references to persons, legislation etc.

- 1.2.1 Nothing in the documents identified in the **Particulars** shall override or modify the other provisions of this Agreement.
- 1.2.2 In this Agreement, unless the context otherwise requires:
 - 1.2.2.1 the headings, notes and footnotes are included for convenience only and shall not affect the interpretation of this Agreement;
 - 1.2.2.2 the singular includes the plural and vice versa;
 - 1.2.2.3 a gender includes any other gender;
 - 1.2.2.4 a reference to a 'person' includes any individual, firm, partnership, company and any other body corporate;
 - 1.2.2.5 a reference to a statute, statutory instrument or other subordinate legislation ('legislation') is to such legislation as amended and in force from time to time, including any legislation which re-enacts or consolidates it, with or without modification, and including corresponding legislation in any other relevant part of the United Kingdom; and
 - 1.2.2.6 references to documents shall, where there is a BIM Protocol or other protocol relating to the supply of documents or information under this Agreement, be deemed to include information in a form or medium conforming to that protocol.

1.3 Reckoning periods of days

Where under this Agreement an act is required to be done within a specified period of days after or from a specified date, the period shall begin immediately after that date. Where the period would include a day which is a Public Holiday that day shall be excluded.

[4] Amend as necessary if different Public Holidays are applicable.

1.4 Contracts (Rights of Third Parties) Act 1999

Nothing in this Agreement confers or is intended to confer any right to enforce any of its terms on any person which is not a party to it.

1.5 Notices and other communications

1.5.1 Any notice or instruction under this Agreement shall be in writing.

1.5.2 Subject to clause 1.5.4, any notice or communication and any documents to be supplied may or (where so required) shall be sent or transmitted by the means (electronic or otherwise) and in such format as the Parties have agreed or may from time to time agree in writing for the purposes of this Agreement.^[5]

1.5.3 Subject to clauses 1.5.2 and 1.5.4, any notice, communication or document may be sent by any effective means and shall be duly given or served if:

1.5.3.1 delivered by hand or sent by pre-paid post to the recipient's address stated in the Particulars against clause 1.5.3, or to such other address as the recipient may from time to time notify to the sender, or if no such address is then current, the recipient's last known principal business address or (where a body corporate) its registered or principal office; or

1.5.3.2 sent by email to the recipient's email address stated in the Particulars against clause 1.5.3, or to such other email address as the recipient may from time to time notify to the sender.

1.5.4 Any notice required to be given in accordance with this clause 1.5.4:

1.5.4.1 shall be delivered by hand or sent by Signed For 1st class or Special Delivery Guaranteed post (or any method of posting as has replaced either method and is then current) and, where sent by post in that manner, shall be deemed to have been received on the second Business Day after the date of posting; or

1.5.4.2 (where clause 1.5.4.2 is stated in the Particulars to apply) shall be sent by email to the recipient's email address stated in the Particulars against clause 1.5.4.2, or to such other email address as the recipient may from time to time notify to the sender (provided that such notification states that it is a notice of change under this clause 1.5.4.2), and shall be deemed to have been received on the next Business Day after the day on which it was sent.

1.6 Applicable law

This Agreement shall be governed by and construed in accordance with the law of England.^[6]

[5] In cases where there is no BIM Protocol, the Parties should agree a communications protocol on or before entering into the Agreement, or as soon thereafter as is practicable.

[6] Where the Parties do not wish the law applicable to this Agreement to be the law of England appropriate amendments should be made.

Section 2 Contractor's General Obligations

2.1 Performing the Services

The Contractor shall perform the Pre-Construction Services in accordance with the Employer's Requirements, the Statutory Requirements and the Programme and with due regard to the Cost Plan and any Third Party Agreements. In performing those services the Contractor shall:

- 2.1.1 exercise the level of skill and care reasonably to be expected of a contractor experienced in projects of similar size, scope and complexity;
- 2.1.2 ensure that, unless otherwise agreed with the Employer, Contractor's Key Personnel shall fulfil their identified roles and that they and the Contractor's Representative (or competent deputies) are at all reasonable times available for communication and consultation with the Employer and Project Team; and
- 2.1.3 duly consult with members of its supply chain and, at the Employer's request, endeavour so far as practicable to ensure the attendance at relevant Project meetings of those suppliers whose attendance is necessary or desirable.

2.2 Compliance with instructions

The Contractor shall comply with all lawful instructions from the Employer or Employer's Agent as to all matters within the scope of the Pre-Construction Services and the Contractor's competence. For these purposes:

- 2.2.1 instructions given to the Contractor's Representative shall be deemed to have been issued to the Contractor;
- 2.2.2 if the Contractor considers that, irrespective of any additional time or financial adjustment under section 5, an instruction would compromise or materially and adversely affect the Project, performance of the Pre-Construction Services or compliance with the Statutory Requirements, it shall notify the Employer in writing and the Parties shall promptly meet with a view to immediate resolution of the matter, consulting as necessary with other relevant members of the Project Team.

2.3 Co-operation and supply of Information

The Contractor shall liaise and co-operate fully with other members of the Project Team, both directly and through Project Team meetings, and in accordance both with any identified framework agreements and with such procedures as the Employer may establish from time to time. In particular (but without limitation) the Contractor shall:

- 2.3.1 supply in accordance with the Programme all the Contractor's Information required as part of the Pre-Construction Services, together with any other Information reasonably requested by the Employer or Project Team;
- 2.3.2 notify other members of the Project Team in due time of any requirements that the Contractor may have for Information from them that is not provided for in the Programme or other agreed information release schedule;
- 2.3.3 promptly notify the Employer's Agent of any inconsistency or divergence (actual or prospective) of which the Contractor becomes aware in relation to the Employer's Requirements or other documents referred to in clause 2.1 and of any delay or impediment in performing the Pre-Construction Services; and
- 2.3.4 promptly notify those to which the Contractor has supplied Contractor's Information of any changes to it, and of any inaccuracies or inconsistencies in it of which the Contractor becomes aware, together with any necessary corrections, and similarly notify those from which the Contractor has received Information if it becomes aware of inaccuracies or inconsistencies in the items received.

2.4 Specification of materials

- 2.4.1 Unless required by this Agreement or otherwise authorised in writing by the Employer, the Contractor will not select or recommend the use of materials for the Project other than in accordance with the guidelines contained in the edition of 'Good Practice in the Selection of Construction Materials' (British Council for Offices) current at the date of this Agreement.
- 2.4.2 The Contractor shall provide to the Employer all information that the Employer reasonably requests regarding the environmental impact of the supply and use of materials which the Contractor selects for the Project.

2.5 Joint Fire Code

Insofar as the Pre-Construction Services concern matters within the Joint Fire Code, the Contractor shall observe its provisions.

2.6 Sub-contracting

The Contractor shall not sub-contract the performance of any of the Pre-Construction Services without the Employer's prior consent. The Contractor shall remain fully responsible for any work sub-contracted.

2.7 Second Stage Tender

- 2.7.1 The Contractor shall duly prepare and submit its Second Stage Tender in accordance with the Second Stage Tender Requirements and (unless otherwise agreed) within the time specified in the Sixth Recital.
- 2.7.2 The Employer is under no obligation to accept any Second Stage Tender and, unless the Parties otherwise agree in writing, no binding contract in respect of the Construction Phase of the Project shall come into existence unless and until the Parties execute and deliver the Main Contract.

2.8 Liability for design work^[7]

Where the Pre-Construction Services include design work, the Contractor shall unless otherwise specifically provided in Annex B have no liability of any kind to the Employer under this Agreement for that design work, whether in contract, negligence, breach of duty or otherwise (other than any personal injury or death arising from that work), unless and until the Main Contract is entered into by the Parties, upon entry into which the Contractor's obligations and liability in respect of that design work shall be the same as if it formed part of the design work undertaken by the Contractor under the Main Contract and shall be subject to any relevant exclusions or limitations of liability contained in that contract.

[7] See the Guidance Notes.

Section 3 Employer's General Obligations

3.1 Supply of Employer information etc.

The Employer shall in relation to the Pre-Construction Services duly comply with applicable CDM Regulations and as applicable Part 2A of the Building Regulations and provide the Contractor with such information in its possession or control as is relevant to the Pre-Construction Services and compliance with the Statutory Requirements, that information to be supplied in accordance with the Programme or promptly upon the Contractor's reasonable request. In addition the Employer shall promptly notify the Contractor of:

3.1.1 additions to or other changes in the Project Team; and

3.1.2 any necessary updates or corrections to any information supplied under this clause 3.1.

3.2 Decisions, approvals and instructions

Decisions, approvals and instructions reasonably required by the Contractor shall be made or given by the Employer or by the Employer's Agent within a reasonable time of the Contractor's request.

3.3 Project Team – delay or default

If the Contractor is at any time materially delayed or hindered in performing the Pre-Construction Services by any delay or default on the part of any other member of the Project Team and notifies the Employer with relevant particulars, the Employer shall exercise its powers to ensure, as far as is reasonably practicable, that the delay or default is promptly corrected.

Section 4 Representatives and Contractor's Key Personnel

4.1 Employer's Agent

The Employer's Agent shall be the authorised recipient for all notices to and other communications with the Employer under this Agreement and, subject only to any limits on its authority as are from time to time notified in writing to the Contractor, shall otherwise have full power and authority to represent the Employer. If at any time the appointee ceases to hold the post, the Employer shall promptly appoint a replacement and notify the Contractor.

4.2 Contractor's Representative and Contractor's Key Personnel – changes

4.2.1 The Contractor shall not remove the Contractor's Representative or any of the Contractor's Key Personnel from their post or replace such person without the Employer's prior approval of the removal or of the replacement appointee. Where practicable, the Contractor shall arrange an appropriate handover period. The Employer shall not unreasonably withhold or delay its approval.

4.2.2 If the Contractor's Representative or any of the Contractor's Key Personnel ceases for any reason to hold their post, the Contractor shall, subject to such approval, promptly appoint a replacement.

4.3 Removal and replacement of Contractor appointees

After consultation with the Contractor, the Employer may require the removal of the Contractor's Representative, of any of the Contractor's Key Personnel or of any other person engaged in the Pre-Construction Services if, in the Employer's reasonable opinion, their performance or conduct is or has been unsatisfactory.

Section 5 Additional Services, Fee Adjustment etc.

5.1 Additional Services

The Employer may instruct the Contractor to perform services which are additional to or represent an alteration in the Pre-Construction Services as then specified (including advice in relation to any changes to the definitive design) ('Additional Services') to the extent that they are within the scope of the Project and the Contractor's competence. The Contractor shall promptly notify the Employer of any Additional Service that it considers necessary or desirable.

5.2 Changes, delaying events etc.

The Fee and/or other amounts payable under this Agreement shall be adjusted for additional work and for any additional costs that the Contractor incurs as a result of:

- 5.2.1 instructions for any Additional Services that cannot readily be undertaken by the Contractor's Project Staff in the ordinary course and within the Programme timetable; or
- 5.2.2 any event or cause related to the Project that is beyond the Contractor's control and materially alters, delays, prolongs or disrupts the performance of the Pre-Construction Services, including delay in finalisation of the Employer's design or any default on the part of the Employer or any member of the Project Team.

5.3 Notification by the Contractor

If the Contractor wishes to claim an adjustment of the Fee and/or any additional payment or reimbursement in respect of any Additional Services or of any event or cause within clause 5.2 and/or to claim any additional time, it shall promptly notify the Employer to that effect either upon receipt of the instruction (and before implementing it, except in the case of an emergency) or upon the occurrence of the relevant event or cause, as the case may be. Such notification shall include an estimate of any additional time required, cost and/or (where appropriate) loss and/or expense, which, in the case of cost, shall be consistent with any rates set out in Annex A, so far as properly applicable.

5.4 Adjustment of Fee or additional payment and time

Where following notification by the Contractor under clause 5.3 the Employer confirms its instruction for any Additional Services or the Contractor is able to demonstrate loss and/or expense arising from an event or cause within clause 5.2.2, the addition to the Fee or other payment shall be such amount as is agreed between the Parties or, in default of such agreement, fairly valued by or on behalf of the Employer, based in the case of Additional Services on the net additional time spent in performing them and on any relevant rates given in Annex A. Where relevant a fair adjustment of time shall be made.

Section 6 Payment

6.1 Amounts payable

The Employer shall in accordance with Annex A and the following provisions of this section pay the Contractor:

- 6.1.1 the Fee;
- 6.1.2 Reimbursable Expenses;
- 6.1.3 any additional amounts payable pursuant to section 5 that are not included by way of adjustment of the Fee ('Additional Payments'),

together with any VAT properly payable in respect of such sums.

6.2 Contractor's payment applications

The Contractor may make payment applications as at the application dates or stages/milestones specified in Annex A. Each such application shall state the sum the Contractor considers due to it at that date or stage/milestone, including the amount of any Reimbursable Expenses paid or incurred in the period preceding the specified date or stage/milestone and the amount of any Additional Payment, so far as it relates to that period and is then due and payable, and shall set out the basis on which that sum has been calculated. The application shall be accompanied by such documents, vouchers and receipts as are specified in paragraph 6 of Annex A or are otherwise reasonably required by the Employer.

6.3 Due date and final date for payment

- 6.3.1 The due date for payment of any amount payable under section 6 shall be the application date or stage/milestone or, if later, the date of receipt of the Contractor's payment application by the Employer.
- 6.3.2 The final date for payment shall be 14 days from the due date.

6.4 Payment – amount and notices

- 6.4.1 Not later than 5 days after the due date the Employer shall give a payment notice to the Contractor, stating the sum the Employer considers to be or have been due from it at the due date, calculated in accordance with clause 6.1, and the basis on which that sum has been calculated.
- 6.4.2 Subject to any Pay Less Notice given under clause 6.4.3, the Employer shall no later than the final date for payment pay the Contractor the amount specified in the payment notice under clause 6.4.1 or, if that notice is not given in accordance with that clause, the amount stated as due in the Contractor's payment application.
- 6.4.3 If the Employer intends to pay less than the sum stated as due from it in its payment notice or, where applicable, in the Contractor's payment application, it shall not later than 5 days before the final date for payment give notice to the Contractor of that intention (a 'Pay Less Notice') stating the sum that it considers to be due to the Contractor at the date the Pay Less Notice is given and the basis on which that sum has been calculated. Where a Pay Less Notice is given, the payment to be made on or before the final date for payment shall not be less than the amount stated in it as due.
- 6.4.4 A notice to be given by the Employer under clause 6.4.1 or a Pay Less Notice may be given on the Employer's behalf by the Employer's Agent or by any other person which the Employer notifies the Contractor as being authorised to do so.
- 6.4.5 In relation to the requirements for the giving of notices under this clause 6.4, it is immaterial that the amount then considered to be due may be zero.

6.5 Interest

If the Employer fails to pay a sum, or any part of it, due to the Contractor under this Agreement by the final date for payment, the Employer shall, in addition to any unpaid amount that should properly have been paid, pay the Contractor simple interest on that amount at the Interest Rate for the period from the final date for payment until payment is made. Any such unpaid amount and any interest under this clause 6.5 shall be recoverable as a debt.

6.6 Contractor's right of suspension

- 6.6.1 If the Employer fails to pay a sum payable to the Contractor in accordance with clause 6.4 (together with any VAT properly chargeable in respect of that payment) by the final date for payment and the failure continues for 7 days after the Contractor has given notice to the Employer of its intention to suspend the performance of the Pre-Construction Services and the grounds for such suspension, the Contractor, without affecting its other rights and remedies, may suspend performance of any or all of those obligations until payment is made in full. Where payment is made in full the Contractor shall notify the Employer of the resumption of those services.
- 6.6.2 Where the Contractor exercises its right of suspension under clause 6.6.1, it shall be entitled to a reasonable amount in respect of costs and expenses reasonably incurred by it as a result of exercising the right.
- 6.6.3 Applications in respect of any such costs and expenses shall be made to the Employer's Agent and the Contractor shall with its application or on request submit such details of them as are reasonably necessary for ascertaining the amount in question.

Section 7 Insurance

7.1 Professional Indemnity and Public Liability insurance

Where stated as required in the Particulars, the Contractor shall during the Pre-Construction Period maintain with reputable insurers that have a place of business in the United Kingdom:

- 7.1.1 Professional Indemnity insurance with limits of indemnity of the types and in amounts not less than those stated in the Particulars; and
- 7.1.2 Public Liability insurance in respect of death and personal injury and injury or damage to property in a sum not less than the amount stated in the Particulars for any one occurrence or series of occurrences arising out of one event,

provided in the case of any renewal of Professional Indemnity insurance that it remains available at commercially reasonable rates and terms.

7.2 Evidence of insurance

When reasonably requested by the Employer, the Contractor shall send to the Employer appropriate documentary evidence that such insurances have been effected and/or are being maintained.

7.3 Non-availability of Professional Indemnity insurance

If Professional Indemnity insurance is required but as at renewal has ceased to be available at commercially reasonable rates or terms, the Contractor shall promptly notify the Employer in order that they may discuss the means of best protecting their respective positions.

Section 8 Use of Contractor's Information, Confidentiality etc.

8.1 Use of the Contractor's Information

- 8.1.1 Unless otherwise agreed in writing in relation to any specific items, all rights including (without limitation) copyright in the Contractor's Information shall remain vested in the Contractor.
- 8.1.2 Subject to all monies due and payable under this Agreement to the Contractor having been paid, the Contractor grants to the Employer an irrevocable royalty-free licence to copy and use the Contractor's Information and to reproduce that information for the execution and completion of the Project and the subsequent maintenance, letting, occupation, management, sale, advertisement, alteration, refurbishment, reinstatement and repair of it.
- 8.1.3 The licence referred to in clause 8.1.2:
 - 8.1.3.1 shall enable the Employer to copy and use the Contractor's Information for an extension of the Project, but not to reproduce any designs comprised in that information for any such extension;
 - 8.1.3.2 includes the right to grant sub-licences; and
 - 8.1.3.3 shall continue in force notwithstanding the expiry or termination of the Contractor's employment under this Agreement.
- 8.1.4 The Contractor's liability for the consequences of any use of the Contractor's Information by the Employer or any other person shall be subject to clause 2.8 and the Contractor shall not in any event be liable for any use for any purpose other than that for which that information was prepared.

8.2 Confidentiality and publicity

The Contractor shall during the continuance of the Project keep confidential and use or disclose only as necessary for the purposes of the Project any information supplied to it that relates to the Employer or the Project. That obligation shall not apply to any information that is in or comes into the public domain (other than as a result of the Contractor's breach) or prevent any disclosure required by law. The Employer's consent shall be required to any publication relating to the Project, but shall not be unreasonably withheld.

8.3 Transparency

Where the Employer is a Local or Public Authority or other body to which the provisions of the Freedom of Information Act 2000 ('FOIA') apply, the Parties acknowledge that, except for any information which is exempt from disclosure in accordance with the provisions of FOIA, the content of this Agreement is not confidential. The Employer shall be responsible for determining in its absolute discretion whether any of the content of this Agreement is exempt from disclosure in accordance with the provisions of FOIA. Notwithstanding any other term of this Agreement:

- 8.3.1 the Contractor hereby consents to the Employer publishing any amendments to the standard form JCT contract in their entirety, including changes to the standard form agreed from time to time, but in each case with any information which is exempt from disclosure in accordance with the provisions of FOIA redacted;
- 8.3.2 the Employer shall promptly inform the Contractor of any request for disclosure that it receives in relation to this Agreement.

Section 9 Assignment and Novation

9.1 Restrictions on assignment

Neither the Employer nor the Contractor shall without the written consent of the other assign this Agreement or any rights thereunder.

9.2 Novation

It is nevertheless agreed that:

9.2.1 where the Main Contract is a JCT Design and Build Contract or Major Project Construction Contract 2024 and this clause 9.2 applies in respect of the consultancy agreement or appointment for the Project of any member of the Consultant Team identified by name in the Particulars; or

9.2.2 (in the case of any form of Main Contract) where this clause 9.2 applies in respect of a contract or order placed with any specialist or supplier identified by name in the Particulars, or one with which it is otherwise agreed in writing by the Parties that a contract or order should be placed in advance of the Main Contract, and where the material terms of the contract or order and its intended novation under this clause 9.2 have been agreed by the Parties,

the Contractor, on or after execution and delivery of the Main Contract, shall promptly on notice from the Employer given in accordance with clause 1.5.4 enter into a novation agreement with such consultant, specialist or supplier substantially in the form (or appropriate form) of Novation Agreement specified in the Particulars or otherwise agreed.^[8]

[8] As to forms of Novation Agreement, see the Guidance Notes.

Section 10 Suspension by the Employer, Termination, Adjudication and the PC Regulations

10.1 Suspension by the Employer

The Employer may at any time on not less than 14 days' notice to the Contractor given in accordance with clause 1.5.4 require it to suspend performance of the whole or any part of the Pre-Construction Services. Following the issue of a notice under this clause 10.1, the Employer shall pay the Contractor in accordance with section 6:

- 10.1.1 any accrued instalments of the Fee and of any Additional Payment then unpaid;
- 10.1.2 a fair proportion of the next instalment in each case, having regard to the services performed (or to be performed to the effective date of suspension) since the last instalment fell due;
- 10.1.3 all Reimbursable Expenses accrued; and
- 10.1.4 any demobilisation costs properly and necessarily incurred by the Contractor in complying with the notice,

together with any VAT properly payable.

10.2 Remobilisation

The Employer may at any time within 6 months (or such other period as is specified in the Particulars) following the notice under clause 10.1 instruct the Contractor to recommence the performance of the suspended services. The Contractor shall comply with any such instruction as soon as reasonably practicable and the Employer shall pay the Contractor any remobilisation costs properly and necessarily incurred by it as a result.

10.3 Notification of costs

The Contractor shall:

- 10.3.1 promptly notify the Employer of the amount of any demobilisation and remobilisation costs which it intends to claim;
- 10.3.2 provide the Employer with such supporting documents as the Employer may reasonably require to verify the amount claimed; and
- 10.3.3 use all reasonable endeavours to minimise those costs.

10.4 Extended suspension – termination by the Contractor

In the case of a suspension by the Employer of all or a substantial proportion of the Pre-Construction Services for any reason, where the Employer has not within the period referred to in clause 10.2 instructed the Contractor to recommence the performance of all or substantially all those services that remain to be performed, the Contractor, after giving to the Employer not less than 14 days' prior notice of its intention to do so, may give notice to the Employer terminating the Contractor's employment under this Agreement. Each notice under this clause 10.4 shall be given in accordance with clause 1.5.4 and, if notice of termination is given, clause 10.6 shall apply.

10.5 Termination at will or for default/insolvency or under regulation 73(1) of the PC Regulations

- 10.5.1 The Employer may at any time give the Contractor not less than 14 days' notice terminating its employment.
- 10.5.2 If either Party is insolvent, the other may give notice to that Party terminating the Contractor's employment with immediate effect.
- 10.5.3 If either Party ('the defaulting Party') commits a material breach of its obligations, the other Party may give notice to the defaulting Party specifying the breach and requiring its remedy. If the defaulting Party fails to comply with the notice within 7 days, the other Party

may give notice to the defaulting Party terminating the Contractor's employment with immediate effect.

10.5.4 Where this Agreement is one to which regulation 73(1) of the PC Regulations applies and the circumstances set out in regulation 73(1)(a) or 73(1)(b) of those regulations apply, the Employer shall be entitled by notice to the Contractor to terminate the Contractor's employment.

10.5.5 Each notice referred to in this clause 10.5 shall be given in accordance with clause 1.5.4.

10.6 Consequences of termination and termination payment

10.6.1 Following the issue of a notice of termination under clause 10.4 or 10.5:

10.6.1.1 the Parties shall consult and take all reasonable steps to bring the Pre-Construction Services to an orderly close;

10.6.1.2 the Contractor shall within 14 days deliver to the Employer copies of the Contractor's Information (including any material prepared prior to the date of termination and not previously delivered to the Employer), provided that in the case of termination under clause 10.4 or by the Employer under clause 10.5.4 (regulation 73(1)(a)) or where the Contractor terminates under clause 10.5, the Contractor shall be obliged to do so only against the Employer's payment of any amount due under clause 10.6.2.

10.6.2 The amount due on termination from the Employer to the Contractor or (if a negative amount) from the Contractor to the Employer shall be the aggregate of:

10.6.2.1 an appropriate proportion of the Fee, determined in accordance with Annex A, and of any Additional Payments;

10.6.2.2 any Reimbursable Expenses; and

10.6.2.3 (where the termination is not due to the Contractor's insolvency or material breach or under clause 10.5.4 (regulation 73(1)(b))) any demobilisation and other costs reasonably and properly incurred by the Contractor as a result of the termination,

less amounts previously paid to the Contractor and less (where the termination is due to the Contractor's insolvency or material breach or under clause 10.5.4 (regulation 73(1)(b))) any additional costs reasonably and properly incurred by the Employer in procuring the completion of the Pre-Construction Services by others, but together in each case with any VAT properly payable ('the termination payment').

10.6.3 The Contractor shall not later than 2 months after the date of termination provide the Employer with all documents necessary for calculating the amounts referred to in clause 10.6.2. Not later than 2 months after receipt of those documents, the Employer shall prepare and send to the Contractor a statement which shall set out the amounts referred to in clause 10.6.2, and the due date for the termination payment shall be the last date for issue of the Employer's statement.

10.6.4 Subject to clause 10.6.7, the final date for payment of the termination payment shall be 14 days from the due date.

10.6.5 Not later than 5 days after the due date for the termination payment the Employer shall give a notice to the Contractor, stating the sum it considers to be or have been due to the Contractor or Employer (as the case may be) at the due date, calculated in accordance with clause 10.6.2, and the basis on which that sum has been calculated ('the Employer's termination payment notice').

10.6.6 If the Party by which the termination payment is stated to be payable ('the payer') intends to pay less than the sum stated as due from it, it shall not later than 5 days before the final date for payment give the other Party a Pay Less Notice and with respect to that notice the provisions of clause 6.4.3 (or its converse) shall apply.

10.6.7 If an Employer's termination payment notice is not given in accordance with clause 10.6.5:

10.6.7.1 the Contractor may at any time after the last date for issue of that notice give a notice to the Employer stating the sum that the Contractor considers to have

become due under clause 10.6.2 at the due date and the basis on which that sum has been calculated ('the Contractor's termination payment notice') and, subject to any Pay Less Notice given under clause 10.6.7.3, the termination payment shall be the sum stated as due in the Contractor's termination payment notice;

10.6.7.2 where a Contractor's termination payment notice is given under clause 10.6.7.1, the final date for payment of the sum specified in it shall for all purposes be regarded as postponed by the same number of days as the number of days after the last date for issue of the Employer's termination payment notice that the Contractor's termination payment notice is given;

10.6.7.3 following the Contractor's termination payment notice the Employer may not later than 5 days before the final date for payment give a Pay Less Notice and with respect to that notice the provisions of clause 6.4.3 shall apply.

10.6.8 In relation to the giving of an Employer's termination payment notice and Pay Less Notices (and the requirements for the giving of such notices) under this clause 10.6 the provisions of clauses 6.4.4 and 6.4.5 shall correspondingly apply.

10.6.9 If the payer fails to pay the termination payment, or any part of it, by the final date for payment, the provisions of clause 6.5 (or its converse) shall apply.

10.6.10 Except as set out in clause 10.6.2, neither Party shall be liable to the other for any loss of profit, loss of contracts, or any other losses, costs or expenses that arise out of the termination.

10.6.11 Termination of the Contractor's employment shall not affect the accrued rights or remedies of either Party.

10.7 Adjudication

If a dispute or difference arises under this Agreement which either Party wishes to refer to adjudication, the Scheme shall apply except that for the purposes of the Scheme the Adjudicator shall be the person (if any) and the nominating body shall be that stated in the Particulars.

10.8 The Public Contracts Regulations 2015

Where the Employer is a Local or Public Authority and this Agreement is subject to the PC Regulations:

10.8.1 where regulation 113 of the PC Regulations applies to this Agreement, the Contractor shall include in any sub-contract it enters into suitable provisions to impose the requirements of regulation 113(2)(c)(i) and (ii);

10.8.2 the Contractor shall include in any sub-contract it enters into provisions requiring the sub-contractor:

10.8.2.1 to supply and notify to the Contractor the information required (as applicable) under regulations 71(3), 71(4) and 71(5) of the PC Regulations; and

10.8.2.2 to include in any sub-subcontract the sub-contractor in turn enters into provisions to the same effect as required under clause 10.8.2.1;

10.8.3

10.8.3.1 the Contractor shall include in any sub-contract it enters into provisions that shall entitle the Contractor to terminate the sub-contractor's employment where there are grounds for excluding the sub-contractor under regulation 57;

10.8.3.2 in the event the Employer requires the Contractor to terminate a sub-contractor's employment pursuant to regulation 71(9) the Contractor shall take the appropriate steps to terminate that employment and where required by the Employer under regulation 71(9) shall, or in circumstances where there is no such requirement may, appoint a replacement sub-contractor.

The Particulars

Note: An asterisk * indicates where selection has been or should have been made.

Documents and Listings

The following terms used in the Agreement refer to (or are defined by) the following documents and listings (as altered and updated from time to time in accordance with this Agreement). *(Where the relevant document(s) or listing(s) form an Annex to this Agreement insert a reference to that Annex; in other cases, give the document title, reference number and date or other identifier (or, where convenient and practicable, insert details here).)*

First Recital

Project
(detailed description)

[] Whole estate improvement works inclusive of roof, window and door replacements, external fabric repairs, redecoration and other miscellaneous works.
All drawings, plans, models, specifications, reports, calculations, charts, diagrams, sketches (including without limitation any such items retained on or in any computer software or other electronic media) and other works prepared conceived or developed by or on behalf of the Contractor (including by any of the Project Team) in the course of or as a result of carrying out the Pre-Constriction Services whether in existence or to be made or produced and including all amendments additions and all designs, ideas, concepts and inventions contained in them

Main Contract
(type, conditions, amendments and other details of the proposed contract)

[] The main building Contract for the Construction Phase intended to be entered into by the Employer for the carrying out and completion of the design and construction of works will be the same form and amendments as per the works at Stepney Green Court, London, E1 3NQ

Fifth Recital

~~First stage tender~~ Contractor's initial proposals

[] The Design Fees and included under Annex A of this agreement.

Sixth Recital

Second Stage Tender Requirements
(Identify the Instructions to Tenderers and/or other relevant document(s).)

[] Deliverables as set out in Sections 1-4 of the PCSA Pre Construction Services and Second Stage Pricing

1.1

BIM Protocol
(Not applicable unless it is stated to apply, with the title, edition, date or other identifiers of the relevant documents stated, and the identified protocol is included in the Employer's Requirements.)

*- applies as set out in the following document(s) included in the Employer's Requirements

[]

* does not apply

1.5.3

Addresses for service of notices by the Parties

(If a Party's address is not stated, it shall, subject to clause 1.5.3, be that shown at the commencement of the Agreement.)^[9]

Employer

[] Industrial Dwellings Society,
143 Stoke Newington Road,
London N16 8BP

Contractor

[] SER Contractor Ltd
Hunter's Hall Farm,
Epping Upland,
Epping, Essex
CM16 6PL

The respective email addresses for the Parties are

Employer's email

[] rsmith@ids.org.uk

Contractor's email

[] costin.serban@sercontractor.co.uk

or, subject to clause 1.5.3, such other email address as each Party may notify to the other from time to time

1.5.4.2

Service of notices by email

(If neither entry is deleted or an email address for each Party is not specified, clause 1.5.4.2 shall not apply.)

Clause 1.5.4.2

* ~~applies/does not apply~~

* applies

Employer's email

[] rsmith@ids.org.uk

Contractor's email

[] costin.serban@sercontractor.co.uk

2.1

Cost Plan

[] N/A

Employer's Requirements

[] Shall mean compliance with the criteria set out in the Pre-Construction Services.

Programme

[] The start date is 10th October 2025, resulting in a completion date of 29th November

[9] As to service of notices etc. outside the United Kingdom, see the Guidance Notes.

2025

Project Team

[Name]	[Function]
<div></div>	<div></div>
SER to confirm	

Third Party Agreements

[Parties]	[Date]	[Subject]
<div></div>	<div></div>	<div></div>
Not applicable		

2.1.2

Contractor's Key Personnel

[Name]	[Function]
<div></div>	<div></div>

Contractor's Representative
(as at the date of this Agreement)

SER to confirm

Insurances

7.1.1

Professional Indemnity insurance^[10]

Level of cover
(If an alternative is not selected the amount shall be the aggregate amount for any one period of insurance. A period of insurance for these purposes shall be one year unless otherwise stated.)

- Amount of indemnity required
- * is for any one claim or series of claims arising out of one event

* is the aggregate amount for any one period of insurance (the period of insurance is 6 months)

(If no amount is stated, insurance under clause 7.1.1 shall not be required.)

and is
£2,000,000.00

Sub-limits within the overall level of cover

Specific exclusions listed in the relevant schedule(s) (or other policy document(s)) to the relevant policy

[10] See the Guidance Notes.

7.1.2

Public Liability insurance

(If neither entry is deleted or cover level is not stated, such insurance is not required.)

* is required, with a limit of indemnity of

£[]10,000,000

* is not required

Novation

9.2.1

Consultant Team members to which clause 9.2 applies

[Name]

[Date of Appointment/Consultancy Agreement]

[]

[]

N/A

N/A

9.2.2

Sub-Contractors/Suppliers to which clause 9.2 applies

[Name]

[Particulars of (Sub-)Contract/Order]

[]

[]

N/A

N/A

9.2 (hanging paragraph)

Where clause 9.2 applies, the form(s) of Novation Agreement and additional terms (if any) applicable to such novation(s)^[11]
(Identify the form(s) and terms or the document(s) in which these are set out.)

* are

* are set out in

[]

Suspension

10.2

Period

(if other than 6 months)

[]

Adjudication

[11] Where the relevant form(s) are included as an Annex to this Agreement (as is recommended), it is sufficient to refer to that Annex.

10.7

Adjudication^[12]

The Adjudicator is

Nominating body – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established) the nominating body is

(Delete all but one of the asterisked choices. If the body is to be other than one of those listed, insert the name here.)

(If a body has not been selected from those listed below or another body chosen and inserted, the nominating body shall be one of the bodies listed below selected by the Party requiring the reference to adjudication.)

- * ~~Royal Institute of British Architects~~
- * The Royal Institution of Chartered Surveyors
- * ~~constructionadjudicators.com^[13]~~
- * ~~Chartered Institute of Arbitrators~~
- *

[12] The Parties should either name the Adjudicator and select the nominating body or, alternatively, select only the nominating body. The Adjudication Agreement (Adj) and the Adjudication Agreement (Named Adjudicator) (Adj/N) have been prepared by JCT for use when appointing an Adjudicator.

[13] ~~constructionadjudicators.com is a trading name of Contractors Legal Grp Ltd.~~

Attestation

Execution under hand^[14]

As witness

the hands of the Parties
or their duly authorised representatives

Signed by or on behalf of
the Employer

in the presence of:

witness' signature

witness's name

witness's address

Signed by or on behalf of
the Contractor

in the presence of:

witness' signature

witness's name

witness's address

[14] **+++Now footnote [13]+++** This Agreement for the reasons given in the Guidance Notes only provides for execution under hand.

Annex A

Fee, Rates, Additional Payments and Reimbursable Expenses

*Note: An asterisk * indicates where selection has been or should have been made.*

1 **The Fee**

* The Fee is the fixed sum of £[]37,162.67

~~* The Fee comprises the fixed sum of £[] together with
[]~~

~~* The Fee is to be calculated as follows:
[]~~

Additional terms relating to the amount or calculation of the Fee

~~[] as broken down within the priced Pre-Construction Services Section 1 and 2 as
appended to this contract~~

2 **Payment of Fee etc.**

The Fee shall become due and payable in accordance with section 6 at the following dates or stages/milestones and in the following amounts or percentages^[15]:

[Application date or stage/milestone at which due]Monthly valuations to be made based on work completed, commencing one month from the start date and on the same date (to the nearest Business Day) thereafter.	[Percentage of Fee or amount]
---	--

[]	[]
----------------	----------------

3 **Contractor's Project Staff – Applicable rates**

The *daily/weekly all-in rate for any necessary extension of Pre-Construction Services work (and for the purposes of any apportionment under clause 10.6.2.1) is

£[] based on the Contractor's Project Staff of

[No.]	[Person(s)/Grade]	[Rate per hour/day]
[]	[]	£[] per []
N/A		£ per

4 **Additional Services**

The rates specified above shall apply (so far as properly applicable) for the purposes of any Additional

[15] **+++Now footnote [14]+++** If the dates or stages/milestones are not specified sufficiently clearly, the Scheme for Construction Contracts (under the Housing Grants, Construction and Regeneration Act 1996) will apply.

Services instructed (or events or causes within clause 5.2) *subject to the following:

[]

5 Reimbursable Expenses

Subject to their being properly and necessarily incurred for the purposes of the Project, the following expenses/disbursements of the Contractor shall be reimbursable by the Employer up to any maximum amount or rate specified below or as otherwise agreed in writing from time to time:

~~[Type]~~ *Not applicable*

[Maximum amount/rate]

[]

[]

Save as otherwise agreed in writing, all other expenses and disbursements shall be deemed to be included in the Fee.

6 Supporting documents

Each application that includes any of the following types of charge or expenditure should be accompanied by the following documents:

[Charge/Expenditure]

[Documentation]

[]

[]

7 VAT

All amounts and rates shown above are exclusive of VAT.

Annex B Pre-Construction Services^[16]

Programme preparation

See attached scope of services detailed within Pre-construction services Sections 1 & 2

-
-
-
-
-
-
-

Construction advice
(including value engineering/environmental sustainability/buildability advice)

-

Construction advice
(including value engineering/environmental sustainability/buildability advice)

[16] **+++Now footnote [15]+++** Each Project has its own individual requirements, which generally require to be specified in considerable detail, and the listings are therefore a matter for the Parties and the Consultant Team. The five headings given above indicate merely a convenient (and commonly used) division of those requirements into the principal categories that may form a useful framework for the detailed requirements. JCT recognises that it is during the pre-construction phase of the Project, rather than during its execution, that the investigation of changes which could result in an improvement in environmental performance and sustainability are more commonly dealt with and value engineering exercises undertaken, and that such matters will be dealt with in detail under the heading 'Construction advice'. For some basic model wording for use in the listing of environmental performance and sustainability related requirements, see the Guidance Notes. JCT envisages that the 'Construction advice' heading will also include the development of the Construction Phase Plan in a manner that incorporates best industry safety practices and, in relation to 'Procurement and specialist design development services', that CDM, Part 2A of the Building Regulations and other Health and Safety matters will be dealt with thoroughly in the tender documentation for specialist sub-contractors.

Cost advice

Procurement and specialist design development services

**Establishment of management and communication systems for the Construction Phase
(including external links)**

Guidance Notes

Introduction

- 1 This Agreement, the General Contractor (PCSA) version of the JCT Pre-Construction Services Agreement, is designed to cover the interim appointment of a contractor and the provision by it of pre-construction services where procurement is based on a two-stage tender process.
- 2 The appointment follows first stage tenders and covers the period leading up to the Contractor's submission of a definitive, second stage tender and entry into the Main Contract for the construction phase.
- 3 This Agreement envisages first stage tenders being made on the basis of designs by the Consultant Team that are only partially developed and that, during its appointment for the pre-construction period, the selected Contractor will assist with final development of the design and of specialist tender documents and with the arrangements necessary to obtain sub-contract tenders for the Contractor's second stage bid. The latter bid is to be made in accordance with costing parameters that are generally established by the initial tender documents.
- 4 The Contractor's involvement and advice during the pre-construction period, as to (inter alia) programme, cost plans, buildability and specialist procurement as well as the final design and preparations for the construction phase, is generally valuable and often essential, particularly in Design and Build procurement. It is in the pre-construction period, not during the construction phase, that the Employer, assisted by the Contractor and relevant specialists, is able to derive the greatest benefits from value engineering exercises and the investigation of changes which could result in an improvement in environmental performance and sustainability.
- 5 Reflecting the advisory position of the Contractor during the pre-construction period, the Agreement is drafted on a basis similar to that of construction consultancy agreements.
- 6 This Agreement is designed for use between the Employer and the prospective Contractor in cases where it is necessary for a main contractor to establish and maintain a substantial team of its own to work with the Consultant Team during the pre-construction period. It is intended for use in connection with the JCT Standard Building Contract, Design and Build Contract, Major Project Construction Contract and the two versions (IC and ICD) of the Intermediate Building Contract 2024. Subject to minor adaptation, it can also be used with Trade Contractors under JCT Construction Management documentation, since each of those contractors contracts directly with the Employer.
- 7 Subject to the Trade Contractor exception, however, it is not intended for use between the Employer (or main contractor) and specialist sub-contractors; pre-construction arrangements with specialists (by either the Employer or the Contractor) are catered for by the other version of the agreement, namely the JCT Pre-Construction Services Agreement (Specialist) (PCSA/SP). These agreements are by their nature intended to be simple and the insertion here of even a modest selection of the necessary alternatives for arrangements with specialists would result in too lengthy and complex a document.

Specific Provisions

Recitals

- 8 The First Recital requires the insertion of a brief description of the Project, with the detailed descriptive document(s) identified in the Particulars. The detailed description is important because it defines the scope of instructions that can be given to the Contractor as to matters that are (or should be) within its competence.
- 9 The Second Recital identifies the Employer's Agent, which it is envisaged will have full authority to act on the Employer's behalf in the Pre-Construction Period. Any notice to the Employer that the Contractor sends to the Employer's Agent is duly given if sent by the appropriate means, but under clause 4.1 the Employer may in other respects limit the agent's authority by written notice to the Contractor.
- 10 For the Construction Phase of projects where the Architect/Contract Administrator acts as certifier,

e.g. those under Standard Building Contract or Intermediate Building Contract 2024, the JCT discourages appointment of the Architect/Contract Administrator as Employer's Agent. During the Pre-Construction Period, however, where payment is on an application basis and there is no independent certifier role, there is no necessary conflict in the Architect or other lead consultant acting also as Employer's Agent. It may often assist co-ordination if the Architect or other lead consultant so acts.

- 11 The Third Recital now deals with both the appointment of the Principal Designer and Principal Contractor for the purposes of the CDM Regulations. A new Recital (the Fourth Recital) has been inserted to deal with the appointment of the Principal Designer and Principal Contractor under Part 2A of the Building Regulations. The Building Regulations provide that instead of appointing a separate principal designer and principal contractor, the client may certify that the CDM principal designer and the CDM principal contractor should be treated as appointed in these roles for the purposes of the Building Regulations (Part 2A, regulation 11D(2)). Professional advice should be sought as to whether this is appropriate in any given project.
- 12 The Fifth Recital refers to the Contractor's first stage tender or initial proposal document(s) intended to form the basis of the Contractor's Second Stage Tender; the reference to initial proposal document(s) is intended to include any existing Framework or similar agreement that in effect serves as a tender for these purposes. The Fifth Recital also refers to Annex A (the Fee) and Annex B (the Pre-Construction Services), which the parties must complete; the Sixth Recital sets out a provisional timetable for the end of the Pre-Construction Period and commencement of the Construction Phase.

Section 1 – Definitions and Interpretation

- 13 In keeping with the aim of brevity, section 1 defines only those terms not defined earlier in the Agreement. Several of the defined terms are common to the JCT range as a whole. There are new definitions for 'Business Day' and 'Public Holiday', which reflect the definitions in other JCT contracts. There are also new definitions 'Building Regulations', 'Principal Contractor' and 'Principal Designer'. The new Part 2A of the Building Regulations sets out a framework of safety duties for those persons ('dutyholders') who commission, design and undertake building work to which building regulations apply. They also set out additional duties in relation to higher risk buildings and include obligations to appoint a Principal Designer and Principal Contractor in respect of works to which the regulations apply. Dutyholders are required to ensure that they have the necessary competence to carry out design and building work and that arrangements and systems are in place to plan, manage and monitor compliance with the regulations.
- 14 Those terms that are not already familiar are mostly self-explanatory. Of those that are less familiar, the term Additional Payment relates to payment for Additional Services (or for any other events or causes within clause 5.2) that is not effected by means of an adjustment of the Fee (where, for example, a one-off payment is more appropriate than payment phased over the remainder of the Pre-Construction Period). The listing of 'Contractor's Project Staff' in Annex A is intended to assist in distinguishing between, on the one hand, those instructions from the Employer which it can reasonably expect to be dealt with in the ordinary course by the Contractor's existing Project Staff within the agreed Fee and, on the other, those instructions that can properly be said to be for additional work not covered by the original Fee.
- 15 The Interpretation provisions of PCSA will be familiar to JCT contract users. In relation to notices, clause 1.5.4 provides specified methods of service for several of the most important types of notices under the Agreement, namely those relating to suspension of the Pre-Construction Services, default and termination and those relating to novation. In PCSA 2024 these provisions have been extended to include an email service option which will only apply if an email address for each Party has been specified in the entry against that clause. Clause 1.5.3 (and its corresponding Particulars entry) deals with methods of service (including email) for other notices and communications.

Section 2 – Contractor's General Obligations (and Annex B)

Pre-Construction Services

- 16 The principal obligation of the Contractor is to provide the Pre-Construction Services, as listed by the Parties in Annex B which, for the purposes of that listing, contains an indicative division into five sections (Programme preparation, Construction advice, Cost advice, Procurement and specialist design development services, and Establishment of management and communication systems).
- 17 It is not reasonably practicable in this Agreement to give standard detailed listings of the services that the Contractor is expected to supply, first because they will vary according to the nature of the project and, secondly, because the Contractor's role and relationship with the other members of the Project Team will differ materially as between Design and Build projects on the one hand (under the Design and Build Contract or Major Project Construction Contract 2024) and those procured under the

direction of a Contract Administrator (i.e. under the Standard Building Contract or either version of the Intermediate Building Contract 2024) on the other. A substantial proportion of Employers already have listings appropriate for Annex B and such listings should also be readily available from the Consultant Team.

- 18** JCT recognises that investigatory work which could result in an improvement in environmental performance and sustainability will more commonly be done at the pre-construction stage, rather than during the execution of the Project. In preparing the listing for Annex B Employers may wish to consider using the basic model wording set out in italics below. This wording could be used together with a more detailed listing of the environmental sustainability related functions and responsibilities required which JCT envisages will be specific to the Project and/or the pre-construction services to be provided by the Contractor. If there is any doubt as to the suitability of this wording or any adjustments that may be proposed to it appropriate professional advice should be taken.

In performing the Pre-Construction Services, the Contractor will assist the Employer and other members of the Project Team in exploring ways in which the environmental performance and sustainability of any design in relation to the Project or part of the Project or the execution of the Project or the completed Project might be improved and environmental impact reduced (provided that such work shall not extend the Contractor's obligations in relation to design (if any) under this Agreement or impose obligations in relation to design upon the Contractor under this Agreement) including (but not limited to) the selection of products and materials and/or the adoption of construction/engineering techniques and processes which result in or involve:

- *reductions in waste;*
- *reductions in energy consumption;*
- *reductions in mains water consumption;*
- *reductions in CO2 emissions;*
- *reductions in materials from non-renewable sources;*
- *reductions in commercial vehicle movements;*
- *maintenance or optimisation of biodiversity;*
- *maintenance or optimisation of ecologically valuable habitat; and*
- *improvements in whole life performance.*

- 19** The JCT envisages that construction advice will include development of the Construction Phase Plan in a manner that incorporates best industry safety practices and that CDM, Part 2A of the Building Regulations and other Health and Safety matters will be dealt with thoroughly in tender documentation for specialist sub-contractors.

Performance of Services

- 20** The provisions of clauses 2.1 to 2.6, governing performance of the Pre-Construction Services, are all substantially in standard JCT terms, as to compliance with the Employer's Requirements and applicable legislation (clause 2.1), level of skill and care (clause 2.1.1), compliance with instructions (clause 2.2), the supply of information (clause 2.3, which also includes an express duty of co-operation), deleterious materials and provision of environmental impact information on materials selected (clause 2.4), Joint Fire Code (clause 2.5) and the requirement for consent to sub-contracting (clause 2.6).
- 21** Clauses 2.1 and 2.3 make reference to compliance with other documents which may or may not be included within the Employer's Requirements, namely the Cost Plan (which will no doubt alter and develop during the Pre-Construction Period) and Third Party Agreements, a term which covers agreements relating to the site and its use and agreements relating to the requirements of prospective purchasers and tenants. It is envisaged that the listing of those agreements will be fixed at the outset; any further agreements affecting performance of the Pre-Construction Services that the Employer enters into during the Pre-Construction Period may of course be dealt with under section 5.
- 22** Under clause 2.1.2, unless otherwise agreed, the Contractor is required to ensure that its Key Personnel fulfil the roles that have been agreed and are readily accessible to the Employer and Consultant Team. Clause 2.1.3 provides for involvement of the Contractor's supply chain.
- 23** Clause 2.2 provides for compliance with instructions, but at clause 2.2.2 also provides for immediate

consultation if the Contractor has objections to an instruction on grounds of a material and adverse effect on the Project, as distinct from matters relating principally to time or money, which are dealt with in section 5.

- 24 Clause 2.7 makes provision for the Contractor's Second Stage Tender, as envisaged by the Sixth Recital, though clause 2.7.2 makes it clear that the Employer is not bound to accept that tender. Clause 2.8 conversely provides that, personal injury apart and unless otherwise stated in Annex B, the Contractor has no liability to the Employer in respect of any design work under the Pre-Construction Services Agreement unless and until the Parties enter into the Main Contract, when any such work is placed on the same footing as design work under the Main Contract. If Annex B expressly provides for design liability independently of the Main Contract, the Contractor should check that the required level of skill and care and extent of liability are reasonable.

Section 3 – Employer's General Obligations etc.

- 25 Apart from the obligation to maintain an Employer's Agent (clause 4.1) and payment obligations, which are dealt with in sections 5 and 6, the Employer's obligations are limited to complying with applicable CDM Regulations and as applicable Part 2A of the Building Regulations and supplying the necessary information in its control (clause 3.1), making decisions promptly on request (clause 3.2) and exercising its powers to ensure that members of the Project Team do not prevent due and timely performance of the Pre-Construction Services (clause 3.3).

Section 4 – Representatives and Contractor's Key Personnel

- 26 Under clause 4.1 the Employer is required to maintain an Employer's Agent during the Pre-Construction Period. The Contractor for its part is under an obligation to have a Contractor's Representative and not to make any voluntary changes in that appointment or in Key Personnel without the Employer's consent (clause 4.2), but the Employer has a right under clause 4.3 to require their removal for unsatisfactory performance. Where replacement is necessary, the Employer's prior approval of the proposed appointee is required.

Section 5 – Additional Services, Fee Adjustment

- 27 Under clause 5.1, the Employer can instruct alterations and additions to the Pre-Construction Services that are within the Project's scope and the Contractor's competence.
- 28 If the altered or additional services cannot reasonably be expected to be carried out by the Contractor's agreed levels of Project Staff in the ordinary course during the Pre-Construction Period or if there is material alteration, delay, prolongation or disruption to the Contractor as a result of a Project-related event or cause beyond its control, the Contractor is entitled to additional payment for it (clause 5.2) provided the Contractor notifies the Employer in accordance with clause 5.3. Any additional time requirements should be notified as well as costs; both are fairly to be assessed under clause 5.5.

Section 6 – Payment (and Annex A)

- 29 The payment provisions in this Agreement comply with the payment and payment-related notice requirements of the Housing Grants, Construction and Regeneration Act 1996 as amended by the Local Democracy, Economic Development and Construction Act 2009 ('the Construction Act').
- 30 The provisions of section 6 follow the standard JCT payment provisions closely, with clause 6.1 providing for payment of the Fee and Reimbursable Expenses (each to be specified in, or calculated in accordance with, Annex A) together with any Additional Payments in accordance with section 5 and the VAT properly chargeable.
- 31 Clause 6.2 provides for applications by the Contractor at specified dates or stages, with such documentary evidence as is either specified in Annex A or reasonably required by the Employer. The provisions dealing with the due date and final date for payment (which in line with other JCT contracts is 14 days from the respective due date) are set out in clause 6.3. Those provisions are then followed by standard provisions as to payment and pay less notices (clause 6.4), interest on unpaid amounts (clause 6.5) and the Contractor's right of suspension (clause 6.6). It will be noted that in default of notice by the Employer in accordance with clause 6.4.1 or 6.4.3, the Contractor is statutorily entitled to payment of the amount it has applied for. In clause 6.6, the Contractor's right of suspension for non-payment reflects the statutory right for it to recover its reasonable costs and expenses arising from such suspension.
- 32 Paragraph 1 of Annex A requires the insertion there of the amount (or basic amount) of the Fee and/or the method of calculation (if or to the extent that it is not a fixed sum), together with details of any other terms that affect that amount or calculation. The dates/stages/milestones for payment should

then be set out in paragraph 2. It is important that these terms should be set out clearly. Paragraph 3 of the Annex specifies the Contractor's Project Staff requirement (which may of course vary over the period) and enables the Parties to specify hourly, daily or weekly rates for valuing additional work, subject to any further terms that the Parties specify in paragraph 4.

- 33 As respects paragraph 5, it is desirable that the categories of Reimbursable Expenses be listed and that an appropriate limit be put on the overall amount and/or the rate at which such items are reimbursable.
- 34 Paragraph 6 is not exhaustive, since the Employer has a residual right to call for reasonable evidence of time charges and other payments and disbursements by the Contractor, but it is also desirable that there should be agreement in advance on the documentation generally required to support the Contractor's payment applications in this regard.
- 35 As indicated in paragraph 7, all amounts and rates shown in the Annex are exclusive of VAT.

Section 7 – Insurance

- 36 If so stated in the Particulars, the Contractor is required to maintain Professional Indemnity ('PI') and Public Liability insurances in the amounts specified in the Particulars and on request to produce appropriate evidence of such insurances.
- 37 The obligation to maintain PI insurance is subject to the usual proviso as to continuing availability at commercially reasonable rates and terms, but is not related solely to design work. In the JCT's view PI cover is desirable where (as here) the Contractor is providing professional or similar advisory services. Such insurance is to be maintained with limit(s) of indemnity and for a period not less than that stated in the Particulars. If no overall level of cover is there stated, such insurance is not required.
- 38 The selection for the limit of indemnity is either an amount per claim or series of claims arising out of a single event (sometimes referred to as "any one claim" cover) or an aggregate amount for any one period of insurance, i.e. the limit is available once for any one period of insurance irrespective of the number of claims made. If an alternative is not selected it will be "the aggregate amount for any one period of insurance", and if an amount is not stated, then no such insurance will be required. Users will be aware that in terms of the general cover under PI policies historically "any one claim" cover has been common, but in recent years cover on an aggregate basis has become more common and "any one claim" cover increasingly difficult to obtain, and there has been a trend towards more exclusions and sub-limits.
- 39 A realistic approach needs to be taken both to the type of PI cover and the cover level(s) required. The PI policies issued by insurers are not standardised, and the way in which insurance for certain risks is expressed may vary and there may be restrictions and provisos within the policy. This is especially the case where cover for cladding and fire safety claims is relevant; the stance of the construction PI market to this type of cover is understood to be cautious and still evolving and where available it is offered as a sub-limit (or limit) in an aggregate annual amount and is subject to restrictions, exclusions, and higher excesses.
- 40 The previous (optional) sub-limit entry in the Particulars for pollution and contamination claims has in this 2024 edition been replaced with a general entry for inserting any sub-limits of indemnity within the general cover that may be required. For any such sub-limit, the type (e.g., an annual aggregate amount) and amount of the limit of indemnity should be stated. There is a new entry for specifying any specific exclusions to the relevant policy. JCT recognises that PI policies issued by insurers commonly include general exclusions. The new entry is for specific exclusions which are usually listed in a schedule(s), or other policy document such as a memorandum or endorsement, to the policy. If there is any doubt regarding any exclusion and whether to list it in the Particulars, appropriate professional advice should be sought.
- 41 **The Contractor will be required prior to appointment to provide details of any existing PI insurance and confirm that it has or will have in place in the event it is appointed PI cover of the type and level required. Information regarding any sub-limits, restrictions and specific exclusions should be provided to the Employer at that stage. Prior to entering into the Agreement, the Parties should seek advice from their insurance advisers about the extent of cover (including any sub-limits, restrictions and specific exclusions).**
- 42 The Contractor must provide evidence of the insurance under clause 7.2 if requested. If PI insurance ceases to be available at commercially reasonable rates or terms, the Contractor must immediately give notice to the Employer so that the Parties can discuss the best means of protecting their respective positions in the absence of such insurance.
- 43 This Agreement is not intended to cover preliminary asbestos removal work, which can only be

undertaken by licensed specialists: they should have access to the insurance schemes specifically set up for their industry and, while their insurance needs to be checked, it is in any event recommended that any such work should be dealt with by a separate agreement.

Section 8 – Use of Contractor's Information, Confidentiality etc.

- 44 The section comprises the standard JCT licence for the Employer to use the Contractor's design work (clause 8.1) and an undertaking by the Contractor to keep confidential information that relates to the Employer or the Project (clause 8.2). Employer's consent to related publications is not to be unreasonably withheld; this is appropriate in a large majority of cases, but it will be recognised that there are Employers which need to limit or preclude publicity regarding their construction activities. Clause 8.3, if it applies, deals with the authorising of disclosures by public sector employers in accordance with the Freedom of Information Act 2000.

Section 9 – Assignment and Novation

- 45 Clause 9.1 contains the standard JCT restriction on assignment.
- 46 Where the Main Contract is a JCT Design and Build Contract or Major Project Construction Contract 2024, clause 9.2 provides for the novation, upon entry into the Main Contract, of the agreements/appointments of Consultant Team members identified in the Particulars and, whichever form of Main Contract is used, it provides for novation of contracts or orders with specialists and suppliers which are either identified in the Particulars or in relation to which it is otherwise agreed by the Parties that there should be a novation under clause 9.2. The clause and Particulars envisage that there may be different forms of novation agreement for consultants on the one hand and for specialists/suppliers on the other.
- 47 The JCT itself does not at present publish forms of novation agreement.
- 48 However, novations, though commonplace, are not entirely straightforward. The Contractor will need to review the agreements and appointments to be novated and each party may need advice before agreeing to enter into novations. The Employer needs to ensure that its obligations will be discharged but that it will remain entitled to any necessary warranties in respect of past services; the Contractor will wish to ensure that it has the necessary representations, warranties and/or undertakings as to performance prior to the novation, free of any unreasonable limitations and 'no loss' arguments, and that, save as provided for in the Main Contract price, amounts owing or accrued to the consultant, specialist or supplier are discharged on or before the novation. The consultant or specialist for its part may also be concerned to preserve any 'net contribution' protection that might otherwise disappear on novation.

Section 10 – Suspension by the Employer, Termination, Adjudication and the PC Regulations

- 49 In keeping with the preliminary nature of the Agreement, the Employer has the right at any time to suspend the Pre-Construction Services or part of them (clause 10.1) or to terminate the Contractor's employment at will (clause 10.5.1), in each case on not less than 14 days' notice.
- 50 In the case of suspension, the Employer has the right under clause 10.2 to instruct the Contractor to remobilise but, if the period of suspension exceeds the relevant period (6 months or such other period as is specified in the Particulars) and such instruction has not been given, the Contractor, after giving a warning notice, may itself terminate its employment.
- 51 In common with JCT contracts generally, each Party has the right to terminate that employment in the case of the insolvency or unremedied default of the other (clauses 10.5.2 and 10.5.3). In the case of default a warning notice is required. In addition, where regulation 73(1) of the PC Regulations apply the Employer may terminate where the substantial modification ground applies (73(1)(a)) or on exclusion grounds (73(1)(b)).
- 52 In the case of suspension by the Employer, there is provision for payment (in accordance with section 6) up to the date of suspension, plus reasonable demobilisation costs (clauses 10.1.1 to 10.1.4), with clause 10.2 making provision for remobilisation costs and for the notification of costs either way. Suspension, warning and termination notices each require to be given by the means set out in clause 1.5.4.
- 53 In the case of termination, clause 10.6.1 makes provision for consultation and delivery of documents and clause 10.6.2 for the basis of the amount due on termination. The amount due is essentially limited to costs and expenses incurred by the Contractor, less, in the case of termination for the Contractor's insolvency or default, the additional cost to the Employer in procuring completion of the Pre-Construction Services. No other loss or damage, e.g. loss of profits, is payable as a result of termination (clause 10.6.10).

- 54 In PCSA 2024 clause 10.6 has been amended to provide expressly for the payment and payment-related notice requirements of the Construction Act. The due date for the termination payment is defined in clause 10.6.3. The provisions regarding the final date for payment of the termination payment, payment notices and Pay Less Notices, and amounts to be paid are set out in clauses 10.6.4 to 10.6.8.
- 55 In relation to disputes and in line with JCT contracts generally, clause 10.7 incorporates into the Agreement the Adjudication provisions of the Scheme for Construction Contracts. In PCSA 2024 the Particulars entry for clause 10.7 (Adjudication) has been amended (in common with other JCT contract forms) to allow the Parties to specify a nominating body of their own choosing as an alternative to making a selection from the bodies listed.

Attestation – Execution under hand and electronic execution

- 56 The Pre-Construction Services Agreement is a relatively simple short-term agreement and therefore the form provides for execution under hand only and not for execution as a deed.
- 57 The rationale for execution as a deed would be the longer limitation period of 12 years, as opposed to the 6 year period for agreements executed under hand, desirable where there is a possibility of latent defects in construction work or design remaining undetected for a substantial period. Here it is anticipated that the Contractor will not be undertaking any material construction work and that, in most cases, the Pre-Construction Services performed by the Contractor will generally be of the types indicated in Annex B, i.e. will not include a substantial element of design work. Design work performed during the period will normally fall to the Consultant Team and/or specialist contractors which at that stage are generally employed separately by the Employer.
- 58 Any prefabrication, advance ordering or detailed design agreement is best dealt with by a separate agreement or order.
- 59 In 2019, the Law Commission published a report on "Electronic execution of documents" to assist in clarifying the legal status of electronic signatures. It reached the general conclusion that: "An electronic signature is capable in law of being used to validly execute a document (including a deed) provided that (i) the person signing the document intends to authenticate the document and (ii) any formalities relating to execution of that document are satisfied."^[17] The practice of electronic execution has been growing in recent years and JCT understands that this is now commonplace. E-signature platforms are understood to be widely available, but JCT does not endorse any particular software company.

[17] +++Now footnote [16]+++ See Statement of Law paragraph (1) at page 2 of the report. The full text of the report is available at www.lawcom.gov.uk/project/electronic-execution-of-documents.



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SWEET & MAXWELL



SECTION

2

Pre-Construction Services, Ref 34315 Revision A –
Contract Issue



PRE CONSTRUCTION SERVICES AGREEMENT

Navarino Mansions,
Dalston Lane,
Hackney,
London,
E8 1LB

and

Mocatta House,
Brady Street,
London,
E1 5DL

Major Works Programme

Prepared on behalf of
Industrial Dwellings Society
143 Stoke Newington Road
London
N16 8BP

Job No: 34315

Date: September 2025

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PRE CONSTRUCTION SERVICES AGREEMENT

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Prepared By: Chris Jones BSc (Hons), MRICS

Authorised for Issue:

Sean Hall
Sean Hall (Sep 19, 2025 15:36:29 GMT+1)
For and on behalf of Baily Garner LLP
Sep 19, 2025

Revision	Issue Date	Reason for Issue
	June 2025	Tender Issue
A	4 September 2025	Draft Contract Issue

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Major Works Programme - PCSA

Main Contents

Section No 1 : Pre-Construction Services – Mocatta House

Section No 2 : Pre-Construction Services – Navarino Mansions

Section No 3 : Second Stage Pricing – Mocatta House

Section No 4 : Second Stage Pricing – Navarino Mansions

Main Summary

Appendices

Appendix A – JCT Schedule of Amendments

SECTION 1



Pre-Construction Services – Mocatta House



Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section No 1 : Pre-Construction Services for Mocatta House

1.1	General			
1.1.1	This Section details the Pre-Construction Services for the design works and surveys required for the project at Mocatta House, Brady Street, London, E1 5DL.			
1.2	Project Brief			
1.2.1	The brief of the project is to undertake repairs and/or replacement of elements of the building fabric as required to the whole estate improvement works, inclusive of roof, window and door replacements, external fabric repairs, fire stopping, fire compartmentation, redecoration and other miscellaneous works.			
1.3	Pre-Construction Services			
1.3.1	The Contractor shall provide the following, in accordance with the Agreement.			
1.4	Brief, Design & Quality Control			
1.4.1	Appoint and manage the Project and Design Team to develop the scope of works/specification to the required in order to finalise the contract sum.		£	1,288.98
1.4.2	Ensure that all members of the Project and Design Team have sight of the Project Brief and fully understand its requirements.		noted	
1.4.3	Attend all Client and Design meetings. The Contractor is to chair the design meetings and provide meeting minutes and action trackers and the like.		noted	
1.4.4	Produce all drawings, specifications, schedules, and the like, necessary for the project.		£	750.00
1.4.5	Ensure that the proposals are reported to the Employer project team, as they are developed, in order to make sure that there is sufficient time for comments and updates.		noted	
1.4.6	Ensure that the proposals are developed in line with the Employer's Specification, to be provided at the commencement of the PCSA.		noted	
	Note: The proposals will be based on the performance specification and rates, tailored to align with the works at Stepney Green Court.		noted	
1.4.7	Manage the Project and Design Team to work in line with the programme, producing regular reports.		noted	
1.4.8	Ensure that the Project and Design Team is providing correct and timely information, in accordance with the project control documents and highlight any issues to the Contract Administrator / Employer's Agent.		noted	
1.4.9	Advise on buildability, sequencing, and construction risk. Advise on the packaging of the works (and the risks of interfaces between packages). Obtain and advise on the selection of specialist contractors		noted	
1.4.10	The Contractor is to liaise on scope/specification and associated costs with the Employer Team and the Contract Administrator / Employer's Agent.		noted	
1.4.11	Where reasonable provide samples required to support design proposals.		noted	
1.4.12	Liaise with all Statutory Providers, Utility Companies and the like and ensure approval is obtained and documented.		noted	
1.5	Appointments			

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section No 1 : Pre-Construction Services for Mocatta House

1.5.1	Advise on any additional Consultants that are considered necessary for the project. Note: Building Regulation PD to be the Main Contractor and CDM PD to be Baily Garner LLP, directly appointed by the Employer.			noted	
1.6	Reporting & Meetings				
1.6.1	Attend and assist in Monthly Progress Meetings with the Employer Team, ensure attendance of the key individuals as required.		£		2,450.00
1.6.2	Produce and manage any necessary tracking documents, required throughout the PCSA stage. Regularly updating and reporting to the Employer team.			noted	
1.6.3	Liaise with the CA/EA and the Employer for approval of all matters relating to the project, including but not limited to, Stage Sign Off, Change Control etc.			noted	
1.6.4	Commission and undertake further investigations and surveys as are deemed necessary to finalise the scope and specification, as well as firm up provisional sums.			noted	
1.6.5	Adhere to a formal change control procedure, ensure that all changes from the agreed brief and to the project control documents are proposed and signed off by the Employer.			noted	
1.6.6	Assist and attend a minimum of 1 no. 'Meet the Contractor' events for the local community. Hosted at suitable venue in the local area.		£		988.00
1.7	Local Authority & Building Control				
1.7.1	Coordinate with the rest of the project team and manage the building control application in relation to the construction programme.			noted	
1.7.2	Coordinate with the rest of the project team and manage the planning application in relation to the construction programme.			noted	
1.8	Cost Management & Procurement				
1.8.1	Produce a contract sum based on the pilot properties and further surveys of a sample number of void units.		£		595.00
1.8.2	Facilitate Value Management and Value Engineering workshops as required, maintaining tracking documents to record items agreed in terms of specification changes and costs, together with elements that need further input, suggestions that require Employer approval etc.			noted	
1.8.3	Provide the CA/EA with regularly updated Cash Flow Forecasts, based on the PCSA cost and programme.			noted	
1.8.4	Provide the CA/EA the information necessary for the preparation of the Main Contract documents.			noted	
1.8.5	Obtain prices for work packages from sub-contractors or suppliers on an open book basis.			noted	
1.9	Risk Management				
1.9.1	Review and update the Risk Register and issue to the CA/EA for comment.			noted	
1.9.2	Facilitate Risk Workshops with the Project Team, as required to manage and mitigate project risk. Produce tracking documents / updated Risk Registers to record progress and liaise with the CA/EA as necessary.			noted	
1.10	CDM & Health & Safety				

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section No 1 : Pre-Construction Services for Mocatta House

1.10.1	Develop a Construction Phase Plan that incorporates best industry safety practices.			noted	
1.10.2	Carry out the role of and act as Principal Contractor.			noted	
1.11	Programme				
1.11.1	Prepare a programme which covers all pre-contract activities. The programme should be a live document that is regularly updated to reflect the progress of the project. It will be the Contractor's obligation to guide the Project Team and the Employer's team setting and monitoring key milestones, including funding requirements, to ensure the agreed construction dates are achieved.			£	295.00
1.11.2	Preparing a detailed construction programme for the Project to include activities of Project Team, Contractor, Consultants and Works Contractors and to be in sufficient detail to control the construction period activities and to confirm that the proposed Date for Completion and associated deadlines for funding requirements are a practical objective.			noted	
1.12	Insurances				
1.12.1	Insurances are to be maintained, as required by the Agreement.			noted	
1.13	Site Scoping Surveys				
1.13.1	Provide a day rate cost for a Cherry Picker to attend site and provide high level access to enable the development of the specification for works to roof level. To include all associated costs for the delivery, safe operation and removal of the cherry picker.			£	1,455.29
1.13.2	A number of the residential blocks already benefit from an existing AOV to the top of the stairwell, however, it is anticipated that in order to comply with Part B of The Building Regulations, new AOV's will be required to a number of the stairwells. The Contractor shall appoint a suitably qualified Fire Engineer to undertake an assessment of the existing building and the existing smoke ventilation provisions to the communal stairwells of each residential block and to advise on any remedial actions required to comply with the requirements of Part B of The Building Regulations			£	798.00
1.13.3	Before commencing any works on site, a suitably qualified UKAS accredited consultant is to be appointed to undertake an asbestos refurbishment and demolition survey to all external and internal areas affected by the contract works.			£	2,948.00
1.13.4	The contractor shall design any required access provisions as required to enable full execution of the contract works. This shall be inclusive of access provisions for inspecting and undertaking works at roof level inclusive of all leadwork detailing, brickwork repairs to chimneys and parapet walls as well as any adaptations required to accommodate the contract works.			£	1,975.00
1.13.5	Appoint a suitably qualified passive fire protection specialist to undertake a fire compartmentation survey to include all internal communal areas and the roof void to advise and provide recommendations on any compliance issues and associated remedial action required. The appointed specialist will have a min. level 2 award in passive fire protection from a recognised body such as the Association for Specialist Fire Protection (ASFP).			£	798.00
1.13.6	The Contractor is to engage a specialist door entry supplier/installer to design, supply and install a replacement PAC 512 compliant controlled access system. The Contractor shall conduct an assessment of the existing electrical supply to door entry system and provide commentary to the client team confirming its suitability.			£	598.44

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section No 1 : Pre-Construction Services for Mocatta House

1.13.7	All electrical installations generally are to be designed and installed by a 'Competent Person' under the 'Competent Persons Register' in order to provide Building Control self-certification to the relevant Approved Document. This includes, but is not limited to, companies registered under the following: NICEIC, NAPIT and Besca.		£	1,429.22
1.14	Retrofit Upgrade - Warm Homes: Social Housing Fund (WHSF) Wave 3			
1.14.1	The works also involve energy efficient retrofit to 20 no. flats to Mocatta House. Details of the flats that make up the Warm Homes: Social Housing Fund (WHSF) Wave 3 retrofit upgrade programme will be provided prior to appointment. The energy efficiency measure installations and upgrades to these properties are part of the wider estate refurbishment programme, but are subject to the timescales set out within the funding bids and parallel oversight and certification under PAS2030 and PAS2035.		noted	
1.14.2	Industrial Dwelling's Society's Net Zero Carbon Strategy seeks to achieve net zero carbon emissions for its housing stock. This necessitates the deployment of whole house retrofit (WHR) methodologies to the refurbishment. This approach seeks to achieve the best carbon saving performance by ensuring that all the components of a retrofit operate effectively together and the scope for heat loss is minimised.		noted	
1.14.3	Industrial Dwelling's Society's priority is the retrofit of properties that have secured funding under the Warm Homes: Social Housing Fund (WHSF) Wave 3. A separate party will provide Retrofit Assessment and Retrofit Coordination services. The awarded Contractors is to provide Retrofit Installer services and comply with the requirements of PAS 2035 and PAS 2030.		noted	
1.14.4	All these works need to be delivered alongside our retrofit designers to meet the required standards including PAS 2030 and PAS2035. The appointed contractor will be expected to meet these requirements as well as the delivery window and the returns to DESNZ.		noted	
1.14.5	Delivery partners must be accredited with TrustMark, PAS2030 and Microgeneration Certification Scheme (MCS) in-house or via supply chain. PAS2035 retrofit assessment, design and coordination team roles and responsibilities will be carried out by a third-party. Delivery partners will coordinate with the team to ensure proper oversight throughout the programme and lodgement of the energy efficiency measures with TrustMark upon completion.		noted	
1.14.6	The appointed Contractor must adhere to the timescales associated with Warm Homes: Social Housing Fund (WHSF) Wave 3 funding. The energy efficient retrofit to 20 no. flats to Mocatta House and must be completed and signed off by no later than 31 March 2027.		noted	
TOTAL				£16,368.93

SECTION 2



Pre-Construction Services – Navarino Mansions



Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section No 2 : Pre-Construction Services for Navarino Mansions

1.1	General			
1.1.1	This Section details the Pre-Construction Services for the design works and surveys required for the project at Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB.			
1.2	Project Brief			
1.2.1	The brief of the project is to undertake repairs and/or replacement of elements of the building fabric as required to the whole estate improvement works, inclusive of roof, window and door replacements, external fabric repairs, fire stopping, fire compartmentation, redecoration and other miscellaneous works.			
1.3	Pre-Construction Services			
1.3.1	The Contractor shall provide the following, in accordance with the Agreement.			
1.4	Brief, Design & Quality Control			
1.4.1	Appoint and manage the Project and Design Team to develop the scope of works/specification to the required in order to finalise the contract sum.		£	2,879.34
1.4.2	Ensure that all members of the Project and Design Team have sight of the Project Brief and fully understand its requirements.		noted	
1.4.3	Attend all Client and Design meetings. The Contractor is to chair the design meetings and provide meeting minutes and action trackers and the like.		noted	
1.4.4	Produce all drawings, specifications, schedules, and the like, necessary for the project.		£	1,248.00
1.4.5	Ensure that the proposals are reported to the Employer project team, as they are developed, in order to make sure that there is sufficient time for comments and updates.		noted	
1.4.6	Ensure that the proposals are developed in line with the Employer's Specification, to be provided at the commencement of the PCSA.		noted	
	Note: The proposals will be based on the performance specification and rates, tailored to align with the works at Stepney Green Court.		noted	
1.4.7	Manage the Project and Design Team to work in line with the programme, producing regular reports.		noted	
1.4.8	Ensure that the Project and Design Team is providing correct and timely information, in accordance with the project control documents and highlight any issues to the Contract Administrator / Employer's Agent.		noted	
1.4.9	Advise on buildability, sequencing, and construction risk. Advise on the packaging of the works (and the risks of interfaces between packages). Obtain and advise on the selection of specialist contractors		noted	
1.4.10	The Contractor is to liaise on scope/specification and associated costs with the Employer Team and the Contract Administrator / Employer's Agent.		noted	
1.4.11	Where reasonable provide samples required to support design proposals.		noted	
1.4.12	Liaise with all Statutory Providers, Utility Companies and the like and ensure approval is obtained and documented.		noted	
1.5	Appointments			
1.5.1	Advise on any additional Consultants that are considered necessary for the project. Note: Building Regulation PD to be the Main Contractor and CDM PD to be Baily Garner LLP, directly appointed by the Employer.		noted	
1.6	Reporting & Meetings			

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section No 2 : Pre-Construction Services for Navarino Mansions

1.6.1	Attend and assist in Monthly Progress Meetings with the Employer Team, ensure attendance of the key individuals as required.		£	3,750.00
1.6.2	Produce and manage any necessary tracking documents, required throughout the PCSA stage. Regularly updating and reporting to the Employer team.		noted	
1.6.3	Liaise with the CA/EA and the Employer for approval of all matters relating to the project, including but not limited to, Stage Sign Off, Change Control etc.		noted	
1.6.4	Commission and undertake further investigations and surveys as are deemed necessary to finalise the scope and specification, as well as firm up provisional sums.		noted	
1.6.5	Adhere to a formal change control procedure, ensure that all changes from the agreed brief and to the project control documents are proposed and signed off by the Employer.		noted	
1.6.6	Assist and attend a minimum of 1 no. 'Meet the Contractor' events for the local community. Hosted at suitable venue in the local area.		£	988.00
1.7	Local Authority & Building Control			
1.7.1	Coordinate with the rest of the project team and manage the building control application in relation to the construction programme.		noted	
1.7.2	Coordinate with the rest of the project team and manage the planning application in relation to the construction programme.		noted	
1.8	Cost Management & Procurement			
1.8.1	Produce a contract sum based on the pilot properties and further surveys of a sample number of void units.		£	878.95
1.8.2	Facilitate Value Management and Value Engineering workshops as required, maintaining tracking documents to record items agreed in terms of specification changes and costs, together with elements that need further input, suggestions that require Employer approval etc.		noted	
1.8.3	Provide the CA/EA with regularly updated Cash Flow Forecasts, based on the PCSA cost and programme.		noted	
1.8.4	Provide the CA/EA the information necessary for the preparation of the Main Contract documents.		noted	
1.8.5	Obtain prices for work packages from sub-contractors or suppliers on an open book basis.		noted	
1.9	Risk Management			
1.9.1	Review and update the Risk Register and issue to the CA/EA for comment.		noted	
1.9.2	Facilitate Risk Workshops with the Project Team, as required to manage and mitigate project risk. Produce tracking documents / updated Risk Registers to record progress and liaise with the CA/EA as necessary.		noted	
1.10	CDM & Health & Safety			
1.10.1	Develop a Construction Phase Plan that incorporates best industry safety practices.		noted	
1.10.2	Carry out the role of and act as Principal Contractor.		noted	
1.11	Programme			
1.11.1	Prepare a programme which covers all pre-contract activities. The programme should be a live document that is regularly updated to reflect the progress of the project. It will be the Contractor's obligation to guide the Project Team and the Employer's team setting and monitoring key milestones, including funding requirements, to ensure the agreed construction dates are achieved.		£	295.00

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section No 2 : Pre-Construction Services for Navarino Mansions

1.11.2	Preparing a detailed construction programme for the Project to include activities of Project Team, Contractor, Consultants and Works Contractors and to be in sufficient detail to control the construction period activities and to confirm that the proposed Date for Completion and associated deadlines for funding requirements are a practical objective.			noted	
1.12	Insurances				
1.12.1	Insurances are to be maintained, as required by the Agreement.			noted	
1.13	Site Scoping Surveys				
1.13.1	Provide a day rate cost for a Cherry Picker to attend site and provide high level access to enable the development of the specification for works to roof level. To include all associated costs for the delivery, safe operation and removal of the cherry picker.		£		1,455.29
1.13.2	A number of the residential blocks already benefit from an existing AOV to the top of the stairwell, however, it is anticipated that in order to comply with Part B of The Building Regulations, new AOV's will be required to a number of the stairwells. The Contractor shall appoint a suitably qualified Fire Engineer to undertake an assessment of the existing building and the existing smoke ventilation provisions to the communal stairwells of each residential block and to advise on any remedial actions required to comply with the requirements of Part B of The Building Regulations		£		798.00
1.13.3	Before commencing any works on site, a suitably qualified UKAS accredited consultant is to be appointed to undertake an asbestos refurbishment and demolition survey to all external and internal areas affected by the contract works.		£		3,499.76
1.13.4	The contractor shall design any required access provisions as required to enable full execution of the contract works. This shall be inclusive of access provisions for inspecting and undertaking works at roof level inclusive of all leadwork detailing, brickwork repairs to chimneys and parapet walls as well as any adaptations required to accommodate the contract works.		£		1,975.00
1.13.5	Appoint a suitably qualified passive fire protection specialist to undertake a fire compartmentation survey to include all internal communal areas and the roof void to advise and provide recommendations on any compliance issues and associated remedial action required. The appointed specialist will have a min. level 2 award in passive fire protection from a recognised body such as the Association for Specialist Fire Protection (ASFP).		£		998.74
1.13.6	The Contractor is to engage a specialist door entry supplier/installer to design, supply and install a replacement PAC 512 compliant controlled access system. The Contractor shall conduct an assessment of the existing electrical supply to door entry system and provide commentary to the client team confirming its suitability.		£		598.44
1.13.7	All electrical installations generally are to be designed and installed by a 'Competent Person' under the 'Competent Persons Register' in order to provide Building Control self-certification to the relevant Approved Document. This includes, but is not limited to, companies registered under the following: NICEIC, NAPIT and Besca.		£		1,429.22
1.14	Retrofit Upgrade - Warm Homes: Social Housing Fund (WHSF) Wave 3				

Industrial Dwellings Society**Mocatta House and Navarino Mansions – Pre-Construction Services Agreement****Section No 2 : Pre-Construction Services for Navarino Mansions**

1.14.1	The works also involve energy efficient retrofit to 61 no. flats to Mocatta House. Details of the flats that make up the Warm Homes: Social Housing Fund (WHSHF) Wave 3 retrofit upgrade programme will be provided prior to appointment. The energy efficiency measure installations and upgrades to these properties are part of the wider estate refurbishment programme, but are subject to the timescales set out within the funding bids and parallel oversight and certification under PAS2030 and PAS2035.			noted
1.14.2	Industrial Dwelling's Society's Net Zero Carbon Strategy seeks to achieve net zero carbon emissions for its housing stock. This necessitates the deployment of whole house retrofit (WHR) methodologies to the refurbishment. This approach seeks to achieve the best carbon saving performance by ensuring that all the components of a retrofit operate effectively together and the scope for heat loss is minimised.			noted
1.14.3	Industrial Dwelling's Society's priority is the retrofit of properties that have secured funding under the Warm Homes: Social Housing Fund (WHSHF) Wave 3. A separate party will provide Retrofit Assessment and Retrofit Coordination services. The awarded Contractors is to provide Retrofit Installer services and comply with the requirements of PAS 2035 and PAS 2030.			noted
1.14.4	All these works need to be delivered alongside our retrofit designers to meet the required standards including PAS 2030 and PAS2035. The appointed contractor will be expected to meet these requirements as well as the delivery window and the returns to DESNZ.			noted
1.14.5	Delivery partners must be accredited with TrustMark, PAS2030 and Microgeneration Certification Scheme (MCS) in-house or via supply chain. PAS2035 retrofit assessment, design and coordination team roles and responsibilities will be carried out by a third-party. Delivery partners will coordinate with the team to ensure proper oversight throughout the programme and lodgement of the energy efficiency measures with TrustMark upon completion.			noted
1.14.6	The appointed Contractor must adhere to the timescales associated with Warm Homes: Social Housing Fund (WHSHF) Wave 3 funding. The energy efficient retrofit to 61 no. flats to Mocatta House and must be completed and signed off by no later than 31 March 2028.			noted
		TOTAL		£20,793.74

SECTION 3



Second Stage Pricing – Mocatta House



Industrial Dwellings Society**Mocatta House and Navarino Mansions – Pre-Construction Services Agreement****Section 3 : Second Stage Tender for Mocatta House**

3.1	General This Section outlines the initial scope of the Second Stage Tender for the proposed works at Mocatta House, Brady Street, London, E1 5DL. The scope and quantities described herein are based on provisional measurements prepared by Baily Garner. These quantities are subject to validation and adjustment during the Second Stage Tender process and prior to the formal award of the main contract. The Contractor is required to provide pricing for the items listed below, using the tendered rates previously submitted for the Stepney Green Court project as the basis. Accordingly, the Specification of Works for Stepney Green Court—including all relevant sections, appendices, and referenced documents—shall apply to the works described in this document, unless otherwise stated.				
3.1.1					
3.1.2					
3.2	Redundant Cabling The Contractor shall appoint a qualified NICEIC contractor to undertake a track and trace survey and test all exposed cabling to both the external facades and the internal communal areas to identify any dead or redundant cabling. Submit a report to the CA clearly detailing any redundant cabling identified, following which the CA will issue instruction to proceed with removal based on the following provisional quantities:				
3.2.1	i. Allow provisionally for the removal of 800 lm of redundant cabling to internal communal areas.	800 lm	£		1,584.00
	ii. Allow provisionally for the removal of 2400 lm of redundant cabling to external areas.	2400 lm	£		4,752.00
3.2.2	The above costs shall include for unclipping any associated cables such as to the perimeter of windows and external doors, or where they pass through the structure, to be cut off back to their source. Live cables, such as those supplying satellite dishes, aerials or extract fans are to be retained and rerouted as necessary by the Contractor.				
3.3	Extract Fans Where the existing extract fans to kitchens and bathrooms are located within the windows, the intention is to replace these and install a new fan within the external wall. Within the initial property survey, the Contractor shall visit each property to determine where this is feasible and shall provide a photographic schedule to demonstrate where the fans can be relocated on the external wall. Schedule to be presented to the Contract Administrator for instruction in accordance with the provisional quantities and costs detailed above on a pro-rata basis.				
3.3.1					
3.3.2	The Contractor is to provide prices for the renewal of extract fans based upon provisional quantities contained in the descriptions below.				
3.3.3	Supply and install new extract fan to glazing panel within kitchen window. Fan to be supplied by Vent-Axia or equal and approved with a minimum extraction rate of 60 litres per second. Price is to include for any necessary PVC mini-trunking required, any adaptations to the electrical installation and the provision of third-party certification on completion to evidence compliance with Part P of The Building Regulations	92 No	£		21,057.88
3.3.4	Supply and install new extract fan to glazing panel within bathroom window. Fan to be supplied by Vent-Axia or equal and approved with a minimum extraction rate of 15 litres per second. Price is to include for any necessary PVC mini trunking required, any adaptations to the electrical installation and the provision of third-party certification on completion to evidence compliance with Part P of The Building Regulations.	92 No	£		21,543.64
3.3.5	Price for the extra over cost of relocating extract fan position to an external wall, allowing for all associated builders work such as core drilling through the external wall.	92 No	£		5,232.96
3.4	Repair and overhaul of Rainwater Goods				
3.4.1	The contractor shall allow for the following repairs on a provisional basis. All replacement parts shall be in cast iron to match the existing installation.				
	i. Replace section of gutter.	40 lm	£		4,715.20
	ii. Replace section of downpipe.	48 lm	£		3,947.04
	iii. Renew downpipe or gutter bracket.	64 No	£		4,591.36

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section 3 : Second Stage Tender for Mocatta House

	iv. Renew running outlet, angled section, union joint or stop end to gutter.	40 No	£	3,038.00
	v. Renew hopper.	8 No	£	783.04
	vi. Renew shoe, bend, offset or rodding eye to downpipes.	24 No	£	2,566.08
3.4.2	Once the scaffolding has been erected, the Contractor is to mark up and provide the Contract Administrator with a full schedule of proposed repairs to the rainwater goods and invite the Contract Administrator to site to inspect and approve.			
3.4.3	The above provisional quantities will be adjusted and instructed on a pro rata basis. The Contractor shall not proceed with these works until instruction is issued by the Contract Administrator.			
3.5	Concrete and Stone Repairs and Cill Replacements			
3.5.1	Following erection of the scaffold, the contractor shall appoint a specialist concrete repair contractor to undertake a full survey of all concrete and stone areas in accordance with Section 2, clause Ss_15_30_17/605. The survey shall be undertaken with full photographic evidence utilising a cloud based data system, such as Fieldview (or equal approved by CA) to schedule out each repair. The Contractor will issue a proposed repair schedule for approval by the Contract Administrator and will await further instruction before proceeding with works.			
3.5.2	The Contractor is to provide prices for undertaking concrete repairs based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_17_12 and any associated manufacturer's instructions. Price to include for cutting away and repairing any spalled, loose or cracked concrete and/or stone, preparation of surfaces to receive repair mortar, preparation and/or replacement of any steel reinforcement, as well as disposing of any waste arising from the works. Concrete repair mortar to be used shall be Sika Monotop 612 (datasheet located in appendix E) or equal and approved.			
3.5.3	Typically, there are two different types of cills to the buildings as well as decorative coping stone at roof level and the prices provided shall be based upon undertaking repairs and/or replacement based on the following split:-			
3.5.4	Cill Type A – Ornate Concrete / Stone Cill			
	i. Cill Type A – Sika minor concrete repair (up to 10mm depth), area 0.1 – 0.5m².	200 No	£	17,376.00
	ii. Cill Type A – Sika minor concrete repair (up to 10mm depth), area 0.5 – 0.99m².	120 No	£	11,811.60
	iii. Cill Type A – Sika minor concrete repair (up to 10mm depth), area exceeding 1.0m².	40 m²	£	7,714.80
	iv. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area 0.1 – 0.5m².	120 No	£	7,107.60
	v. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area 0.5 – 0.99m².	80 No	£	6,338.40
	vi. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area exceeding 1.0m².	32 m²	£	7,325.76
	vii. Cill Type A – Cut and form throating drip to existing cill.	160 No	£	5,579.20
	viii. Cill Type A – Reform damaged cill to match the existing contours and aesthetics. To include breaking out loose, spalled areas back to sound substrate and install resin fixed reinforcement bars with perpendicular bars tied into place and repair mortar applied around the new reinforcement bars. Scribing tool and track to be utilised to apply repair mortar in 2-20mm increments, to ensure material is pliable enough to form the required contours utilising scribing tool to follow the track and mimic the contours of the existing cill.	320 lm	£	15,334.40
	ix. Cill Type A – Replace defective concrete cill. Include for removal and disposal of existing cill, supply and installation of new pre-cast concrete cill to match existing and any making good required to adjacent surfaces disturbed as a result of the works.	160 lm	£	12,542.40
3.5.5	Cill Type B – Square Concrete Cill			
	i. Cill Type B – Sika minor concrete repair (up to 10mm depth), area 0.1 – 0.5m².	80 No	£	5,800.80
	ii. Cill Type B – Sika minor concrete repair (up to 10mm depth), area 0.5 – 0.99m².	40 No	£	3,710.80
	iii. Cill Type B – Sika minor concrete repair (up to 10mm depth), area exceeding 1.0m².	24 m²	£	4,158.96

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Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section 3 : Second Stage Tender for Mocatta House

3.5.6	iv. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area 0.1 – 0.5m².	64 No	£	5,370.88
	v. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area 0.5 – 0.99m².	20 No	£	2,064.20
	vi. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area exceeding 1.0m².	8 m²	£	1,733.84
	vii. Cill Type B – Cut and form throating drip to existing cill.	128 No	£	3,831.04
	viii. Cill Type B – Reform damaged concrete cill.	128 lm	£	10,730.24
3.5.7	ix. Cill Type B – Replace defective concrete cill. Include for removal and disposal of existing cill, supply and installation of new pre-cast concrete cill to match existing, priming of concrete ready to receive new decorations and any making good required to adjacent surfaces disturbed as a result of the works.	128 lm	£	18,535.68
	The Contractor is also to provide prices for undertaking repairs to copings at roof level based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_17_12 and any associated manufacturer's instructions. Price to include for cutting away and repairing any spalled, loose or cracked concrete and/or stone, preparation of surfaces to receive repair mortar, preparation and/or replacement of any steel reinforcement, as well as disposing of any waste arising from the works. Concrete repair mortar to be used shall be Sika Monotop 612 (datasheet located in appendix E) or equal and approved.			
	i. Lift and re-bed coping stone	120 No	£	4,778.40
	ii. Reform damaged coping stone to parapet wall	200 No	£	10,784.00
	iii. Reform damaged decorative coping stone end detail to parapet wall	120 No	£	9,225.60
3.5.10	The Contractor shall obtain instruction from the Contract Administrator prior to proceeding with any concrete/stone repairs. The above provisional quantities will be adjusted on a pro rata basis via instruction by the Contract Administrator.			
3.6	Brickwork Repairs			
3.6.1	Once the scaffolding has been erected, the Contractor is to mark up and provide the Contract Administrator with a full schedule of proposed brickwork repairs and invite the Contract Administrator to site to inspect and approve.		noted	
3.6.2	The Contractor is to provide prices for brickwork repairs based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_50_50 and any associated manufacturer's instructions. Price to include cutting out any defective brickwork units or pointing, preparation of surfaces to receive new brickwork/mortar and the disposal of any waste arising from the works.		noted	
3.6.3	i. Undertake cleaning to heavily stained facing brickwork with bespoke cleaner and jet wash. Price to include application of specialist brick cleaning solution for areas which are heavily stained.	600 m²	£	4,500.00
	ii. Rake out existing defective brickwork pointing and re-point to match existing (lm).	1200 lm	£	14,952.00
	iii. Rake out existing defective brickwork pointing and re-point to match existing (m2).	1200 m²	£	53,736.00
	iv. Cut out defective/spalled brick and renew to match existing.	1600 No	£	35,776.00
	v. Cut out defective/spalled terracotta brick detail to decorative arch and renew to match existing.	400 No	£	12,876.00
	vi. Install Helifix Helical Reinforcement Bar to crack in brickwork in accordance with manufacturer's instructions.	240 No	£	29,707.20
	vii. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – <30mm Wide	560 lm	£	7,033.60
	viii. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – 30mm - 50mm Wide	200 lm	£	3,136.00
	ix. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – 50mm - 100mm Wide	320 lm	£	6,377.60
3.6.3	The Contractor shall obtain instruction from the Contract Administrator prior to proceeding with any brickwork repairs. The above provisional quantities will be adjusted on a pro rata basis via instruction by the Contract Administrator.			noted
3.7	Internal Plaster Repairs			

Industrial Dwellings Society**Mocatta House and Navarino Mansions – Pre-Construction Services Agreement****Section 3 : Second Stage Tender for Mocatta House**

3.7.1	Provisionally allow for undertaking 200 m² of plaster repairs to internal communal walls and ceilings.		200 m²	£	11,378.00
3.7.2	The Contractor shall undertake a survey of all existing finishes to identify any detached, soft, friable or cracked areas of existing plaster and will mark up these areas on site. Provide a schedule of proposed repairs to the Contractor Administrator and invite to site to review/approve.			noted	
3.7.3	All works to be completed in accordance with Section 2, clause Ss_32_46_65_55 inclusive of hacking off and disposal of defective plaster, preparation of substrate to receive new plaster finishes, application of bonding coat and finishing coat, all finished ready to receive new decorative finishes. All works to be completed in accordance with manufacturer's instructions.			noted	
		TOTAL		£	425,138.20

SECTION 4



Second Stage Pricing – Navarino Mansions



Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section 4: Second Stage Tender for Navarino Mansions

4.1	General				
4.1.1	This Section outlines the initial scope of the Second Stage Tender for the proposed works at Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB. The scope and quantities described herein are based on provisional measurements prepared by Baily Garner. These quantities are subject to validation and adjustment during the Second Stage Tender process and prior to the formal award of the main contract.				
4.1.2	The Contractor is required to provide pricing for the items listed below, using the tendered rates previously submitted for the Stepney Green Court project as the basis. Accordingly, the Specification of Works for Stepney Green Court—including all relevant sections, appendices, and referenced documents—shall apply to the works described in this document, unless otherwise stated.				
4.2	Redundant Cabling				
4.2.1	The Contractor shall appoint a qualified NICEIC contractor to undertake a track and trace survey and test all exposed cabling to both the external facades and the internal communal areas to identify any dead or redundant cabling. Submit a report to the CA clearly detailing any redundant cabling identified, following which the CA will issue instruction to proceed with removal based on the following provisional quantities:		£		
	i. Allow provisionally for the removal of 1400 lm of redundant cabling to internal communal areas.	1400 lm	£		2,772.00
	ii. Allow provisionally for the removal of 4200 lm of redundant cabling to external areas.	4200 lm	£		8,316.00
4.2.2	The above costs shall include for unclipping any associated cables such as to the perimeter of windows and external doors, or where they pass through the structure, to be cut off back to their source. Live cables, such as those supplying satellite dishes, aerials or extract fans are to be retained and rerouted as necessary by the Contractor.				
4.3	Extract Fans				
4.3.1	Where the existing extract fans to kitchens and bathrooms are located within the windows, the intention is to replace these and install a new fan within the external wall. Within the initial property survey, the Contractor shall visit each property to determine where this is feasible and shall provide a photographic schedule to demonstrate where the fans can be relocated on the external wall. Schedule to be presented to the Contract Administrator for instruction in accordance with the provisional quantities and costs detailed above on a pro-rata basis.				
4.3.2	The Contractor is to provide prices for the renewal of extract fans based upon provisional quantities contained in the descriptions below.				
4.3.3	Supply and install new extract fan to glazing panel within kitchen window. Fan to be supplied by Vent-Axia or equal and approved with a minimum extraction rate of 60 litres per second. Price is to include for any necessary PVC mini-trunking required, any adaptations to the electrical installation and the provision of third-party certification on completion to evidence compliance with Part P of The Building Regulations	161 No	£		36,851.29
4.3.4	Supply and install new extract fan to glazing panel within bathroom window. Fan to be supplied by Vent-Axia or equal and approved with a minimum extraction rate of 15 litres per second. Price is to include for any necessary PVC mini trunking required, any adaptations to the electrical installation and the provision of third-party certification on completion to evidence compliance with Part P of The Building Regulations.	161 No	£		37,701.37
4.3.5	Price for the extra over cost of relocating extract fan position to an external wall, allowing for all associated builders work such as core drilling through the external wall.	161 No	£		9,157.68
4.4	Repair and overhaul of Rainwater Goods				
4.4.1	The contractor shall allow for the following repairs on a provisional basis. All replacement parts shall be in cast iron to match the existing installation.				
	i. Replace section of gutter.	70 lm	£		8,251.60
	ii. Replace section of downpipe.	84 lm	£		6,907.32
	iii. Renew downpipe or gutter bracket.	112 No	£		8,034.88
	iv. Renew running outlet, angled section, union joint or stop end to gutter.	70 No	£		5,316.50
	v. Renew hopper.	14 No	£		1,370.32

Industrial Dwellings Society

Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

Section 4: Second Stage Tender for Navarino Mansions

4.4.2	vi. Renew shoe, bend, offset or rodding eye to downpipes. Once the scaffolding has been erected, the Contractor is to mark up and provide the Contract Administrator with a full schedule of proposed repairs to the rainwater goods and invite the Contract Administrator to site to inspect and approve.	42 No	£	4,490.64
4.4.3	The above provisional quantities will be adjusted and instructed on a pro rata basis. The Contractor shall not proceed with these works until instruction is issued by the Contract Administrator.			
4.5	Concrete and Stone Repairs and Cill Replacements Following erection of the scaffold, the contractor shall appoint a specialist concrete repair contractor to undertake a full survey of all concrete and stone areas in accordance with Section 2, clause Ss_15_30_17/605. The survey shall be undertaken with full photographic evidence utilising a cloud based data system, such as Fieldview (or equal approved by CA) to schedule out each repair. The Contractor will issue a proposed repair schedule for approval by the Contract Administrator and will await further instruction before proceeding with works.			
4.5.1	The Contractor is to provide prices for undertaking concrete repairs based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_17_12 and any associated manufacturer's instructions. Price to include for cutting away and repairing any spalled, loose or cracked concrete and/or stone, preparation of surfaces to receive repair mortar, preparation and/or replacement of any steel reinforcement, as well as disposing of any waste arising from the works. Concrete repair mortar to be used shall be Sika Monotop 612 (datasheet located in appendix E) or equal and approved.			
4.5.2	Typically, there are two different types of cills to the buildings as well as decorative coping stone at roof level and the prices provided shall be based upon undertaking repairs and/or replacement based on the following split:-			
4.5.4	Cill Type A – Ornate Concrete / Stone Cill i. Cill Type A – Sika minor concrete repair (up to 10mm depth), area 0.1 – 0.5m². ii. Cill Type A – Sika minor concrete repair (up to 10mm depth), area 0.5 – 0.99m². iii. Cill Type A – Sika minor concrete repair (up to 10mm depth), area exceeding 1.0m². iv. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area 0.1 – 0.5m². v. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area 0.5 – 0.99m². vi. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area exceeding 1.0m². vii. Cill Type A – Cut and form throating drip to existing cill. viii. Cill Type A – Reform damaged cill to match the existing contours and aesthetics. To include breaking out loose, spalled areas back to sound substate and install resin fixed reinforcement bars with perpendicular bars tied into place and repair mortar applied around the new reinforcement bars. Scribing tool and track to be utilised to apply repair mortar in 2-20mm increments, to ensure material is pliable enough to form the required contours utilising scribing tool to follow the track and mimic the contours of the existing cill. ix. Cill Type A – Replace defective concrete cill. Include for removal and disposal of existing cill, supply and installation of new pre-cast concrete cill to match existing and any making good required to adjacent surfaces disturbed as a result of the works.	350 No 210 No 70 m² 210 No 140 No 56 m² 280 No 560 lm 280 lm	£ £ £ £ £ £ £ £ £	30,408.00 20,670.30 13,500.90 12,438.30 11,092.20 12,820.08 9,763.60 26,835.20 21,949.20
4.5.5	Cill Type B – Square Concrete Cill i. Cill Type B – Sika minor concrete repair (up to 10mm depth), area 0.1 – 0.5m². ii. Cill Type B – Sika minor concrete repair (up to 10mm depth), area 0.5 – 0.99m². iii. Cill Type B – Sika minor concrete repair (up to 10mm depth), area exceeding 1.0m². iv. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area 0.1 – 0.5m². v. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area 0.5 – 0.99m².	140 No 70 No 42 m² 112 No 35 No	£ £ £ £ £	10,151.40 6,493.90 7,278.18 9,399.04 3,612.35

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Mocatta House and Navarino Mansions – Pre-Construction Services Agreement

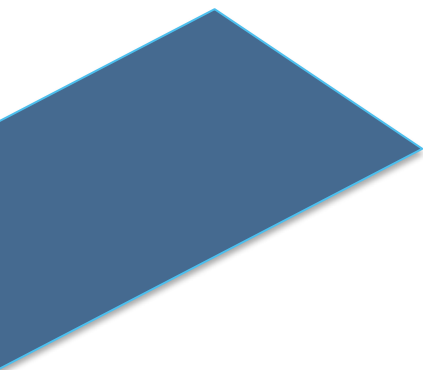
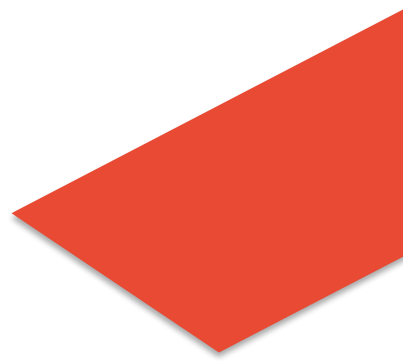
Section 4: Second Stage Tender for Navarino Mansions

	vi. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area exceeding 1.0m².	14 m²	£	3,034.22
	vii. Cill Type B – Cut and form throating drip to existing cill.	224 No	£	6,704.32
	viii. Cill Type B – Reform damaged concrete cill.	224 lm	£	18,777.92
	ix. Cill Type B – Replace defective concrete cill. Include for removal and disposal of existing cill, supply and installation of new pre-cast concrete cill to match existing, priming of concrete ready to receive new decorations and any making good required to adjacent surfaces disturbed as a result of the works.	224 lm	£	32,437.44
4.5.6	The Contractor is also to provide prices for undertaking repairs to copings at roof level based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_17_12 and any associated manufacturer's instructions. Price to include for cutting away and repairing any spalled, loose or cracked concrete and/or stone, preparation of surfaces to receive repair mortar, preparation and/or replacement of any steel reinforcement, as well as disposing of any waste arising from the works. Concrete repair mortar to be used shall be Sika Monotop 612 (datasheet located in appendix E) or equal and approved.			
4.5.7	i. Lift and re-bed coping stone	210 No	£	4,778.40
4.5.8	ii. Reform damaged coping stone to parapet wall	350 No	£	10,784.00
4.5.9	iii. Reform damaged decorative coping stone end detail to parapet wall	210 No	£	9,225.60
4.5.10	The Contractor shall obtain instruction from the Contract Administrator prior to proceeding with any concrete/stone repairs. The above provisional quantities will be adjusted on a pro rata basis via instruction by the Contract Administrator.			
4.6	Brickwork Repairs			
4.6.1	Once the scaffolding has been erected, the Contractor is to mark up and provide the Contract Administrator with a full schedule of proposed brickwork repairs and invite the Contract Administrator to site to inspect and approve.		noted	
4.6.2	The Contractor is to provide prices for brickwork repairs based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_50_50 and any associated manufacturer's instructions. Price to include cutting out any defective brickwork units or pointing, preparation of surfaces to receive new brickwork/mortar and the disposal of any waste arising from the works.		noted	
	i. Undertake cleaning to heavily stained facing brickwork with bespoke cleaner and jet wash. Price to include application of specialist brick cleaning solution for areas which are heavily stained.	1050 m²	£	7,875.00
	ii. Rake out existing defective brickwork pointing and re-point to match existing (lm).	2100 lm	£	26,166.00
	iii. Rake out existing defective brickwork pointing and re-point to match existing (m2).	2100 m²	£	94,038.00
	iv. Cut out defective/spalled brick and renew to match existing.	2800 No	£	62,608.00
	v. Cut out defective/spalled terracotta brick detail to decorative arch and renew to match existing.	700 No	£	22,533.00
	vi. Install Helifix Helical Reinforcement Bar to crack in brickwork in accordance with manufacturer's instructions.	420 No	£	51,987.60
	vii. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – <30mm Wide	980 lm	£	12,308.80
	viii. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – 30mm - 50mm Wide	350 lm	£	5,488.00
	ix. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – 50mm - 100mm Wide	560 lm	£	11,160.80
4.6.3	The Contractor shall obtain instruction from the Contract Administrator prior to proceeding with any brickwork repairs. The above provisional quantities will be adjusted on a pro rata basis via instruction by the Contract Administrator.			
4.7	Internal Plaster Repairs			
4.7.1	Provisionally allow for undertaking 250 m² of plaster repairs to internal communal walls and ceilings.	280 m²	£	15,929.20

Industrial Dwellings Society**Mocatta House and Navarino Mansions – Pre-Construction Services Agreement****Section 4: Second Stage Tender for Navarino Mansions**

4.7.2	The Contractor shall undertake a survey of all existing finishes to identify any detached, soft, friable or cracked areas of existing plaster and will mark up these areas on site. Provide a schedule of proposed repairs to the Contractor Administrator and invite to site to review/approve.			noted
4.7.3	All works to be completed in accordance with Section 2, clause Ss_32_46_65_55 inclusive of hacking off and disposal of defective plaster, preparation of substrate to receive new plaster finishes, application of bonding coat and finishing coat, all finished ready to receive new decorative finishes. All works to be completed in accordance with manufacturer's instructions.			noted
		TOTAL		£721,418.55

MAIN SUMMARY



Industrial Dwellings Society

Mocatta House and Navarino Mansions – Major Works Programme - PCSA

Main Summary

From Section No 1.	Pre-Construction Services – Mocatta House	£16,368	.93
From Section No.2.	Pre-Construction Services – Navarino Mansions	£20,793	.74
From Section No 3.	Second Stage Pricing – Mocatta House		
From Section No.4.	Second Stage Pricing – Navarino Mansions		
Total		£37,162	.67

APPENDIX A



JCT Schedule of Amendments



Industrial Dwellings Society (1885) Limited

and

The Contractor

SCHEDULE OF AMENDMENTS

To The JCT Pre-Construction Services Agreement (General Contractor) 2024 Edition

relating to a project at
[Mocatta House and Navarino Mansions]

SCHEDULE OF AMENDMENTS TO THE JCT PRE-CONSTRUCTION SERVICES AGREEMENT (GENERAL CONTRACTOR) 2024

The Contract will comprise the Standard Form Pre-Construction Services Agreement, 2024 Edition issued by the JCT subject to the following amendments: -

RECITALS

Whereas

First Recital

The Employer wishes to have the following work carried out:

Whole estate improvement works, inclusive of roof, window and door replacements, external fabric repairs, fire stopping, fire compartmentation, redecoration and other miscellaneous works

at

Mocatta House, Brady Street, London, E1 5DL and Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB (“the Project”)

as described in greater detail in the document(s) identified in the Particulars, that work to be carried out under a main contract (“the Main Contract”) provisional details of which are also given or referred to in the Particulars;

Second Recital

The Employer’s Agent for the pre-construction phase of the Project (“the Pre-Construction Period”) is Baily Garner LLP of 146-148 Eltham Hill, London, SE9 5DY or such other person as the Employer shall nominate and notify to the Contractor;

Third Recital

The Principal Designer for the purposes of the CDM Regulations is Baily Garner LLP of 146-148 Eltham Hill, London, SE9 5DY or such replacement as the Employer at any time appoints to fulfil that role.

The Principal Contractor for the purposes of the CDM Regulations is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

Fourth Recital

The Principal Designer for the purposes of the Building Regulations is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

The Principal Contractor for the purposes of the Building Regulations is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

Fifth Recital

Prior to the execution of this Agreement, the Contractor has submitted to the Employer the initial proposal document identified in the Particulars, on the basis of which the Employer has requested that, for the fee specified in Annex A (“the Fee”) and other payments in accordance with this Agreement, the Contractor should during the Pre-Construction Period provide the pre-construction services listed in Annex B;

Sixth Recital “At the date hereof the Employer is not in a position to confirm the date of commencement of the Construction Phase of the Project and the Contractor acknowledges and accepts that the Employer is under no obligation whatsoever to award any contract for the Construction Phase of the Project (or any part of it) to the Contractor”

SECTION 1 DEFINITIONS AND INTERPRETATION

Definitions Insert a new definition as follows:-

“Contractor’s Design Documents all drawings, plans, models, specifications, reports, calculations, charts, diagrams, sketches (including without limitation any such items retained on or in any computer software or other electronic media) and other works prepared conceived or developed by or on behalf of the Contractor (including by any of the Project Team) in the course of or as a result of carrying out the Pre-Construction Services whether in existence or to be made or produced and including all amendments additions and all designs, ideas, concepts and inventions contained in them.”

“Main Contract The main building Contract for the Construction Phase intended to be entered into by the Employer for the carrying out and completion of the design and construction of works at Mocatta House, Brady Street, London, E1 5DL and Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB.”

“Contractor’s Information Line 2 after “Agreement” insert “including the Contractor’s Design Documents”

SECTION 2 CONTRACTOR’S GENERAL OBLIGATIONS

Performing the Services

2.1 In line 1

At the end of the clause insert:-

“The appointment of the Contractor shall be deemed to have commenced with effect from the date when the Contractor began to carry out any of the Pre-Construction and other services relating to the Project”.

2.1.1 In line 1 after “contractor” insert “and appropriate designer”.

Compliance with Instructions

2.2 In line 1 after “lawful” insert “and reasonable”

In line 2 after “Pre-Construction Services” insert “including any variation to the same”

Co-Operation and supply of information

2.3 In line 2 after “meetings” add “which shall be held no less than every 2 weeks”.

2.3.1 Delete clause 2.3.1 and insert: -

“Without charge provide to the Employer and members of the Project Team copies of all the Contractor’s Information and Contractor’s Design Documents in accordance with the Programme and otherwise as reasonably requested by the Employer and/or the Employer’s Agent at any time.”

2.3.3 In line 1 delete “promptly” and insert “immediately”

2.3.4 In line 1 delete “promptly” and insert “immediately”

At the end of line 2 after “becomes aware” insert “giving full particulars as required”

2.3.5 Insert a new clause 2.3.5 as follows: -

“Without prejudice to the preceding sub-paragraphs of this clause 2.3, ensure that the Contractor’s Information including his Design Documents (or where appropriate in either case revised versions thereof) are provided to the Employer and members of the Project Team in good time for the Employer (and members of the Project Team) to comment upon the same without any delay to the overall provision by the Contractor (or on the Contractor’s behalf) of the Pre-Construction Services.”

2.4 Re-number 2.4 as 2.4.1 and insert a new clause 2.4.2 as follows:

2.4.2 All materials and goods shall, so far as procurable, be of the kind and standard described in the Employer’s Requirements, or if not there specifically described, as described in the Contractor’s Proposals or other Contractor’s Design Documents. The Contractor shall not substitute any materials or goods so described without the Employer’s consent in writing which, if given, shall not relieve the Contractor of his obligations.

Sub-Contracting

2.6 At end of clause 2.6.1 insert “and shall comply with any conditions as to sub-contracting notified to him by the Employer including (without limitation) that the sub-contractor fulfils any duties and obligations placed on him by the CDM Regulations.

Liability for design work

Renumber clause 2.8 as 2.8.1.

2.8.1 In line 1 after “the Contractor shall” insert “be responsible for all elements of the design within the scope of the Pre-Construction Services whether undertaken by the Contractor or by others on his behalf”

2.8.2 “Limited to the scope of the Pre-Construction Services for the Project under this Contract the Contractor warrants and undertakes to the Employer that the various elements of the design for the Project shall be properly co-ordinated and integrated, one with the other so far as the Contractor is able to control.

SECTION 3

EMPLOYER’S GENERAL OBLIGATIONS

Supply of information

3.1	<p>Delete clause 3.1 and insert: -</p> <p>“The Employer shall use its reasonable endeavours to provide the Contractor with such information in his possession or control as is relevant to the Pre-Construction Services and compliance with the Statutory Requirements, that information to be supplied in accordance with the Programme or as soon as reasonably practicable upon the Contractor’s reasonable request. The Employer makes no representation and gives no warranty to the Contractor as to the accuracy of any information so supplied. In addition, the Employer shall as soon as reasonably practicable notify the Contractor of:</p> <ol style="list-style-type: none"> 1. additions to or other changes in the Project Team; and 2. any necessary updates or corrections to any information supplied under this clause 3.1.” <p>Decisions, approvals and instructions</p>
Clause 3.2	<p>At the end of clause 3.2 insert: -</p> <p>“Any decisions, approvals and instructions given by the Employer or by the Employer’s Agent to the Contractor shall not affect the Contractor’s general obligations and liability to the Employer in respect of the Pre-Construction Services.”</p>
SECTION 5	ADDITIONAL SERVICES, FEE ADJUSTMENT ETC
Clause 5.1	<p>In lines 3 and 4 delete “to the extent that they are within the scope of the Project and the Contractor’s competence”</p> <p>In line 3 after (“Additional Services”) insert “the Contractor shall carry out and complete any Additional Services required by the Employer or by the Employer’s Agent on his behalf.</p> <p>At the end of this clause insert: “giving full particulars and reasons why”.</p>
Clause 5.2	In line 2 after “Contractor” insert “reasonably”
Clause 5.2	<p>Insert a new clause at the end of 5.2 as follows:</p> <p>“The Contractor shall give full written particulars of any adjustment to the Fee and any additional costs as and when requested by the Employer.”</p>
SECTION 6	PAYMENT
Clause 6.3.2	Delete “14 days” and insert “28 days”
Clause 6.6.3	At the end of the clause insert: “The Contractor shall on request submit such further details as are reasonably requested by or on behalf of the Employer”
SECTION 7	INSURANCE
Clause 7.1.1	in line 3 insert after Particulars” “such insurance shall be held for a period of 12 years following completion of the Pre-Construction Services under this Contract subject that this clause shall cease to be of effect should the Contractor enter into a contract in relation to the Construction Phase.”

SECTION 9

ASSIGNMENT AND NOVATION

Delete “And Novation” from heading.

Novation

9.2

Delete clause 9.2

SECTION 10

SUSPENSION BY THE EMPLOYER, TERMINATION AND ADJUDICATION

Consequence of termination

10.6.1.2

in line 2 after “including” insert “all the Contractor’s Design Documents and”

10.6.4

delete “Except as set out in 10.6.2.”

SECTION 11

MAIN CONTRACT

No restriction on Employer

11.1

Insert a new clause 11.1 as follows: -

“Nothing in this Contract shall prevent or restrict the Employer from entering into negotiations with or contracting with any other contractor at any time in relation to the Project and the Contractor acknowledges that the Employer in entering into this Contract is not and is not intended to and shall not be deemed to have represented to the Contractor that the Employer intends to enter into the Main Contract with the Contractor whether or not the Employer (in its absolute discretion) commences negotiations with the Contractor in respect of the Main Contract.”

No liability for loss to Contractor

11.2

Insert a new clause 11.2: -

In the event that the Main Contract is not entered into between the Employer and the Contractor, the Employer shall have no obligation to the Contractor and shall have no liability to the Contractor other than as set out in this Contract. For the avoidance of doubt, the Employer shall not be liable to the Contractor for any loss of profit, loss of contract, loss of bargain, loss of business, loss of chance or any other loss whatsoever, whether direct, indirect, or consequential.

Transfer of rights and liabilities

11.3

Insert a new clause 11.3: -

Notwithstanding and without prejudice to the forgoing provisions of this clause 12 on the execution and completion of the Main Contract between the Employer and the Contractor, the Employer’s and the Contractor’s respective rights, obligations, duties and liabilities in respect of all matters in and/or pursuant to this Contract shall be subsumed into and shall be deemed to form part of the Main Contract.]”

THE PARTICULARS

DOCUMENTS AND LISTINGS	
<u>Clause etc</u>	<u>Document/Listing</u>
First Recital Project	The Project as described in the First Recital.
First Recital Main Contract	A JCT Intermediate Contract 2024 with Contractor's Design, with agreed amendments.
Fifth Recital First Stage Tender	The Design Fees and included under Annex B of this agreement.
Sixth Recital Second Stage Tender Requirements	See the Industrial Dwellings Society Invitation To Tender titled Whole estate improvement works inclusive of roof, window and door replacements, external fabric repairs, redecoration and other miscellaneous works at three sites (Stepney Green Court in Tower Hamlets, Navarino Mansions in Hackney and Mocatta House in Tower Hamlets) in London, delivered over three financial years.
1.1 BIM Protocol	Not applicable.
2.1 Cost Plan	Not Applicable
2.1 Employer's Requirements	Shall mean compliance with the criteria set out in the Pre-Construction Services.
2.1 Programme	15 weeks from 3 November 2025, resulting in a completion date of 16 February 2026.
2.1 Project Team	<p>The Employer – Industrial Dwelling's Society (1885) Ltd</p> <p>The Contract Administrator and Employer's Agent – Baily Garner LLP</p> <p>The Principal Designer – Baily Garner LLP</p> <p>The Fire Consultant – Contractors choice</p> <p>The Contractor – To be confirmed</p>
2.1 Third Party Agreements	Not Applicable

2.1.2 Contractors Key Personnel	To be confirmed	
2.1.2 Contractors Representative (as of the date of this agreement)	To be confirmed	
INSURANCES		
<u>Clause etc</u>	<u>Subject</u>	<u>Amount</u>
7.1.1	Professional indemnity insurance - level of cover	£2,000,000 in the annual aggregate
7.1.2	Public liability insurance - level of cover	£10,000,000 each and every claim
7.1.2	"All Risks" insurance – level of cover	£5,000,000 each and every claim
SUSPENSION		
<u>Clause etc</u>	<u>Subject</u>	
10.2	Period (if other than 6 months)	6 Months
ADJUDICATION		
<u>Clause etc</u>	<u>Subject</u>	
10.7	The Adjudicator is "The Royal Institution of Chartered Surveyors"	

PRE-CONSTRUCTION SERVICES AGREEMENT

ATTESTATION

THIS AGREEMENT

IS MADE THE 2025

IN WITNESS WHEREOF the Contractor and the Employer have executed this Deed the day and year first above written.

SIGNED AS A DEED by Industrial Dwelling’s Society (1885) Ltd acting by a director and its secretary or two directors

.....
Director

.....
Director/Secretary

SIGNED AS A DEED by SER Contractor Ltd acting by a director and its secretary or two directors

.....
Director

.....
Director/Secretary

Clarifications and Quality Submission



Tender Communication and Clarifications



Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/08/2025 14:16	Chas Berger		Good afternoon, Please find two signed references attached, as requested. Kind regards >> Date:05 Aug 2025 14:11 >> Subject: >> References required >> Message: >> Dear Supplier, >> >> As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. >> >> These references will support our assessment of your experience and capability in delivering comparable services. >> >> Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. >> >> Kind regards, >> IDS	Reference Letter Harlow.pdf, Reference Letter Southern Housing.pdf
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 15:54	Quinn (London) Limited		Good afternoon Please see attached >> Date:04 Aug 2025 16:18 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	IDS Stepney Green Court ~ Quinn London - Clarifications of Tender- 34315 05.08.25.xlsx
Tender Clarifications Uploaded		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 15:36	Greyline Group Ltd		Good afternoon Please find attached, tender clarification in respect of your message sent 04 Aug 2025 16:40. Best regards >> Date:04 Aug 2025 16:40 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions, do not hesitate to get in touch. >> >> Kind regards, >> >> IDS	Greyline Group - Clarifications of Tender - 34315 (2).xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 14:54	AD Construction (Architectural Decorators Ltd)		<p>Good afternoon, Please see attached our clarifications, along with a breakdown of our prelims priced in Section 3, as requested in Clarification No. 4 We hope this is satisfactory. Please do not hesitate to contact us with any further queries. Kind regards >> Date:04 Aug 2025 16:21 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS</p> <p>IDS, SER Contractor Ltd, has been contacted. Kind regards, IDS ----Original Message---- From: SER Contractor Ltd Sent: 06 August 2025 10:50 Subject: RE: References required Good Morning, As requested, please find the reference details below - This was also sent to the email provided. 1. London Borough of Lambeth Andy Marshall - Assistant Director of Housing Capital & Asset Management AMarshall2@lambeth.gov.uk Project - External and Internal Refurbishment Street Properties Programme 2. London Borough of Camden Mark Roberts – Site Manager Mark.roberts@camden.gov.uk Project - Kitchen/Bathrooms and Voids Let us know if you need anything else. Kind Regards SER >> Date:05 Aug 2025 14:11 >> Subject: >> References required >> Message: >> Dear Supplier, >> >> As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. >> >> These references will support our assessment of your experience and capability in delivering comparable services. >> >> Please submit the requested information before Tuesday,</p>	AD Construction - Clarifications of Tender - 34315 - AD Responses.xlsx, Stepney Green Mocatta & Navarino - Pricing Schedule - Rev A - Section 3 Breakdown.xlsx
RE:RE: References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 12:21	Chi Joe	SER Contractor Ltd		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 10:50	SER Contractor Ltd		Good Morning, As requested, please find the reference details below - This was also sent to the email provided. 1. London Borough of Lambeth Andy Marshall - Assistant Director of Housing Capital & Asset Management AMarshall2@lambeth.gov.uk Project - External and Internal Refurbishment Street Properties Programme 2. London Borough of Camden Mark Roberts – Site Manager Mark.roberts@camden.gov.uk Project - Kitchen/Bathrooms and Voids Let us know if you need anything else. Kind Regards SER >> Date:05 Aug 2025 14:11 >> Subject: >> References required >> Message: >> Dear Supplier, >> >> As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. >> >> These references will support our assessment of your experience and capability in delivering comparable services. >> >> Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. >> >> Kind regards, >> IDS	
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 15:06	BTS Property Solutions Ltd		Good afternoon, Following on from your message yesterday, please find attached the requested responses to your tender queries. If you require anything further, please let us know. Kind regards Maria >> Date:04 Aug 2025 16:32 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	BTS Property Solutions - Clarifications of Tender - 34315.pdf, Preliminary Breakdown Stepney Green.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 15:04	SER Contractor Ltd		<div>information regarding the interview. We confirm the following attendees for the 12th Aug: Costin Serban - Managing Director /Commercial - costin.serban@sercontractor.co.uk Martin Haldys- Operations Director - martin.haldys@sercontractor.co.uk Mariusz- Rogalski - Project Manager - mariusz.rogalski@sercontractor.co.uk Kyla Fry - Social Value Manager - kyla.fry@sercontractor.co.uk If you could kindly advise of the timeslot and location and we will be in attendance. Many thanks SER >> Date:05 Aug 2025 14:05 >> Subject: >> Interview sessions 12th August 2025 >> Message: >> Dear Supplier, >> >> We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. >> >> Please confirm by return email the names of the team members who will be attending. >> >> As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will</div> <div>attendees are below: Brad Smith bradsmith@chasberger.co.uk (Director) Ryan Brotherton ryanbrotherton@chasberger.co.uk (Senior Contracts Manager) Luke Culling lukeculling@chasberger.co.uk (Social Value Manager) Sulei Hasan suleihasan@chasberger.co.uk (Senior Resident Liaison Officer) Kind regards >> Date:05 Aug 2025 14:05 >> Subject: >> Interview sessions 12th August 2025 >> Message: >> Dear Supplier, >> >> We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. >> >> Please confirm by return email the names of the team members who will be attending. >> >> As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will have the opportunity to engage directly with your team. >> >> We look forward to your confirmation and will send out a calendar invitation with your time slot. >> >> Kind</div>	
RE: Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:17	Chas Berger			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:11	Chi Joe	SER Contractor Ltd	Dear Supplier, As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. These references will support our assessment of your experience and capability in delivering comparable services. Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. Kind regards, IDS	
References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:11	Chi Joe	Chas Berger	Dear Supplier, As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. These references will support our assessment of your experience and capability in delivering comparable services. Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. Kind regards, IDS	
Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:05	Chi Joe	SER Contractor Ltd	Dear Supplier, We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. Please confirm by return email the names of the team members who will be attending. As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will have the opportunity to engage directly with your team. We look forward to your confirmation and will send out a calendar invitation with your time slot. Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:05	Chi Joe	Chas Berger	Dear Supplier, We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. Please confirm by return email the names of the team members who will be attending. As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will have the opportunity to engage directly with your team. We look forward to your confirmation and will send out a calendar invitation with your time slot. Kind regards, IDS	
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 13:52	Axis Europe Ltd		Hi Please see responses to clarifications raised. Kind regards Jill >> Date:04 Aug 2025 16:29 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	Stepney EPC D and E (1).xlsx, Axis Europe - Clarifications of Tender - 34315.xlsx
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 13:41	Mulalley and Company Limited		Good afternoon, Please see attached our responses to the tender clarifications. Kind regards, MCL >> Date:04 Aug 2025 16:14 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> >> IDS	Mulalley and Company - Clarifications of Tender - 34315.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 12:31	Chas Berger		Good afternoon, Please find our responses attached, as requested. Please do not hesitate to reach out if any more information is required at this stage. Kind regards >> Date:04 Aug 2025 16:33 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	Chas Berger - Clarifications of Tender - 34315.xlsx
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 08:33	SER Contractor Ltd		Hi Project team Please see attached our responses to your clarifications. if you require any additional information please let us know. Many thanks SER >> Date:04 Aug 2025 16:20 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	SER Contractor - Clarifications of Tender - 34315.xlsx, SER Prelim breakdown.pdf
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 08:18	Milestone South East Limited		Good morning, Please find attached our response. Kind Regards >> Date:04 Aug 2025 17:00 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached clarifications which you are required to respond to. >> >> We kindly request that you provide a response within 48. >> >> If you have any questions, do not hesitate to get in touch. >> >> Kind regards, >> >> IDS	Milestone South East - Clarifications of Tender - 34315.xlsx, Prelims IDS - Clarification.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 08:02	Highview Group		Good morning, Further to your clarifications, please see attached our responses and supporting preliminary breakdown document. Should you have any further queries, please don't hesitate to contact us. Kind Regards >> Date:04 Aug 2025 16:59 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached clarifications which you are required to respond to. >> >> We kindly request that you provide a response within 48. >> >> If you have any questions, do not hesitate to get in touch. >> >> Kind regards, >> >> IDS	Highview Group - Clarifications of Tender - 34315.xlsx, Prelim Breakdown -Stepney Green.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 17:00	Chi Joe	Milestone South East Limited	Hi, Please find attached clarifications which you are required to respond to. We kindly request that you provide a response within 48. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Milestone South East - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 17:00	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached clarifications which you are required to respond to. We kindly request that you provide a response within 48. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Kingsbury Construction - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:59	Chi Joe	Highview Group	Hi, Please find attached clarifications which you are required to respond to. We kindly request that you provide a response within 48. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Highview Group - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:40	Chi Joe	Greyline Group Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Greyline Group - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:33	Chi Joe	Chas Berger	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	Chas Berger - Clarifications of Tender - 34315.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:32	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	BTS Property Solutions - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:29	Chi Joe	Axis Europe Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	Axis Europe - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:28	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	APC Building Services - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:21	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	AD Construction - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:20	Chi Joe	SER Contractor Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	SER Contractor - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:18	Chi Joe	Quinn (London) Limited	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	Quinn London - Clarifications of Tender- 34315.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:14	Chi Joe	Mulalley and Company Limited	<p>Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS</p> <p>----- repaid in December 2026. Kind regards, MCL >> Date:01 Aug 2025 13:59 >> Subject: >> RE:RE: Financial Review- Query >> Message: >> Hi, >> >> Could we please confirm when the loan is due to be repaid? >> >> Kind regards, >> >> IDS >> >> ---- Original Message---- >> From: Mulalley and Company Limited >> Sent: 01 August 2025 11:39 >> Subject: RE: Financial Review- Query >> >> Good afternoon, >> >> Please see our response to the following queries: >> >> "Could you please clarify what is included in 'Amounts etc' as per the attached screenshot?" >> >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. >> >> "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?” >> >> The audited accounts will be available towards the end of September 2025. >> >> As of 31 July 2025: >> >> • Mulalley: Cash balance of £12.7m and no</p>	Mulalley and Company - Clarifications of Tender - 34315.xlsx
RE: RE:RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 14:34	Mulalley and Company Limited			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 13:59	Chi Joe	Mulalley and Company Limited	<div>... , ... is due to be repaid? Kind regards, IDS ---- Original Message---- From: Mulalley and Company Limited Sent: 01 August 2025 11:39 Subject: RE: Financial Review- Query Good afternoon, Please see our response to the following queries: "Could you please clarify what is included in 'Amounts etc' as per the attached screenshot?" >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?" >> The audited accounts will be available towards the end of September 2025. As of 31 July 2025: • Mulalley: Cash balance of £12.7m and no outstanding loan balance. • Sherrygreen Group: Cash balance of £14.1m and a loan of £27.5m. Kind regards, MCL >> Date:01 Aug 2025 09:33 >> Subject: >> Financial Review- Query >> Message: >> Hi Team, >> >> Could you please clarify what is included in "Amounts etc", ... From: Mulalley and Company Limited Sent: 01 August 2025 11:39 Subject: RE: Financial Review- Query Good afternoon, Please see our response to the following queries: "Could you please clarify what is included in 'Amounts etc' as per the attached screenshot?" >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?" >> The audited accounts will be available towards the end of September 2025. As of 31 July 2025: • Mulalley: Cash balance of £12.7m and no outstanding loan balance. • Sherrygreen Group: Cash balance of £14.1m and a loan of £27.5m. Kind regards, MCL >> Date:01 Aug 2025 09:33 >> Subject: >> Financial Review- Query >> Message: >> Hi Team, >> >> Could you please clarify what is included in "Amounts etc" as per the attached screenshot? >> >> Could you also confirm when the accounts</div>	
RE:RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 12:05	Chi Joe	Mulalley and Company Limited		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 11:39	Mulalley and Company Limited		<p>the following queries: "Could you please clarify what is included in 'Amounts etc' as per the attached screenshot?" >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?" >> The audited accounts will be available towards the end of September 2025. As of 31 July 2025: • Mulalley: Cash balance of £12.7m and no outstanding loan balance. • Sherrygreen Group: Cash balance of £14.1m and a loan of £27.5m. Kind regards, MCL >> Date:01 Aug 2025 09:33 >> Subject: >> Financial Review- Query >> Message: >> Hi Team, >> >> Could you please clarify what is included in "Amounts etc" as per the attached screenshot? >> >> Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mualley and the parent Sheerygreen Ltd, as of today? >> >> Kind</p>	
Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 09:33	Chi Joe	Mulalley and Company Limited	<p>Hi Team, Could you please clarify what is included in "Amounts etc" as per the attached screenshot? Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mualley and the parent Sheerygreen Ltd, as of today? Kind regards, IDS</p>	image003.png

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	30/07/2025 12:01	Greyline Group Ltd		Good Afternoon, Please find attached zip file contacting the following requested documents: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Thank you, Kind regards. >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Post tender submission - Greyline.zip
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	30/07/2025 07:42	AD Construction (Architectural Decorators Ltd)		Good morning, Please see attached documents. We hope this is satisfactory. Please do not hesitate to contact us with any queries Kind regards >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Confidentiality Notice.pdf, AD Signed Accounts 2022.pdf, AD Signed Accounts 2023 .pdf, AD Signed Accounts 2024.pdf, draft management accounts 2024 25.xlsx, cashflow forecast.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	30/07/2025 07:04	Highview Group		Good Morning, As requested please find attached our last 3 years accounts, management accounts and Sales Forecast. Please let me know if you require further information. Many Thanks >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Highview Roofing and Externals Ltd YE Sep-22 - Abr Accs.pdf, Highview Roofing & Externals - Statutory Accs - YE 30.09.2023.pdf, Highview Group Limited - Abb Accs YE 30.09.24.pdf, June 25 MA's.pdf, Sales Forecast 24-26 (August 2025).pdf
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	29/07/2025 15:49	SER Contractor Ltd		Hello, Please find the requested documents attached. If there are any issues, please let us know. Kind Regards SER >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Financial Documents - SER Contractor.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	29/07/2025 10:35	Chas Berger		Please see attached, as requested. Kind regards >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	CB Accounts 30.06.22.pdf, CB Accounts 30.06.23.pdf, CB Accounts 30.06.24.pdf, CB Management Accounts 31.12.2024.pdf, Chas Berger - Main Company Cashflow.xlsx
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	29/07/2025 08:12	Mulalley and Company Limited		Good morning, Please see attached the required documents as requested below. Kind regards, MCL >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	1. Combined Mulalley 3 year audited accounts 2022-2024.pdf, 2. Mulalley Management Accounts Dec-24.pdf, 2. SGN Management Accounts Consolidation 31.12.2024.pdf, 3. SGN GROUP - 2 years forecast to Mar 2027.xlsx
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	SER Contractor Ltd	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Mulalley and Company Limited	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Highview Group	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Greyline Group Ltd	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Chas Berger	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	APC Building Services (London) Ltd	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	AD Construction (Architectural Decorators Ltd)	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
RE:RE: PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:38	Chi Joe	SER Contractor Ltd	Thank you for providing a response. Kind regards, IDS -----Original Message----- From: SER Contractor Ltd Sent: 28 July 2025 12:05 Subject: RE: PCSA Services - No price submitted Hi IDS Team We confirm we stand by our tender submission to undertake the PCSA Services as per section 1 & 2. Regards SER >> Date:28 Jul 2025 11:57 >> Subject: >> PCSA Services - No price submitted >> Message: >> Hi, >> >> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. >> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. >> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. >> >> We expect a response within 48 hours. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 12:13	SER Contractor Ltd		Hi IDS Team We confirm we stand by our tender price to include PCSA Services Sections 1 and 2 Regards SER >> Date:28 Jul 2025 11:57 >> Subject: >> PCSA Services - No price submitted >> Message: >> Hi, >> >> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. >> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. >> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. >> >> We expect a response within 48 hours. >> >> Kind regards, >> IDS	
RE: PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 12:05	SER Contractor Ltd		Hi IDS Team We confirm we stand by our tender submission to undertake the PCSA Services as per section 1 & 2. Regards SER >> Date:28 Jul 2025 11:57 >> Subject: >> PCSA Services - No price submitted >> Message: >> Hi, >> >> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. >> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. >> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. >> >> We expect a response within 48 hours. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 11:57	Chi Joe	SER Contractor Ltd	Hi, Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. We expect a response within 48 hours. Kind regards, IDS	
Non- Compliant Tender		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 11:23	Chi Joe	MYC Group (UK) Ltd	Hi Team, Following a review of your tender submission, we noted that the contract period has been amended from the specified 58 weeks to 100 weeks. As this constitutes a deviation from the stated requirements, your submission is deemed non-compliant. Regrettably, we will not be progressing your tender any further in this process. We appreciate the time and effort you invested in preparing your submission and wish you every success in your future endeavours. Kind regards, IDS	
RE:Issue with Re-Submitting		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/07/2025 10:16	Chi Joe	Milestone South East Limited	Hi, Your attached pricing information has been duly noted and will be added to your submitted documents. Kind regards, IDS ---- Original Message---- From: Milestone South East Limited Sent: 25 July 2025 10:11 Subject: Issue with Re-Submitting Good morning, Upon submitting, we noticed that we uploaded the pricing document on its own, when it should have been the attached zip file. Even though there is still an hour until submission, the portal is not allowing us to modify our return to upload correctly. Please can this message & attachment be taking into account within our submission? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Issue with Re-Submitting		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/07/2025 10:11	Milestone South East Limited		<p>Good morning, Upon submitting, we noticed that we uploaded the pricing document on its own, when it should have been the attached zip file. Even though there is still an hour until submission, the portal is not allowing us to modify our return to upload correctly. Please can this message & attachment be taking into account within our submission? Thank you</p> <p>response to be posted by 18th July. In the response below, we advised that ' Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents.'" and the pricing document was attached. There are no additional answers to be provided. Kind regards, IDS ----Original Message----</p> <p>From: MYC Group (UK) Ltd Sent: 24 July 2025 11:27 Subject: RE: RE: Question regarding Window Schedule Hi the response you posted was answer to be posted on the 18th, but nothing was posted. is there an update? >> Date:24 Jul 2025 09:51 >> Subject: >> RE: Question regarding Window Schedule >> Message: >> Hi, >> >> Any update re the below query? >> >> >> >> Date:18 Jul 2025 17:06 >> >> Subject: >> >> Question regarding Window Schedule >> >> Message: >> >> Hi, >> >> >> >> We received the below question: >> >> >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the</p>	Milestone - Appendix 2 - Pricing.zip
RE:RE: RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 11:47	Chi Joe	MYC Group (UK) Ltd	<p>T08 Rev B - Proposed Window & Door Schedule.pdf, T04 Rev B - Existing Window & Door Schedule.pdf</p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 11:27	MYC Group (UK) Ltd		Hi the response you posted was answer to be posted on the 18th, but nothing was posted. is there an update? >> Date:24 Jul 2025 09:51 >> Subject: >> RE: Question regarding Window Schedule >> Message: >> Hi, >> >> Any update re the below query? >> >> >> Date:18 Jul 2025 17:06 >> >> Subject: >> >> Question regarding Window Schedule >> >> Message: >> >> Hi, >> >> >> We received the below question: >> >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> >> >> Kind regards, >> >> IDS	
RE:RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 08:26	Chi Joe	MYC Group (UK) Ltd	Hi, What update do you require? The answer was posted next to your question. Kind regards, IDS -----Original Message----- From: MYC Group (UK) Ltd Sent: 24 July 2025 07:51 Subject: RE: Question regarding Window Schedule Hi, Any update re the below query? >> Date:18 Jul 2025 17:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 07:51	MYC Group (UK) Ltd		<p>Hi, Any update re the below query? >> Date:18 Jul 2025 17:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> Kind regards, >> IDS</p> <p>the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ----</p> <p>Original Message---- From: Etec Contract Services Ltd Sent: 21 July 2025 11:54 Subject: RE: Question regarding Window Schedule Good afternoon, Following the issue of the window information can we please request an extension of time to the tender deadline as this information will necessitate going back out to our supply chain to seek quotes which will take some time to be returned to us. Kind regards, >> Date:18 Jul 2025 15:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of</p>	
RE:RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 15:18	Chi Joe	Etec Contract Services Ltd		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 15:16	Chi Joe	Mulalley and Company Limited	<p>----- – Please confirm that permissions/licence from adjoining dwellings will be by others. Agreed. Renewal of double hung windows - Can use please confirm if spiral balance is acceptable in lieu of the lead weight & pulley system. Please price for lead weight and pulley. Can you please confirm that we are to price & submit the latest excel document headed “ Stepney Green, Mocatta & Navarino – Pricing Schedule – Rev A” which includes PCSA Section 1,2,3 & 4. Correct Pricing schedule of Mocatta & Navarino, PCSA section 3 & 4 – Can you please advise what mechanism will be applied to increase cost(if any) from current rates applied to Stepney Green. The intention is that the rates for Stepney Green will be applied to the other sites. Can we redesign the AOV's to meet the 1m2 requirement and have it in one section. Agreed so long as you seek approval from the conservation officer. As this needs to be a CE mark system on timber we can only do a glazed in AOV version so the overall structure will be timber and on the glass section we will have an aluminium AOV with a glazing bead adaptor. Agreed so long as you seek approval from the</p>	
RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 11:54	Etec Contract Services Ltd		<p>Good afternoon, Following the issue of the window information can we please request an extension of time to the tender deadline as this information will necessitate going back out to our supply chain to seek quotes which will take some time to be returned to us. Kind regards, >> Date:18 Jul 2025 15:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> Kind regards, >> IDS</p>	

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Response enquiry		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 07:46	Mulalley and Company Limited		Good morning, Could we please kindly ask when we can expect responses to our queries raised on the 15th. Kind regards, MCL	
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Z Baverstock LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Wates Property Services Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	United Living property Services	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Thomas Sinden Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Stonewest Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Shellmar Construction Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Saltash Enterprises Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	SER Contractor Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	R. Benson Property Maintenance Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Quinn (London) Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Parogon Contracts LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Overleaf Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	NewmanFrancis Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mysons Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	MYC Group (UK) Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mulalley and Company Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mitie Property Services (UK) Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mintgreen Contractors Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Milestone South East Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mears Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Kingsbury Construction Co Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Jiyu Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	HTA Design LLP	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Hugh LS McConnell Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Highview Group	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Heron Manufacture Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Guildmore Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Greyline Group Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Ettec Contract Services Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	EQUANS Regeneration Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Durkan Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Emplas Window Systems	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Chas Berger	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	CB Design and Build Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Cardo South	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	BTS Property Solutions Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Bika Construction Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Boom Construction Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Armina Group LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Axis Europe Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	APC Building Services (London) Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Acclaim Contracts Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Window Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 11:18	Axis Europe Ltd		<p>-----</p> <p>to meet the 1m2 requirement and have it in one section. As this needs to be a CE mark system on timber we can only do a glazed in AOV version so the overall structure will be timber and on the glass section we will have an aluminium AOV with a glazing bead adaptor. Existing communal windows and doors have glass louvers which we don't usually do, can this be changed to full glass or permanent opened aluminium louvres?</p> <p>According to Section 2 M&W on SS_25_30_20_22 Entry doors are Engineered Redwood timber and on SS_25_30_20_25 Latham's Steel doors (or EA) but Timber on the SOW, could you please confirm what to price for. On Section 2 M&W on windows under subsection 8 requires a 21mm astragal bar which will match existing but the Apendix C detail drawing shows it as an integrated glazing bar at 40mm wide which is almost double than existing and this will have a huge impact on the appearance of the window and will be a lot more expensive, we suggest an face adhered bar to keep the existing aspect and a reduced cost. Trickle vents will be concealed as the original windows and not on the face of the sash as</p>	Drawing.PNG
RE: Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 08:36	Mulalley and Company Limited		<p>Good morning, Could we please kindly ask for responses to our below clarifications, raised on the 15th. Kind regards, MCL >></p> <p>Date:15 Jul 2025 11:52 >> Subject: >> Clarification >> Message: >> Good afternoon, >> >> Please could we raise the following: >> >> 1. Items 4.27.5 & 4.27.6 – Please confirm that permissions/licence from adjoining dwellings will be by others. >> 2. Renewal of double hung windows - Can use please confirm if spiral balance is acceptable in lieu of the lead weight & pulley system. >> 3. Can you please confirm that we are to price & submit the latest excel document headed “ Stepney Green, Mocatta & Navarino – Pricing Schedule – Rev A” which includes PCSA Section 1,2,3 & 4. >> 4. Pricing schedule of Mocatta & Navarino, PCSA section 3 & 4 – Can you please advise what mechanism will be applied to increase cost(if any) from current rates applied to Stepney Green. >> >> Kind regards, >> >> MCL >></p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Z Baverstock LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Wates Property Services Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	United Living property Services	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Stonewest Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	SER Contractor Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

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Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Quinn (London) Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Overleaf Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mysons Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Milestone South East Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

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Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mears Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Jiyu Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	HTA Design LLP	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Heron Manufacture Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Highview Group	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Guildmore Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

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Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Greyline Group Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Emplas Window Systems	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Durkan Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Chas Berger	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Cardo South	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Bika Construction Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Boom Construction Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Axis Europe Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	Armina Group LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
RE:Extension		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 14:42	Chi Joe	SER Contractor Ltd	Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ---- Original Message---- From: SER Contractor Ltd Sent: 17 July 2025 12:19 Subject: Extension Good Afternoon, Due to the summer holidays and upcoming annual leave, we would like to please request an extension. Kind Regards SER	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Documents to be returned		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 14:41	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message----- From: Etec Contract Services Ltd Sent: 17 July 2025 10:39 Subject: Documents to be returned Good morning, Can we please ask that all pricing documents to be returned be issued in excel format. Kind regards,	Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
RE:EOT request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 14:38	Chi Joe	Etec Contract Services Ltd	Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ---- Original Message----- From: Etec Contract Services Ltd Sent: 17 July 2025 10:27 Subject: EOT request Good morning, Due to the number of clarifications and revised docs that have been issued can we please request a one week extension to the deadline to allow us sufficient time and resources to complete our tender. Kind regards,	
Extension		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 12:19	SER Contractor Ltd		Good Afternoon, Due to the summer holidays and upcoming annual leave, we would like to please request an extension. Kind Regards SER	
Windows Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 10:51	MYC Group (UK) Ltd		The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Thank you!	
Documents to be returned		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 10:39	Etec Contract Services Ltd		Good morning, Can we please ask that all pricing documents to be returned be issued in excel format. Kind regards,	
EOT request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 10:27	Etec Contract Services Ltd		Good morning, Due to the number of clarifications and revised docs that have been issued can we please request a one week extension to the deadline to allow us sufficient time and resources to complete our tender. Kind regards,	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	17/07/2025 08:29	Chi Joe	Quinn (London) Limited	Hi, The latest clarification document supersedes all previous information received. The completion date for Section 1 is 31st March 2026, and the document titled Stepney EPC D E is the updated property list mentioned on line 33. Kind regards, IDS ---- Original Message---- From: Quinn (London) Limited Sent: 17 July 2025 06:26 Subject: RFI Good morning May we ask the following: Please can you kindly confirm if the response to the clarification on line 33 (sent 11/07/2025) supersedes clarification on line 17 (sent 03/07/2025)? We note that line 33 states that: • Completion date for section 1 is the 31st March 2026 (not the 9th of Jan 2026) • 26 properties have secured WH funding (rather than the 29 properties) Please can you also confirm that the document titled ‘Stepney EPC D and E’ is the updated property list mentioned on line 33? Thank you"	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	17/07/2025 06:26	Quinn (London) Limited		Good morning May we ask the following: Please can you kindly confirm if the response to the clarification on line 33 (sent 11/07/2025) supersedes clarification on line 17 (sent 03/07/2025)? We note that line 33 states that: • Completion date for section 1 is the 31st March 2026 (not the 9th of Jan 2026) • 26 properties have secured WH funding (rather than the 29 properties) Please can you also confirm that the document titled ‘Stepney EPC D and E’ is the updated property list mentioned on line 33? Thank you"	
Word Count Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	16/07/2025 11:16	Axis Europe Ltd		Good afternoon, Are you able to confirm the word count. It states 1,500 word / 2 pages but need confirmation which one is it? Many thanks Bid Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	16/07/2025 10:52	Mitie Property Services (UK) Ltd		Good Morning, • The amendment to clause 2.8 of the PCSA doesn't read properly but seems to say that the Contractor is liable for PCSA design work even if the Main Contract is performed by another Contractor. This is the opposite of the standard PCSA position and puts the Contractor up at risk of future claims for Main Contract works performed by others. The PCSA has somewhat been converted into a design appointment. If this is to remain, it would absolutely be market standard to for the Contractor to have an aggregate liability cap and consequential loss exclusion, otherwise the PCSA appointment is too high risk. Please confirm this will be accommodated. • We would like to understand the PCSA's appointment of the Contractor as Building Safety Act/Building Regulations Principal Designer. We do not think the appointment is appropriate here, noting that the Contractor is not appointed as CDM Principal Designer. Kind Regards	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	16/07/2025 10:38	Quinn (London) Limited		Good morning Another query if we may Please could we ask the client team for stepney Green Tender to clarify the following: Is the Warmer homes fund (WHF) works just window replacement, or is it including new roof insulation and roof coverings renewal. Many thanks	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	16/07/2025 10:20	Quinn (London) Limited		Good afternoon Could we please ask the client project team to clarify the following . 'We note from the tender documentation that the client requires a full sample installation to 1 No Flat and Fixed Screen To Communal Stairwell. Could you clarify if this area requires to be in an existing vacant flat (if so which block) or just a spare void area for samples to be shown.' Many thanks in advance	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Clarification - Commercially Confidential		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	15/07/2025 12:06	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Our insurances have responded with the below: Is it your PI policy they are querying or the one that they intend to provide as part of their tender ? Could you please clarify and perhaps give reasons for the query? Kind regards, IDS ----Original Message---- From: Mitie Property Services (UK) Ltd Sent: 14 July 2025 07:47 Subject: Clarification - Commercially Confidential Good Morning, COMMERCIALLY CONFIDENTIAL: We note PI insurance is on a per claim basis. Please have your insurance advisers confirm that per claim and in the aggregate is acceptable provided there are unlimited reinstatements. Kind Regards	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	15/07/2025 11:52	Mulalley and Company Limited		Good afternoon, Please could we raise the following: 1. Items 4.27.5 & 4.27.6 – Please confirm that permissions/licence from adjoining dwellings will be by others. 2. Renewal of double hung windows - Can use please confirm if spiral balance is acceptable in lieu of the lead weight & pulley system. 3. Can you please confirm that we are to price & submit the latest excel document headed “ Stepney Green, Mocatta & Navarino – Pricing Schedule – Rev A” which includes PCSA Section 1,2,3 & 4. 4. Pricing schedule of Mocatta & Navarino, PCSA section 3 & 4 – Can you please advise what mechanism will be applied to increase cost(if any) from current rates applied to Stepney Green. Kind regards, MCL There is a requirement for works to be carried out to the internal circulation areas. We have not found any floor plans and sections that would enable me to measure the works. Can you please issue internal floor plans?	
Clarification Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	15/07/2025 08:21	MYC Group (UK) Ltd			All Clarifications 14th July 2025.xlsx,
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Z Baverstock LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Wates Property Services Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	United Living property Services	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Thomas Sinden Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Stonewest Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Shellmar Construction Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	SER Contractor Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Saltash Enterprises Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Quinn (London) Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Parogon Contracts LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Overleaf Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	NewmanFrancis Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

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Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mysons Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	MYC Group (UK) Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mulalley and Company Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mintgreen Contractors Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Milestone South East Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mears Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Jiyu Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	HTA Design LLP	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Highview Group	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

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Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Heron Manufacture Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Greyline Group Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Guildmore Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Etec Contract Services Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	EQUANS Regeneration Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Emplas Window Systems	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Durkan Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	CB Design and Build Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Chas Berger	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Cardo South	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	BTS Property Solutions Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Boom Construction Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Bika Construction Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

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Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Axis Europe Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Armina Group LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	APC Building Services (London) Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Acclaim Contracts Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
RE:Clarification - Commercially Confidential		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 16:48	Chi Joe	Mitie Property Services (UK) Ltd	Hi, This question has been sent to our Insurers. I will provide you with a response as soon as we hear back. Kind regards, IDS --Original Message---- From: Mitie Property Services (UK) Ltd Sent: 14 July 2025 07:47 Subject: Clarification - Commercially Confidential Good Morning, COMMERCIALLY CONFIDENTIAL: We note PI insurance is on a per claim basis. Please have your insurance advisers confirm that per claim and in the aggregate is acceptable provided there are unlimited reinstatements. Kind Regards	
RE: Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:40	Quinn (London) Limited		Good afternoon Is this supposed to have new items in it. I am only seeing the 3 folders of drones from 070325 which was downloaded last week. I have used the link in this message. Thanks >> Date:14 Jul 2025 14:17 >> Subject: >> Roof / Elevation photos - Drone >> Message: >> Hi, >> >> You can access the files via the link below. >> >> https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Z Baverstock LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Wates Property Services Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	United Living property Services	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Thomas Sinden Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Stonewest Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Shellmar Construction Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	SER Contractor Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Saltash Enterprises Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	R. Benson Property Maintenance Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Quinn (London) Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Parogon Contracts LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Overleaf Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	NewmanFrancis Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mysons Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	MYC Group (UK) Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mulalley and Company Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mitie Property Services (UK) Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mintgreen Contractors Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Milestone South East Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mears Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Kingsbury Construction Co Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Jiyu Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Hugh LS McConnell Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	HTA Design LLP	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Highview Group	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Heron Manufacture Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Guildmore Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Greyline Group Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	EQUANS Regeneration Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Durkan Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Emplas Window Systems	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Chas Berger	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	CB Design and Build Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Cardo South	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	BTS Property Solutions Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Bika Construction Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Axis Europe Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	APC Building Services (London) Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Armina Group LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Acclaim Contracts Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:RE: Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:12	Chi Joe	Overleaf Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message----- From: Overleaf Ltd Sent: 14 July 2025 13:26 Subject: RE: Clarification 100725 , Stepney Green EPC and Pricing Schedule Hello, we note from the latest clarification document that a number of revised documents have been issued, however we have not been provided with these. Could we be issued with the revised documents including drone survey asap please. Thanks >> Date:11 Jul 2025 20:09 >> Subject: >> Clarification 100725 , Stepney Green EPC and Pricing Schedule >> Message: >> Hi, >> >> Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. >> >> Kind regards, >> IDS	Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
RE: Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 13:26	Overleaf Ltd		Hello, we note from the latest clarification document that a number of revised documents have been issued, however we have not been provided with these. Could we be issued with the revised documents including drone survey asap please. Thanks >> Date:11 Jul 2025 20:09 >> Subject: >> Clarification 100725 , Stepney Green EPC and Pricing Schedule >> Message: >> Hi, >> >> Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
EOT		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 10:30	Greyline Group Ltd		Good morning, We acknowledge receipt of your tender clarification 11 July Pricing Schedule - Rev A Please be advised that the new pricing schedule (i.e. PCSA Sections 3 & 4) which were previously excluded from your pricing document will now need to be issued to our supply chain for pricing and returned for inclusion within our tender submission. Our internal pricing documents will also need to be updated with the new information to accommodate the newly received instructions. Due to these changes, on top the recent revised window & door schedule, we would like to formally request a 2-week extension to the tender period. Thank you for your earliest reply. Best regards Terdering Team	
Extension Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 09:15	Mitie Property Services (UK) Ltd		Good Morning, We have received this morning the 'Stepney All Clarifications' and the Pricing schedule – Rev A. We have previously requested an extension to the tender return date and note that at least one other bidder has done the same. We would formally request again, at least a 2-week extension to allow time for our supply chain partners to process the revised documents, in particular the recent issue of the revised window schedules. Granting this extension will allow us to deliver a comprehensive and competitive tender that aligns with your requirements and expectations. We understand the tight schedules and appreciate the consideration of our request. Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 08:46	Mulalley and Company Limited		<p>----- clarification on the items below previously raised. Kind regards, MCL >> Date:08 Jul 2025 09:22 >> Subject: >> Clarification >> Message: >> Good morning, >> >> 1. We acknowledge receipt of revised Section 4, Schedule of works REV A. It appears that only changes made are to window renewal section. Can we amend previous excel schedule of works document provided to us and submit this amended document as part of our tender submission. >> 2. Can you please provide roof/elevation photos taken by a drone. >> 3. Item 3.18.12 – states “Netting to be provided to all elevations, and Monoflex below each lift to prevent dirt and debris falling to areas below”. Provision of Monoflex below each lift is not recommended by our scaffolders (how would these be supported?). As a standard, we would provide base lift to be double boarded with a polythene membrane between boards to prevent dirt & debris falling below. Can you please confirm if these is acceptable. >> 4. Item 4.14.1 – Can you please identify location of flat roof coverings to residential blocks. >> 5. Item 4.16.3 – Are these the communal balconies</p>	
Clarification - Commercially Confidential		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 07:47	Mitie Property Services (UK) Ltd		<p>Good Morning, COMMERCIALLY CONFIDENTIAL: We note PI insurance is on a per claim basis. Please have your insurance advisers confirm that per claim and in the aggregate is acceptable provided there are unlimited reinstatements. Kind Regards</p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
						<p>the contract an aggregate liability cap equal to the contract price, and an exclusion of consequential loss, to enable tenderers to provide the most competitive pricing and as per UK standard market practice. Can the final contract be amended to include this? • We note that payment terms have been changed to 35 days following the interim valuation date. In line with public sector prompt payment policy, we would expect payment terms to be 30 days following the interim valuation date. We as a Group also have to report the percentage of suppliers we pay within 30 days of claim. We cannot pay suppliers on 30 day terms if we don't receive payment until 35 days. Can the final contract be amended so that the payment date is no more than 23 days following the due date? • We note that liquidated damages are £2,350 per week for Section 1 and £1,175 per week for Section 2. Are the Section 1 LDs the employer's sole financial remedy for the contractor's late completion? How are these LDs calculated? Do they include liability in relation to any loss of or reduction in warm homes funding? Could the final contract be amended to</p>	
Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 07:46	Mitie Property Services (UK) Ltd		Hi, Please find attached answers to	
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Z Baverstock LTD	clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Wates Property Services Limited	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	United Living property Services	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx

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Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Drawings		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 16:07	Axis Europe Ltd		Good afternoon, Are there are any drawings/plans for these 2 areas at all (as part of the wider tender pack). Even if it's just existing? Many thanks Bid Team	
Clarification - Windows		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	11/07/2025 15:00	Overleaf Ltd		Good Afternoon, In the documents there is conflicting information regarding PAS24 and U-values. The documents state PAS24 required however the sections and L10 state a truebar/putty finish which doesn't comply to PAS24 regulations also wouldn't meet the required U-value (1.6+ would be out the u-value for our true/bar putty unit, dependent on product and glazing type). Could you please clarify whether we are to allow for PAS24 requirements or a truebar/putty finish. Thanks	
tenders@greylineltd.com		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	10/07/2025 15:35	Greyline Group Ltd		Good Afternoon, We note the requirements and timetable of your ITT document and schedule of works. In relation to the 29 properties where works are required within Section 1, can we politely request an explanation of the logic applied to the 15 calendar week completion period, specifically the assumed manufacture and delivery period for windows and how the traditional seasonal “shut-down” impacts the total duration? Can we also clarify whether this manufacture and delivery period has been included within the assumption following the requirement for the planning/ conservation officer to review the pilot installation within the initial 15 weeks as your document states that no further windows can be manufactured until this has elapsed. Thank you.	
Pricing Schedules		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	10/07/2025 11:29	Milestone South East Limited		Good afternoon, Please may we kindly request Section 3 second stage pricing (Mocatta) and Section 4 second stage pricing (Navarino) in excel format? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Queries		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 16:19	Mitie Property Services (UK) Ltd		Apologies, please see attached photo relating to query 2. >> Date:09 Jul 2025 16:18 >> Subject: >> Queries >> Message: >> Good Afternoon, >> >> 1. We note the incumbent CCTV contractor within the tender clarifications but also need to know the incumbent for the access control. Can you please confirm? >> >> 2. Is MEWP access to the gable ends permitted? These are only 3m from the boundary walls, so a scaffold would severely hinder access for all vehicles, but in particular emergency vehicles (photo attached). Roof access from the scaffold can be via the rears and the only work to the gables are fabric repairs and painting windows. Please confirm. >> >> Kind Regards	20250704_101537.jpg
Queries		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 16:18	Mitie Property Services (UK) Ltd		Good Afternoon, 1. We note the incumbent CCTV contractor within the tender clarifications but also need to know the incumbent for the access control. Can you please confirm? 2. Is MEWP access to the gable ends permitted? These are only 3m from the boundary walls, so a scaffold would severely hinder access for all vehicles, but in particular emergency vehicles (photo attached). Roof access from the scaffold can be via the rears and the only work to the gables are fabric repairs and painting windows. Please confirm. Kind Regards	
Extension Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 16:15	Mitie Property Services (UK) Ltd		Good Afternoon, Can we request a 4 week extension to the current return date please. Kind Regards	
M&E / Fire Alarm Package		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 15:59	Milestone South East Limited		Good afternoon, To design and comply with building regulations we need the following information: • Is there a FRA for these buildings? • Fire strategy and Fire Evacuation Plan for these buildings? • Do we have people that are hard of hearing or having movement disabilities in those buildings? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 14:34	Chi Joe	United Living property Services	<p>Hi, You can share the link. Kind regards, IDS -</p> <p>---Original Message--- From: United Living property Services Sent: 09 July 2025 11:36 Subject: Drone Survey Can you please clarify that we are able to share the drone survey link with sub-contractors for a more accurate price</p> <p>-----</p> <p>the standard drafting of the JCT PCSA 2024, would you please give consideration to the following: 1 Clause 2.2. Whilst we are happy to have the word ‘reasonable’ added would you please retain, ‘lawful’. 2 Clauses 2.3.3 and 2.3.4. You want to replace ‘promptly’ with ‘immediately’. An immediate notification would mean that the Contractor must notify upon discovery but may not have established the full inconsistency or divergence. Whereas a prompt notification implies that the Contractor has the time to have a full understanding of the issue before prompt notification. This could make the “giving of full particulars as required” difficult. Please confirm if you still want the amendment. 3 You’ve drafted a new clause 2.3.5 stipulating that the Contractor’s information be provided in good time. Is this new clause necessary given clause 2.3.1 already requires the Contractor to provide the “information in accordance with the programme and otherwise as reasonably requested by the Employer...” Please advise. 4 Clause 5.1. You’re wanting to delete the sentence that says that instructions by the Employer for additional</p> <p>Can you please clarify that we are able to share the drone survey link with sub-contractors for a more accurate price</p> <p>Can you please clarify areas of flat roofing that item 4.14 is referring to? Or are these works covered in the dormer roof provisional sum in item 4.15?</p> <p>Can you please provide a copy of drawing P07 as referred to in item 4.9.20 of the Stepney pricing document?</p>	
Contract Considerations		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 14:20	United Living property Services			
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:36	United Living property Services			
Areas of flat roofing		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:36	United Living property Services			
Drawing P07		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:35	United Living property Services			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Pricing Document Excel		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:34	United Living property Services		Can you please provide a copy of the revised Stepney pricing document (following updated window & door schedule amendments) in excel format so we can avoid any discrepancies from the pdf version? Could you please also provide a copy of the remaining pricing schedules in excel format?	
RFI Pricing in Excel request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 08:43	Quinn (London) Limited		Good morning May we please ask if it possible to have the Pricing document in Excel format please. Many thanks in advance	
Revised pricing document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 07:34	Axis Europe Ltd		Hi Following the clarification regarding the windows can you please issue a revised pricing document. Thanks Kind regards Jill	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 06:55	United Living property Services		Could we please request the floor plans relating to door entry and access control?	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Z Baverstock LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Wates Property Services Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	United Living property Services	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Thomas Sinden Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Stonewest Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Shellmar Construction Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	SER Contractor Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Saltash Enterprises Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Quinn (London) Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Parogon Contracts LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	NewmanFrancis Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mysons Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	MYC Group (UK) Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mulalley and Company Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mintgreen Contractors Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Milestone South East Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mears Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Jiyu Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Hugh LS McConnell Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	HTA Design LLP	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Highview Group	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Heron Manufacture Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Guildmore Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Greyline Group Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Ettec Contract Services Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	EQUANS Regeneration Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Emplas Window Systems	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Durkan Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Chas Berger	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	CB Design and Build Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Cardo South	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	BTS Property Solutions Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Boom Construction Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Bika Construction Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Axis Europe Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Armina Group LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	APC Building Services (London) Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Acclaim Contracts Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Surveys		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 12:33	Axis Europe Ltd		Good afternoon, Can we please request the drone surveys of the roofs. Many thanks Bid Team	

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RE: RE:Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 12:27	Axis Europe Ltd		Apologies, just located the pricing document. Thanks >> Date:20 Jun 2025 13:20 >> Subject: >> RE:Pricing Document >> Message: >> >> >> >> ----- Original Message----- >> From: Axis Europe Ltd >> Sent: 19 June 2025 12:35 >> Subject: Pricing Document >> >> Good afternoon, >> >> Can you please confirm when you will be uploading the Pricing Document. >> >> Many thanks >> Bid Team	
Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 12:26	Axis Europe Ltd		Good afternoon, Can you please advise when the pricing document will be issued? Many thanks Bid Team	
Window design incompatibility		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:26	BTS Property Solutions Ltd		Good morning The architect's drawings show putty glazing with individual panes however the L10 asks for a u-value of 1.4 and PAS24 which cannot be achieved with individual panes of glass. Can you please confirm what you would like the windows manufactured to. Kind regards BTS Team	
Pricing PSCA for Navarino Mansions and Mocatta House		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	08/07/2025 10:21	Milestone South East Limited		Good morning, Please could you advise where within the pricing document are we to price the PSCA for Navarino Mansions and Mocatta House? Thank you	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Z Baverstock LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Wates Property Services Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	United Living property Services	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Thomas Sinden Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Stonewest Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Shellmar Construction Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	SER Contractor Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Saltash Enterprises Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	R. Benson Property Maintenance Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Quinn (London) Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Parogon Contracts LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	NewmanFrancis Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mysons Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	MYC Group (UK) Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mulalley and Company Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mitie Property Services (UK) Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mintgreen Contractors Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Milestone South East Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mears Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Kingsbury Construction Co Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Jiyu Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Hugh LS McConnell Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	HTA Design LLP	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Highview Group	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Heron Manufacture Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Guildmore Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Greyline Group Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Etec Contract Services Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	EQUANS Regeneration Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Durkan Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Emplas Window Systems	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Chas Berger	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Cardo South	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	BTS Property Solutions Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Boom Construction Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Bika Construction Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Axis Europe Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Armina Group LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	APC Building Services (London) Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Acclaim Contracts Limited	<p>Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS</p> <p>-----</p> <p>of revised Section 4, Schedule of works REV A. It appears that only changes made are to window renewal section. Can we amend previous excel schedule of works document provided to us and submit this amended document as part of our tender submission.</p> <p>2. Can you please provide roof/elevation photos taken by a drone. 3. Item 3.18.12 – states “Netting to be provided to all elevations, and Monoflex below each lift to prevent dirt and debris falling to areas below”. Provision of Monoflex below each lift is not recommended by our scaffolders (how would these be supported?). As a standard, we would provide base lift to be double boarded with a polythene membrane between boards to prevent dirt & debris falling below. Can you please confirm if these is acceptable. 4. Item 4.14.1 – Can you please identify location of flat roof coverings to residential blocks. 5. Item 4.16.3 – Are these the communal balconies above front main entrances as seen on elevations 1, 7 & 9?. Also do we include for small non accessible balconies to the rear elevation as seen on elevations 3, 5 & 11?. 6. Item 4.25 & 4.26 – Internal decorations &</p>	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 09:22	Mulalley and Company Limited		<p>Good Morning, We note your previous clarification stating there is a 75K provisional sum allocated for CDP design related fees. Can you please confirm where this is included within the tender documentation? Many Thanks</p>	
bids@highviewltd.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 08:11	Highview Group		<p>Good morning Can we please raise the following clarification? -----</p> <p>----- We are having difficulty determining which areas of the roofs require the Langley roofing system. Can you please provide a drawing detailing which areas of the roofs require the Langley system? Can you also please confirm whether an equal and approved system can be used for the works to the flat roofs? Many thanks</p>	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	07/07/2025 14:55	Quinn (London) Limited			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
tenders@greylineltd.com		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 13:42	Greyline Group Ltd		<p>Good afternoon, We confirm receipt of your clarification notice No.12 detailing revised drawings 34315/T/04 Rev B and 34315/T/08 Rev B which are the amended window schedules and Specification Schedule of Works – Section 4 Rev A. Please be advised that our window contractors require approximately 4 weeks to produce their quotations from receipt of tender information. We will pass this information onto our supply chain immediately. However, due to these changes, we formally request a 4-week extension to the tender period. This will allow us to circulate the new info, obtain new quotations and return our tender accordingly. Thank you for your earliest reply. Best regards. Tendering Team</p>	
RE:RE: RE:Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 12:34	Chi Joe	United Living property Services	<p>Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements, which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ----</p> <p>Original Message---- From: United Living property Services Sent: 07 July 2025 08:26 Subject: RE: RE:Extension of time request</p> <p>Due to the high volume of tenders out to market this would enable us to give this submission the extensive attention that it deserves. Kind regards >> Date:07 Jul 2025 08:19 >> Subject: >> RE:Extension of time request >> Message: >> Hi, >> >></p> <p>Could you please clarify why you require an extension of time? >> >> Kind regards, >> IDS >> >> >> ----Original Message---- >> From: United Living property Services >> Sent: 07 July 2025 07:39 >> Subject: Extension of time request >> >> Could we please request an extension of 2 weeks to the tender deadline? >> >> Thank you for your consideration.</p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 10:34	Greyline Group Ltd		<p>----- clarification notice dated 05 Jul 2025, detailing revised drawings and amended window schedules and Specification Schedule of Works – Section 4 Rev A. Please provide the amended schedule of works in Excel format at your earliest convenience, to avoid any further delay. Thank you. Best regards. >> Date:05 Jul 2025 09:41 >> Subject: >> Stepney Green - Addendum 2 >> Message: >> Hi, >> >> Please find attached the lastest tender addendum. >> >> Question received : >> We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? >> >> Answer: >> Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. >> >> Kind regards, >> IDS >> >></p>	
RE: RE:Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 08:26	United Living property Services		<p>Due to the high volume of tenders out to market this would enable us to give this submission the extensive attention that it deserves. Kind regards >> Date:07 Jul 2025 08:19 >> Subject: >> RE:Extension of time request >> Message: >> Hi, >> >> Could you please clarify why you require an extension of time? >> >> Kind regards, >> IDS >> >> >> -----Original Message----- >> From: United Living property Services >> Sent: 07 July 2025 07:39 >> Subject: Extension of time request >> >> Could we please request an extension of 2 weeks to the tender deadline? >> >> Thank you for your consideration.</p>	
RE:Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 08:19	Chi Joe	United Living property Services	<p>Hi, Could you please clarify why you require an extension of time? Kind regards, IDS ----- Original Message----- From: United Living property Services Sent: 07 July 2025 07:39 Subject: Extension of time request Could we please request an extension of 2 weeks to the tender deadline? Thank you for your consideration.</p>	

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Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 07:39	United Living property Services		Could we please request an extension of 2 weeks to the tender deadline? Thank you for your consideration.	
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Wates Property Services Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	United Living property Services	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Stonewest Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	SER Contractor Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Quinn (London) Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mysons Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Milestone South East Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mears Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Jiyu Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	HTA Design LLP	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Highview Group	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Heron Manufacture Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Guildmore Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Greyline Group Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Emplas Window Systems	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Durkan Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Chas Berger	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Cardo South	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Boom Construction Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Bika Construction Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Axis Europe Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Armina Group LTD	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
RE:Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:15	Chi Joe	Guildmore Limited	Hi, The tender documents specified that bidders contact Chris Jones - Chris.Jones@bailygarner.co.uk with 3 dates for a site visit. I will forward your email to him. Kind regards, IDS ----Original Message--- - From: Guildmore Limited Sent: 04 July 2025 15:03 Subject: Site Visit Good Afternoon Please can we request a site visit for Wednesday 9th July from 2pm for Dan Williamson? Please confirm and forward any relevant information Kind Regards Bids Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
							Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, 34315 - Stepney Green Court PCI - Rev 01 - merged.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Redland Pitched Roof Specification.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T08 - Proposed Window & Door Schedule.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, 6 sika_monotop_-612.pdf, 34315 - Stepney Green Court PCI - Rev 01 - merged - signed.pdf, JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf, Stepney Green- Pricing Schedule.xlsx
RE:RE: Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:11	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message----- From: BTS Property Solutions Ltd Sent: 04 July 2025 08:36 Subject: RE: Clarifications received up 03 July 2025 Good morning, Thank you for issuing the tender clarifications yesterday. We note there were several references to additional documents being issued, however, we are unable to locate these on the portal. Please could you advise if these are still to be issued? Kind regards BTS Team >> Date:03 Jul 2025 10:54 >> Subject: >> Clarifications received up 03 July 2025 >> Message: >> Hi, >> >> Please find attached the latest clarification document. >> >> Kind regards, >> IDS Good Afternoon Please can we request a site visit for Wednesday 9th July from 2pm for Dan Williamson? Please confirm and forward any relevant information Kind Regards Bids Team	
Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/07/2025 15:03	Guildmore Limited		Are the pricing documents you are expecting back the below? Stepney Green - Stepney Green Court - Specification of Works - signed Mocatta - Section 1 - Pre-Constuction Services - Mocatta Navarino Estate - Section 2 - Pre-Constuction Services - Navarino Thank you!	
bd@mycgroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/07/2025 13:00	MYC Group (UK) Ltd		Good morning, Thank you for issuing the tender clarifications yesterday. We note there were several references to additional documents being issued, however, we are unable to locate these on the portal. Please could you advise if these are still to be issued? Kind regards BTS Team >> Date:03 Jul 2025 10:54 >> Subject: >> Clarifications received up 03 July 2025 >> Message: >> Hi, >> >> Please find attached the latest clarification document. >> >> Kind regards, >> IDS	
RE: Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/07/2025 08:36	BTS Property Solutions Ltd			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Wates Property Services Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	United Living property Services	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Stonewest Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	SER Contractor Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Quinn (London) Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mysons Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Milestone South East Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mears Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Jiyu Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	HTA Design LLP	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Highview Group	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Heron Manufacture Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Guildmore Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Greyline Group Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Ettec Contract Services Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Durkan Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Emplas Window Systems	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Chas Berger	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Cardo South	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Boom Construction Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Bika Construction Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx

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Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Axis Europe Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Armina Group LTD	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
RE:h.hirani@kingsburygroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	03/07/2025 09:55	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please refer to the Clarification document 030725 which is to be published today for answers. Kind regards, IDS ---- Original Message---- From: Kingsbury Construction Co Ltd Sent: 02 July 2025 15:43 Subject: h.hirani@kingsburygroup.co.uk I was looking at the Stepney Green Court estate plan.xls I count 115 properties. From the ITT and clarification log Can you provide a scope of works/measures for the 29 properties? Are the 29 properties within the estate plan? Which refurbishments do the 29 properties relate to?	
h.hirani@kingsburygroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	02/07/2025 15:43	Kingsbury Construction Co Ltd		I was looking at the Stepney Green Court estate plan.xls I count 115 properties. From the ITT and clarification log Can you provide a scope of works/measures for the 29 properties? Are the 29 properties within the estate plan? Which refurbishments do the 29 properties relate to?	Stepney Green Court estate plan.xls

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RE: RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 08:34	Mulalley and Company Limited		<p>----- responses to the below clarifications. Kind regards, >> Date:27 Jun 2025 16:20 >> Subject: >> RE:Clarification >> Message: >> Hi, >> >> We have received your email and will respond by Monday 30th June. >> >> Kind regards, >> >> IDS >> >> >> -----Original Message----- >> From: Mulalley and Company Limited >> Sent: 27 June 2025 11:51 >> Subject: Clarification >> >> Good afternoon, >> >> Further to our site visit, can you please clarify the following; >> >> 1. ITT, Item 1.6.1/a state’s Section 1 to be completed by 31st March 2026 whereas item 3.1(timetable) states completion of Section 1 on 9th January 2026. Please clarify correct completion date. Can you also confirm that expected completion of section 1 is for the window replacement only to the specified 29Nr properties. >> 2. Item 4.2.1 makes reference to tilt & turn windows screens to communal stairwell. Proposed window and door schedule drawing 08/A does not show either side or top hung casements. Can you please clarify where are tilt and turn casements located. >> 3. Item 4.4.1 – Can you please advise if we are to make the application for Building</p> <p>----- arrange a site visit for the Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House tender. We can do anytime on Thursday. Please let me know date and time for the visit. Kind Regards Himal Hirani Kingsbury Construction Co Ltd 61 Caversham Road Kentish Town London NW5 2DH Phone: 020 7482 4661 Fax:: 020 7284 0735 Email: h.hirani@kingsburygroup.co.uk Web: www.kingsburygroup.co.uk >> Date:27 Jun 2025 09:56 >> Subject: >> Site visits >> Message: >> Bidders are required to email 3 available dates and times to the Contract Administrator - ‘chris.jones@bailygarner.co.uk’. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to</p>	
RE: Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 07:50	Kingsbury Construction Co Ltd			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Roofing Specification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 07:34	AD Construction (Architectural Decorators Ltd)		Good morning, Please could we clarify if there was a specification provided by Langley for the flat roofing elements. And if roofing plans can be provided that highlight the areas of flat roofing to be replaced. We note that another bidder previously requested roof plans but were told to refer to Appendix E and the Block Plans, neither of which provide the info required. Many thanks	
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Wates Property Services Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	United Living property Services	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Thomas Sinden Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Stonewest Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Shellmar Construction Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	SER Contractor Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Saltash Enterprises Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	R. Benson Property Maintenance Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Quinn (London) Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Parogon Contracts LTD	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	NewmanFrancis Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	MYC Group (UK) Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mulalley and Company Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mitie Property Services (UK) Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mintgreen Contractors Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Milestone South East Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mears Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Kingsbury Construction Co Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Jiyu Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	HTA Design LLP	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Highview Group	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Heron Manufacture Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Greyline Group Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Emplas Window Systems	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	CB Design and Build Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Cardo South	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Boom Construction Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Axis Europe Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Armina Group LTD	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	APC Building Services (London) Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Acclaim Contracts Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Query for concrete repairs		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 15:47	APC Building Services (London) Ltd		Good afternoon Please note : the repair categories are unorthodox for concrete repairs and so there may be a typo error. Standard concrete repair categories, in accordance with the Concrete Repair Association are :Depths in increm+J23ents of 25mmArea ne 0.01m2Area ne 0.05m2Area ne 0.10m2Area ne 0.25m2Area ne 0.50m2So, in the first three bill descriptions it is stated "minor" concrete repair and yet the size goes up to 1m2 which is not minor. So, whereas as normally on a concrete repair job the smallest size would be ne 0.01m2 (approx £8each) on this job the smallest size is ne 0.50m2 (approx £50/each)We will price as the bill description, but please be aware that the rates will be much higher than conventional/smaller categories. The quote must be 10x more than if categorized using standard sizes. - Can you confirm the sizes on the schedule are correct. Kind regards APC	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:RE: Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 12:25	Chi Joe	SER Contractor Ltd	<p>----- emailed Chris to let him know. If you do not hear from him in 48 hours, please let me know. Kind regards, IDS ----Original Message- --- From: SER Contractor Ltd Sent: 01 July 2025 11:45 Subject: RE: Site visits Good Afternoon, Our emails to chris.jones@bailygarner.co.uk have bounced back, so we’ve included our availability below. Our availability: Thursday 3rd July 2025 – from 12:00pm Friday 4th July 2025 – from 10:00am Tuesday 8th July 2025 – from 10:00am Attendees: James Lally – James.lally@sercontractor.co.uk Martin Haldys – Martin.Haldys@sercontractor.co.uk Please let me know if you need any further information. Kind Regards SER >> Date:27 Jun 2025 09:56 >> Subject: >> Site visits >> Message: >> Bidders are required to email 3 available dates and times to the Contract Administrator - ‘chris.jones@bailygarner.co.uk’. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to</p>	
Site Visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 12:16	Axis Europe Ltd		<p>Good afternoon, We have contacted Chris Jones regarding arranging a site visit but we have not received anything back yet. Is there anyone else we can contact to arrange a site visit? Thanks Bid Team</p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 11:45	SER Contractor Ltd		<p>-----</p> <p>chris.jones@bailygarner.co.uk have bounced back, so we've included our availability below. Our availability: Thursday 3rd July 2025 – from 12:00pm Friday 4th July 2025 – from 10:00am Tuesday 8th July 2025 – from 10:00am Attendees: James Lally – James.lally@sercontractor.co.uk Martin Haldys – Martin.Haldys@sercontractor.co.uk Please let me know if you need any further information. Kind Regards SER >> Date:27 Jun 2025 09:56 >> Subject: >> Site visits >> Message: >> Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to</p>	
RE:marketing@theadgroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	01/07/2025 08:25	Chi Joe	AD Construction (Architectural Decorators Ltd)	<p>Hi, Please note that as per Appendix 5, bidders are asked to submit a separate price for the pre-construction services (PCSA) services at Navarino Mansions and Mocatto House and optionally submit an alternative price based on a different contract period. Kind regards, IDS -----Original Message----- From: AD Construction (Architectural Decorators Ltd) Sent: 30 June 2025 07:24 Subject: marketing@theadgroup.co.uk Good Morning, Thank you for issuing the Tender Addendum this morning. We note we are required to complete the Stepney Green - Pricing Schedule. Please could you clarify which pricing document we are to return for Navarino Mansions and Mocatta House. Kind Regards.</p>	
Message 30/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	30/06/2025 12:15	EQUANS Regeneration Limited		<p>Please can you provide an Estate Plan including Evacuation Procedures for Stepney Green Court?</p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
marketing@theadgroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	30/06/2025 07:24	AD Construction (Architectural Decorators Ltd)		<p>Good Morning, Thank you for issuing the Tender Addendum this morning. We note we are required to complete the Stepney Green - Pricing Schedule. Please could you clarify which pricing document we are to return for Navarino Mansions and Mocatta House. Kind Regards.</p> <p>regarding your intention to submit a tender for the Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions, and Mocatta House. We acknowledge your confirmation that your subcontracted installers are currently PAS 2030 accredited and would be engaged to deliver the retrofit elements of the works. We also note your intention to pursue your own PAS 2030 accreditation during the course of the project, should your submission be successful. As outlined in the ITT (Section: Warm Homes: Social Housing Fund (WHSHF) Wave 3 and Appendix 9), it is a mandatory requirement that all delivery partners involved in the installation of energy efficiency measures are PAS 2030 and TrustMark accredited, either in-house or via their supply chain, at the point of delivery. We are satisfied that your proposed approach—utilising accredited subcontractors while pursuing your own accreditation—meets this requirement, provided that: All retrofit installation works are carried out by PAS 2030-accredited personnel throughout the contract duration. Your organisation’s accreditation process</p>	
RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:30	Chi Joe	APC Building Services (London) Ltd		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:20	Chi Joe	Mulalley and Company Limited	<p>respond by Monday 30th June. Kind regards,</p> <p>IDS ----Original Message---- From: Mulalley and Company Limited Sent: 27 June 2025 11:51 Subject: Clarification Good afternoon, Further to our site visit, can you please clarify the following; 1. ITT, Item 1.6.1/a state's Section 1 to be completed by 31st March 2026 whereas item 3.1(timetable) states completion of Section 1 on 9th January 2026. Please clarify correct completion date. Can you also confirm that expected completion of section 1 is for the window replacement only to the specified 29Nr properties. 2. Item 4.2.1 makes reference to tilt & turn windows screens to communal stairwell. Proposed window and door schedule drawing 08/A does not show either side or top hung casements. Can you please clarify where are tilt and turn casements located. 3. Item 4.4.1 – Can you please advise if we are to make the application for Building Regulations and make a payment for plan & inspection fees or do we allow for liaison only with BC and all applications and fees associated is by others. 4. Item 4.7.2 & 4.7.3 – Can we have contact details of incumbent contractor (if</p>	
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Wates Property Services Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	United Living property Services	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf

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Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Stonewest Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	SER Contractor Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Quinn (London) Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mysons Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Milestone South East Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mears Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Jiyu Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	HTA Design LLP	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Highview Group	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Guildmore Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Greyline Group Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Emplas Window Systems	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Durkan Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Chas Berger	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Cardo South	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Axis Europe Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Boom Construction Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Armina Group LTD	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 14:18	APC Building Services (London) Ltd		Good Afternoon Should we proceed with a submission, our subcontracted installers—who are PAS accredited—would be engaged for the works, and we can include their details as part of our proposal. However, if successful, we would also use this opportunity to pursue our own PAS accreditation. This process requires an audit on a live project, allowing us to follow the full procedure from pre-commencement stage. Please note, this accreditation process would be undertaken entirely at our own expense and would not impact the cost of the works in any way. On this basis, we are happy to opt in and submit our most competitive offer. Kind regards APC	

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Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 11:51	Mulalley and Company Limited		<p>you please clarify the following; 1. ITT, Item 1.6.1/a state's Section 1 to be completed by 31st March 2026 whereas item 3.1(timetable) states completion of Section 1 on 9th January 2026. Please clarify correct completion date. Can you also confirm that expected completion of section 1 is for the window replacement only to the specified 29Nr properties. 2. Item 4.2.1 makes reference to tilt & turn windows screens to communal stairwell. Proposed window and door schedule drawing 08/A does not show either side or top hung casements. Can you please clarify where are tilt and turn casements located. 3. Item 4.4.1 – Can you please advise if we are to make the application for Building Regulations and make a payment for plan & inspection fees or do we allow for liaison only with BC and all applications and fees associated is by others. 4. Item 4.7.2 & 4.7.3 – Can we have contact details of incumbent contractor (if any) currently maintaining existing CCTV camera's. 5. Item 4.9.9/iii – Makes reference to clauses 4.10.6 & 4.10.7. Please clarify as these clauses refer to AOV's. 6. Item 4.9.7 – Is these covered under provisional quantity</p> <p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Wates Property Services Limited		

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	United Living property Services	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Topcoat Construction Limited T/A TCL Group	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Thomas Sinden Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Stonewest Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Shellmar Construction Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	SER Contractor Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Saltash Enterprises Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	R. Benson Property Maintenance Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Quinn (London) Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Parogon Contracts LTD	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	NewmanFrancis Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	MYC Group (UK) Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mysons Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mitie Property Services (UK) Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mulalley and Company Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mintgreen Contractors Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mears Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Milestone South East Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	M&J Group (Construction and Roofing) LTD	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Kingsbury Construction Co Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Jiyu Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Hugh LS McConnell Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	HTA Design LLP	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Guildmore Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Highview Group	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Greyline Group Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Etec Contract Services Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	EQUANS Regeneration Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Emplas Window Systems	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Durkan Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	CB Design and Build Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Chas Berger	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Cardo South	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Axis Europe Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Boom Construction Limited	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	APC Building Services (London) Ltd	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Armina Group LTD	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	<p>Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.</p>	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	AD Construction (Architectural Decorators Ltd)	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Acclaim Contracts Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Clarification RE PAS2030		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 07:36	Milestone South East Limited		Good morning, We note within the tender document, Section 1.13, that “Delivery partners must be accredited with ... PAS2030 ... in-house or via supply chain.”, however Appendix 9, PAS 2030 Qualifications, infers that this needs to be held by the main contractor. Therefore can you please confirm whether it is acceptable for our supply chain to hold PAS2030, or whether we must hold this directly. Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Message 26/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	26/06/2025 09:36	EQUANS Regeneration Limited		Good morning, Thank you for sending across the separated documents yesterday. We seem to be still missing two of the appendices. Please could you forward Appendix B – Pre-Construction Information Pack & part of Appendix F - Sika Product Data Sheet. Kind regards,	
Message 26/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	26/06/2025 08:02	EQUANS Regeneration Limited		Thank you for these additional documents, we note the clarification tracker is missing 10 clarification questions, 3 which have been answered and 7 which are outstanding. Please see last column in the attached. can you please provide your response? We did not receive an email response. Thank you >> Date:25 Jun 2025 12:11 >> Subject: >> Clarification responses 25/06/2025 >> Message: >> Hi, >> >> We have attached the latest clarification response document along with the requested appendices. >> >> Answer to question on Line 11 >> >> 1. PAS2035 Retrofit Assessment, Design and Coordination >> >> The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. >> >> You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering	Clarifications log.pdf
RE: Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 13:08	Chas Berger			
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/06/2025 12:43	Milestone South East Limited		Good afternoon, Could you please advise as to whether there is any requirement to complete a PSQ or similar, and also whether there are any minimum requirements, such as Turnover or Insurance Kind Regards	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Wates Property Services Limited	<p>response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer</p>	<p>Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx</p>
Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	United Living property Services	<p>response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer</p>	<p>Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx</p>

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe		VINCI Construction UK LTD T/A VINCI Facilities		response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe		Topcoat Construction Limited T/A TCL Group			

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Thomas Sinden Ltd		response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			Stonewest Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			SER Contractor Ltd		

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			Saltash Enterprises Ltd	<p>response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer</p>	<p>Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx</p>
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			R. Benson Property Maintenance Ltd		

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		Quinn (London) Limited	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
					Paragon Contracts LTD	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Highview Group	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Durkan Ltd	<p>response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer</p>	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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					Axis Europe Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	AD Construction (Architectural Decorators Ltd)		response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
						response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.			

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Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Acclaim Contracts Limited	<p>response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer</p>	<p>Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx</p>
Extension Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/06/2025 10:42	Mitie Property Services (UK) Ltd		<p>Good Morning, Can we request an extension to the return date please, this is due to our specialist contractors requiring additional time. Kind Regards</p>	
Documents		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 09:57	AD Construction (Architectural Decorators Ltd)		<p>Good morning, The tender documents appear to only cover Stepney Green Court. Please could we clarify whether there are any documents regarding Mocatta House and Nevarino Mansions. Kind regards.</p>	
BSR		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:51	Chas Berger		<p>Dear Procurement, Please can you confirm whether Stepney Green is a Higher Risk Building under the BSR? Kind regards</p> <p>Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS</p>	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Wates Property Services Limited	<p>Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS</p>	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	United Living property Services		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Thomas Sinden Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Shellmar Construction Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Stonewest Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	SER Contractor Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Saltash Enterprises Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Quinn (London) Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

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Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	NewmanFrancis Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Parogon Contracts LTD	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mysons Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mulalley and Company Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mintgreen Contractors Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Milestone South East Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Jiyu Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

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Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Hugh LS McConnell Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	HTA Design LLP	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Highview Group	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Guildmore Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Greyline Group Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	EQUANS Regeneration Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Durkan Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Emplas Window Systems	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Chas Berger	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	CB Design and Build Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Boom Construction Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Cardo South	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Axis Europe Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	APC Building Services (London) Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Armina Group LTD	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Amber Construction Services Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

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RE:Leaseholders		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 14:57	Chi Joe	Greyline Group Ltd	<p>Hi, There are no leasehold properties in the estates where the works will be carried out. Kind regards, IDS -----Original Message-----</p> <p>From: Greyline Group Ltd Sent: 23 June 2025 11:15 Subject: Leaseholders Good afternoon Could the client please confirm the number of leaseholder properties there are. Thank you for your earliest reply. Best regards.</p>	
RE:Extension to Deadline		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	24/06/2025 12:47	Chi Joe	Milestone South East Limited	<p>Hi, We are unable to grant an extension to the contract tendering period due to strict timeline set by the WH:SHF Funding requirement which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS -----Original Message-----</p> <p>From: Milestone South East Limited Sent: 24 June 2025 12:13 Subject: Extension to Deadline Good afternoon, May we please kindly request and extension to the tender deadline of one week? Thank you</p>	
RE:Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 12:42	Chi Joe	Greyline Group Ltd	<p>Hi, As per the ITT Document, to arrange a visit, please email three preferred dates and times to the Contract Administrator: Contact: Chris Jones Email: chris.jones@bailygarner.co.uk The Contract Administrator will respond within 3 working days to confirm the appointment. Kind regards, IDS -----Original Message-----</p> <p>From: Greyline Group Ltd Sent: 23 June 2025 11:18 Subject: Site Visit Good afternoon Can we please request a guided/escorted site visit? Please let us know your protocol for these visits. Best regards.</p>	
Extension to Deadline		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	24/06/2025 12:13	Milestone South East Limited		<p>Good afternoon, May we please kindly request and extension to the tender deadline of one week? Thank you</p>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Withdrawal		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 11:57	Chi Joe	Amber Construction Services Ltd	Dear Team, Thank you for letting us know. Kind regards, IDS ----Original Message---- From: Amber Construction Services Ltd Sent: 24 June 2025 09:05 Subject: Withdrawal To whom it may concern, Due to insufficient resources to meet the tender deadline, we must withdraw regretfully from this tender. We appreciate the opportunity and hope to collaborate in the future under better circumstances. Kind Regards Bid Team	
Message 24/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	24/06/2025 11:52	EQUANS Regeneration Limited		Good afternoon, For the 29 properties subject to Warm Homes Funding at Stepney Green Court you mention that PAS2035 retrofit assessment, design and coordination team roles and responsibilities will be carried out by a third-party, can you clarify who this third party will be? On this basis, can you confirm that we will be Retrofit Installer only? Can you confirm that IDS want us to act as BSR Principal Designer? Does the BSR PD role cover the Warm Homes Funded works at Stepney Green Court? If so, as Retrofit Installer we will inherit retrofit designs; this could be at odds with the role of BSR Principal Designer "specifically introduced to create a single point of accountability for ensuring the entire design meets the regulations' functional requirements (The Building Safety Act 2022)". Can you clarify your understanding of how this will work contractually and legislatively? Can you provide a scope of works/measures for the 29 properties? Kind Regards	
Withdrawal		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 09:05	Amber Construction Services Ltd		To whom it may concern, Due to insufficient resources to meet the tender deadline, we must withdraw regretfully from this tender. We appreciate the opportunity and hope to collaborate in the future under better circumstances. Kind Regards Bid Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification Needed		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 06:59	Axis Europe Ltd		Good morning, Scope of works Item 4.7 refers to the existing CCTV – can you advise and confirm: Ownership of the existing installation, Any existing contract or management of CCTV system currently in place and the name of the body/contractor responsible for this. Many thanks Bid Team	
Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 12:40	EQUANS Regeneration Limited		Good afternoon, Please can you clarify the following: Are any buildings Higher-Risk Buildings (HRBs)? Do any buildings or parts thereof have Listed or Heritage status? Can you clarify the scope of the Contractors Design Portion? Can you provide an indicative budget per site? Can you clarify the level of funding secured for the 29 properties at Stepney Green Court? Apart from the funding secured for the 29 properties at Stepney Green Court, do you anticipate other funding will be required to fund these works? Can you clarify if you anticipate any future funding that will be required to deliver the work specified? Will a draft contract form part of the addendum issued on Friday 27th June? Kind Regards	
Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 11:18	Greyline Group Ltd		Good afternoon Can we please request a guided/escorted site visit? Please let us know your protocol for these visits. Best regards.	
Leaseholders		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 11:15	Greyline Group Ltd		Good afternoon Could the client please confirm the number of leaseholder properties there are. Thank you for your earliest reply. Best regards.	
Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:28	EQUANS Regeneration Limited		Good morning, Thank you for sending through each section as separate file. 1) Please could you also share appendices as separate documents? 2) If available, please provide floor plans for each block? 3) If available, please provide the existing fire strategy for each block? Kind regards,	

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Wates Property Services Limited	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Topcoat Construction Limited T/A TCL Group	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Stonewest Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	SER Contractor Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	R. Benson Property Maintenance Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Parogon Contracts LTD	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Mulalley and Company Limited	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Mintgreen Contractors Limited	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Greyline Group Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Emplas Window Systems	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	EQUANS Regeneration Limited	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Durkan Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Chas Berger	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	CB Design and Build Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Cardo South	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Axis Europe Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Boom Construction Limited	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	APC Building Services (London) Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Armina Group LTD	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	<p>Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx</p>

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Amber Construction Services Ltd	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	AD Construction (Architectural Decorators Ltd)	<p>document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word</p>	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
RE:Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	23/06/2025 09:59	Chi Joe	EQUANS Regeneration Limited	<p>Hi, We will send out a response to ensure all Bidders are aware of how to work with the Specification document. Kind regards, IDS ---</p> <p>-Original Message----- From: EQUANS Regeneration Limited Sent: 23 June 2025 07:51 Subject: Message 23/06/2025 Good morning, The Specification of Works document is locked, and we are unable to extract each section of the document for workability. Is it possible to send each section as a separate file or derestrict/unlock the document please?</p> <p>Many thanks,</p> <p>Good morning, The Specification of Works document is locked, and we are unable to extract each section of the document for workability. Is it possible to send each section as a separate file or derestrict/unlock the document please?</p> <p>Many thanks,</p>	
Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	23/06/2025 07:51	EQUANS Regeneration Limited			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Message 19/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	20/06/2025 13:22	Chi Joe	EQUANS Regeneration Limited	Hi, Thank you for your question. Your response must not exceed 1500 words and must fit within 2 pages of A4. This ensures that submissions are concise and manageable for evaluators. Kind regards, IDS ----Original Message---- From: EQUANS Regeneration Limited Sent: 19 June 2025 11:52 Subject: Message 19/06/2025 Good afternoon, Quality question 2 Social Value references both a maximum 1500-word limit and a maximum 2 pages of A4, please clarify? Kind Regards ----Original Message---- From: Axis Europe Ltd Sent: 19 June 2025 12:35 Subject: Pricing Document Good afternoon, Can you please confirm when you will be uploading the Pricing Document. Many thanks Bid Team	Stepney Green- Pricing Schedule.xlsx
RE:Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	20/06/2025 13:20	Chi Joe	Axis Europe Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message---- From: Milestone South East Limited Sent: 20 June 2025 12:59 Subject: Pricing Document Good afternoon, Please could you confirm when we can expect to receive the pricing document? Thank you	Stepney Green- Pricing Schedule.xlsx
RE:Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	20/06/2025 13:19	Chi Joe	Milestone South East Limited		
RE:Extension of Time Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	20/06/2025 13:18	Chi Joe	EQUANS Regeneration Limited	Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ----Original Message---- From: EQUANS Regeneration Limited Sent: 20 June 2025 08:26 Subject: Extension of Time Request Good morning, Given the complexity of the contract across 3 sites, and the need to undertake site visits before responding to the Quality Questions, please may we be granted a 3 week extension to the submission deadline? Kind Regards	
Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	20/06/2025 12:59	Milestone South East Limited		Good afternoon, Please could you confirm when we can expect to receive the pricing document? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Extension of Time Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	20/06/2025 08:26	EQUANS Regeneration Limited		Good morning, Given the complexity of the contract across 3 sites, and the need to undertake site visits before responding to the Quality Questions, please may we be granted a 3 week extension to the submission deadline? Kind Regards	
Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 12:35	Axis Europe Ltd		Good afternoon, Can you please confirm when you will be uploading the Pricing Document. Many thanks Bid Team	
Message 19/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	19/06/2025 11:52	EQUANS Regeneration Limited		Good afternoon, Quality question 2 Social Value references both a maximum 1500-word limit and a maximum 2 pages of A4, please clarify? Kind Regards	
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Thomas Sinden Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Stonewest Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Shellmar Construction Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Saltash Enterprises Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	R. Benson Property Maintenance Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mysons Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Quinn (London) Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mitie Property Services (UK) Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx

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Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mulalley and Company Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mintgreen Contractors Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	M&J Group (Construction and Roofing) LTD	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Jiyu Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Hugh LS McConnell Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	HTA Design LLP	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Highview Group	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Greyline Group Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Guildmore Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	EQUANS Regeneration Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Durkan Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Emplas Window Systems	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Chas Berger	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	CB Design and Build Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Boom Construction Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Cardo South	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Axis Europe Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Armina Group LTD	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	APC Building Services (London) Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Amber Construction Services Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	AD Construction (Architectural Decorators Ltd)	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:EOT		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 08:39	Chi Joe	Amber Construction Services Ltd	Hi, Thank you for your email. We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements, which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS -----Original Message----- From: Amber Construction Services Ltd Sent: 19 June 2025 08:13 Subject: EOT To whom it may concern, Please can we respectfully request an extension of time of 1 week to the tender period. We are currently experiencing an extremely busy period and this extension will ensure we have sufficient time to guarantee our tender submission is as competitive as possible. Kind regards, Bid Team	
EOT		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 08:13	Amber Construction Services Ltd		To whom it may concern, Please can we respectfully request an extension of time of 1 week to the tender period. We are currently experiencing an extremely busy period and this extension will ensure we have sufficient time to guarantee our tender submission is as competitive as possible. Kind regards, Bid Team	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 15:25	Mulalley and Company Limited		Good afternoon, We thank you for this tender opportunity and ask if there are any roof plans that you could please share? Kind regards, MCL	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: RE:Documnets		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 12:37	M&J Group (Construction and Roofing) LTD		Thanks for your response. Just to confirm, this tender is to carry out repair works at Stepney, and pre construction services at the other two sites? >> Date:18 Jun 2025 11:45 >> Subject: >> RE:Documnets >> Message: >> Hi, >> >> Thank you for your email. >> >> Please be aware that the Tender Addendum will be issued on the 27th of June 2025. This will be for the pre-construction services only for the whole estate >> improvement works at Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB and Mocatta House, Brady Street, London, E1 5DL. >> >> Kind regards, >> >> IDS >> >> ----Original Message---- >> From: M&J Group (Construction and Roofing) LTD >> Sent: 18 June 2025 09:08 >> Subject: Documnets >> >> Good Morning, >> >> There doesnt appear to be any specification documents for Navarino Mansions and Mocatta House. >> >> Please can these be uploaded? >> >> Regards	
Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 12:18	Guildmore Limited		Good Afternoon -We note that there is PCSA pricing required as part of the submission. Could you please clarify where/in what format you want this as it is not included in the pricing schedule? -What work has been done already as part of the PAS2035 process? Have any assessments/surveys been undertaken and any design work? -We note the requirement for a programme – at which stage are we required to start from? Kind Regards Bids Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Documnets		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 11:45	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Thank you for your email. Please be aware that the Tender Addendum will be issued on the 27th of June 2025. This will be for the pre-construction services only for the whole estate improvement works at Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB and Mocatta House, Brady Street, London, E1 5DL. Kind regards, IDS ---- Original Message---- From: M&J Group (Construction and Roofing) LTD Sent: 18 June 2025 09:08 Subject: Documnets Good Morning, There doesnt appear to be any specification documents for Navarino Mansions and Mocatta House. Please can these be uploaded? Regards	
Documnets		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 09:08	M&J Group (Construction and Roofing) LTD		Good Morning, There doesnt appear to be any specification documents for Navarino Mansions and Mocatta House. Please can these be uploaded? Regards	
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	R. Benson Property Maintenance Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Thomas Sinden Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Mysons Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Mintgreen Contractors Limited	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	HTA Design LLP	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Guildmore Limited	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Greyline Group Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Durkan Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	CB Design and Build Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Amber Construction Services Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
RE:Clarifications - Missing Documents		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 15:57	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message---- From: Hugh LS McConnell Ltd Sent: 17 June 2025 14:13 Subject: Clarifications - Missing Documents Good afternoon, Please can we raise the following clarification: We note the specification and pricing document has been issued for Stepney Green Court, however documents are missing for both Navarino Mansions and Mocatta House. Could these be kindly issued at your earliest convenience. Kind regards,	Stepney Green- Pricing Schedule.xlsx
Clarifications - Missing Documents		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 14:13	Hugh LS McConnell Ltd		Good afternoon, Please can we raise the following clarification: We note the specification and pricing document has been issued for Stepney Green Court, however documents are missing for both Navarino Mansions and Mocatta House. Could these be kindly issued at your earliest convenience. Kind regards,	
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Shellmar Construction Ltd	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Saltash Enterprises Ltd	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Quinn (London) Limited	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Mulalley and Company Limited	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Jiyu Ltd	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Highview Group	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Chas Berger	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	EQUANS Regeneration Limited	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx



Post Tender Communication and Clarifications



Stepney Green Court

Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House - 34315



Date: 04.08.2025

Revision: -

Tender Clarification Form

SER Contractor

No.	Description	Contractors Response
1	Please confirm that you have understood that this tender is in accordance with JCT Tendering Practice Note; Alternative 1. An opportunity will be given to confirm the tender or withdraw.	yes read and understood
The clarifications below relate to works to Stepney Green.		
2	Please confirm you have read, understood and priced all clauses in Section 3: General Conditions, including those items where you have not provided individual prices.	yes confirmed
3	Please provide a percentage figure for overheads and profit in clause 3.4.7.	17.50%
4	Please provide a breakdown of the preliminaries in clause 3.5.	Please see attached prelim breakdown
5	Please confirm you have allowed for and RLO as outlined in Clause 3.14.	yes we have allowed for a full time RLO
6	Please confirm you have checked the description of the works and associated costs for clauses 4.9.9 i. to 4.9.9 iii.	yes checked and confirmed
7	Please confirm you have checked the description of the works and associated costs for clauses 4.9.14	yes checked and confirmed
8	Please confirm you have checked the description of the works and associated costs for clauses 4.11.3 to 4.11.5	yes checked and confirmed
9	Please confirm you have checked the description of the works and associated costs for clauses 4.12.14 i. to 4.12.14 vii.	yes checked and confirmed
10	Please confirm you have checked the description of the works and associated costs for clauses 4.20.3 i. to 4.20.3 ii.	yes checked and confirmed
11	Please confirm you have checked the description of the works and associated costs for clauses 4.21.4 i. to 4.21.4 vii.	yes checked and confirmed
The clarifications below relate to works to Section1 - 4 PCSA Navarino and Mocatta House.		

Stepney Green Court

Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House - 34315



Date: 04.08.2025

Revision: -

Tender Clarification Form

SER Contractor

No.	Description	Contractors Response
12	Please confirm in accordance JCT Tendering Practice Note; Alternative 1. You do not wish to provide costs for PCSA Section 1 or PCSA Section 2	yes confirmed
13	Please confirm you have checked the description of the works and associated costs for clause 3.2.1	yes checked and confirmed
14	Please confirm you have checked the description of the works and associated costs for clause 3.5.4 v.i.i.i	yes checked and confirmed
15	Please confirm you have checked the description of the works and associated costs for clause 4.2.1.	yes checked and confirmed
16	Please confirm you have checked the description of the works and associated costs for clause 4.5.4.	yes checked and confirmed
17	Further to the tender clarification meeting on 12 August 2025, please confirm the cost saving offered for the use of the community hall for contractor office space and welfare.	£10,000
18	Further to your confirmation that you intend to stand by your tender offer to undertake the PCSA Services Section 1 and 2, please provide a breakdown of your costs for these services. The cost will be deducted from the other tendered rates and applied to the contract value should your tender be accepted.	Please see attached amended pricing

Stepney Green Court

Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House - 34315



Date: 04.08.2025

Revision: -

Tender Clarification Form

SER Contractor

No.	Description	Contractors Response
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Signed:

Print Name:

Costin Serban

Date:

04/08/2025

On Behalf of:

SER Contractor Ltd

Address:

Hunters Hall
Farm,
Epping, CM16
6PL

1)

Please note that responses contained within this document may form part of the contract documentation if successful.

2)

Please ensure that responses to the above are issued within 24 hours of receipt.

Details

From
Chi Joe

To
SER Contractor Ltd

Date 28/07/2025 13:38

Time Zone
(UTC +00:00) Greenwich Standard Time

☐ Archived

Associated With

Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House

Subject

RE:RE: PCSA Services - No price submitted

Reference

Message

Thank you for providing a response.

Kind regards,
IDS

-----Original Message-----

From: SER Contractor Ltd
Sent: 28 July 2025 12:05
Subject: RE: PCSA Services - No price submitted

Hi IDS Team

We confirm we stand by our tender submission to undertake the PCSA Services as per section 1 & 2.

Regards





SER

>> Date:28 Jul 2025 11:57

>> Subject:
>> PCSA Services - No price submitted
>> Message:
>> Hi,
>>
>> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately.
>> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge.
>> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender.
>>
>> We expect a response within 48 hours.
>>
>> Kind regards,
>> IDS

Attachments

<input type="checkbox"/>	File	Size	Date Uploaded
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- ☐  Chi Joe : PCSA Services - No price submitted28 July 2025 11:57:53
- ☐  SER Contractor Ltd : RE: PCSA Services - No price submitted28 July 2025 12:05:20
-  **Chi Joe : RE:RE: PCSA Services - No price submitted28 July 2025 13:38:19**
-  SER Contractor Ltd : RE: PCSA Services - No price submitted28 July 2025 12:13:26

History

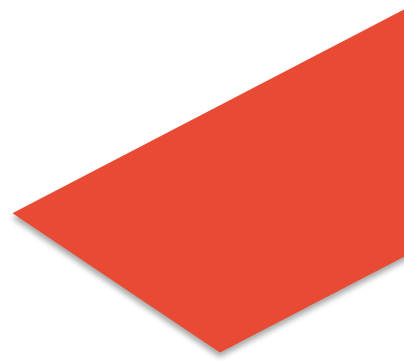
Date	Event	User Name	Data 1
28/07/2025 13:38:19	Web Site Correspondence	Chi Joe	
28/07/2025 13:39:10	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 13:39:40	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 14:06:10	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 14:06:16	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 15:04:19	Correspondence Viewed By User	Chi Joe	
28/07/2025 15:04:37	Correspondence Viewed By User	Chi Joe	

28/07/2025 15:04:56	Correspondence Viewed By User	Chi Joe	
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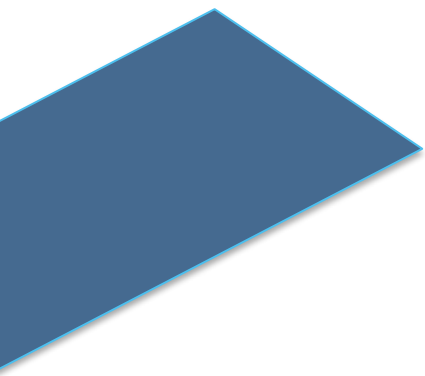
Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House

Prelims

prelims					
ITEM	DESCRIPTION OF WORKS	QUANTITY	UNIT	RATE	VALUE
1	1 - Site manager	58	Weeks	£1,548.44	£89,809.52
2	RLO	58	Weeks	£1,098.39	£63,706.62
3	1.1 - Contracts Manager / QS	58	Weeks	£695.00	£40,310.00
4	1.3 - Health & safety officer (2 visit per month)	24	Weeks	£425.00	£10,200.00
5	1.10 - Waste - 12 yard skips	80	item	£595.45	£47,635.68
6	RAMS / O&M manuals on completion	1	item	£950.00	£950.00
7	site office	58	Weeks	£528.00	£30,624.00
8	containers	58	Weeks	£158.00	£9,164.00
9	collection / delivery	8	nr	£450.00	£3,600.00
10	site connections	1	item	£1,950.00	£1,950.00
11	site clearance on completion	1	item	£750.00	£750.00
12	site parking	1	item	£500.00	£500.00
13	site protection	1	item	£654.48	£654.48
				TOTAL:	£299,854.30



Quality Submission



Whole Estate Improvement Works

SER Contractor Ltd

Quality Submission for Industrial Dwellings Society

DATE SUBMITTED: 24.07.2025



SERCONTRACTOR
BUILT ON SATISFACTION



Contents

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Health & Safety	29
Construction Inflation	33
Environmental Issues	37
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1

Project Team & Experience 5%

Please set out details of the key personnel who would be responsible for the delivery of the Contract, roles/responsibilities and competency to undertake the works, including the relevant qualifications for PAS 2030 and 2035 requirements.

Provide a CV for each proposed project team member (maximum 1 side of A4 per member) and a proposed team structure (max 1 side of A4)

Maximum 2 pages of A4 (excluding CV's and Team Structure)

In addition, please set out examples of your experience in delivering similar projects, specifically with reference to PAS 2030 and 2035 requirements within a residential setting where the site is in occupation. Provide 3 Case Study projects. Each to include project examples containing Client, nature of the works, contract value, contract period, and contract type.

Maximum 1 page of A4 per Case Study



A Proven Delivery Model for PAS 2030/2035 Retrofit in Occupied Homes

SER Contractor Ltd offers a tried-and-tested, fully integrated delivery model specifically built around the requirements of PAS 2030 and PAS 2035. Our structure combines direct delivery capabilities with specialist accredited partners, offering clients a flexible, scalable, and high-performing solution for whole-house energy efficiency upgrades in live, occupied settings.

We understand that delivering retrofit works to PAS 2035 standards in homes with vulnerable occupants, access constraints, and diverse housing typologies requires more than technical ability — it demands excellent communication, precise sequencing, and robust compliance monitoring. With over 14 years of delivery experience in this sector, we have developed an operational model that anticipates and mitigates these challenges through expert planning, smart technology, and high-quality stakeholder engagement.

Our service delivery is underpinned by a collaborative structure comprising:

- A 100% directly employed management team with clear accountability, embedded Retrofit Coordinators, and site-level ownership.
- A competent and multi-skilled PAS 2030-certified workforce, including in-house operatives for roofing, insulation, fenestration, fire doors, and internal refurbishment.
- A compliance-led back-office team, trained in PAS 2035 documentation requirements and responsible for collating and validating evidential data from pre-to post-installation stages.
- Our in-house digital platform, Abilo, providing live data capture, real-time Golden Thread compliance, BIM integration, and a direct line of communication for clients, Retrofit Coordinators, and supply chain partners.
- A resident-centric engagement strategy, led by qualified RLOs and supported by our Social Value Manager, to ensure inclusive communication, access coordination, and ongoing feedback loops throughout the retrofit journey.

This model has enabled us to successfully deliver energy efficiency, fire safety, and compliance upgrades across both planned and responsive programmes, consistently achieving:

- On-time and on-budget delivery across multi-measure schemes;
- High levels of resident satisfaction, including among vulnerable and disabled households;
- Full compliance with PAS 2030/35 documentation and funding requirements, including successful audits;
- Strong value engineering through early engagement with suppliers and specialist designers.

Project Team Structure & Key Personnel

Cris Costrachevici – Operations & Contract Manager (20% allocation)

Cris provides strategic oversight, contract compliance and resource planning. He has extensive experience managing planned works across Lambeth, with over 10 years at SER. He ensures contract KPIs are met and oversees high-level issue resolution, programme management, and stakeholder liaison.

Mariusz Rogalski – Project Manager (50% allocation)

Mariusz leads day-to-day project delivery, overseeing H&S, quality, labour coordination, and supply chain performance. He has successfully delivered multiple roof renewals for Lambeth, including at Brixton Road and Crewdson Road. He ensures that site activity aligns with Lambeth’s sustainability and safety priorities.

Marius Cosma – Site Manager

Marius is a Lambeth-experienced manager who recently led roofing works at Crewdson Road. He holds valid Proteus Waterproofing accreditation and SMSTS certification. Marius will be based on-site daily, managing operatives, subcontractors, and sequencing of work, and ensuring compliance with CDM, fire safety, and access protocols.

Ioan Lucaciu – Roofing Supervisor

Ioan brings hands-on expertise and holds Proteus Waterproofing credentials. He has worked alongside Marius on local Lambeth roofing schemes and will oversee roof-level workmanship, inspections, and quality assurance for this project.

Andrew Dunn – Commercial Manager (local resident)

Andrew will manage cost control, valuations, subcontractor accounts, and monthly reporting. He brings decades of experience managing public sector capital works and will ensure value-for-money delivery.

Amir Vahdani – Quantity Surveyor

A recent addition to the SER team, Amir will support Andrew on cost tracking, payment applications, and variation assessments. His CV is enclosed for review.

Mark Jarvis – Resident Liaison Officer (RLO)

Mark will be supported by Michael Springer, a new locally based RLO joining in June. Mark has delivered excellent engagement on Lambeth contracts for years. RLO responsibilities will include: delivering welcome packs and pre-start letters, conducting home visits and profiling residents, including identifying vulnerabilities and special requirements, coordinating appointments and access, leading on communication, newsletters, and satisfaction surveys, resolving complaints and supporting residents throughout the project.

Additional Support

Due to our active Lambeth portfolio, we can strengthen the structure with:

Lynsey Coombs (Head of New Business) to ensure consistent liaison with the client.

Sophie Dunn, our Social Value Apprentice (local

resident) , to deliver community initiatives alongside our **Social Value Manager, Kyla Fry (local resident).**

Integration with PAS 2035 Delivery Pathways

Our team is fully trained and aligned to the PAS 2035 retrofit process, including Pathway A (simple measures), Pathway B (medium risk), and Pathway C (high risk or complex measures). Where external Retrofit Assessors or Coordinators are required, we work only with experienced and TrustMark-registered consultants with whom we have established delivery relationships. This ensures clarity of roles and avoids duplication, while streamlining design, sequencing, and post-occupancy reporting.

Our PAS 2030 works are seamlessly integrated with the requirements of PAS 2035 through:

- Detailed pre-works coordination meetings between Site Managers, Retrofit Coordinators, and Abilo Support to confirm sequencing, dependencies, and risk categorisation.
- Digital scheduling tools that link each PAS measure to the Retrofit Plan, enabling on-site managers to deliver work in line with the approved design pathway.
- Live evidencing of measures (e.g. insulation depth, airtightness detailing, ventilation flow rates), with photo logs, operative sign-off, and QA inspections uploaded in real time to the Abilo platform.
- Post-Installation Occupancy Engagement, including energy-use advice, feedback surveys, and indoor air quality (IAQ) monitoring to align with PAS 2035 requirements for resident education and post-occupancy evaluation.

Integration of IT and Digital Compliance

SER’s proprietary Abilo App is central to ensuring every retrofit project is delivered with full traceability and audit-ready documentation. Key features include:

- Real-time Golden Thread documentation – from initial survey to Retrofit Coordinator sign-off;
- Geo-tagged photographic evidence, time-stamped at each property;
- Automated reminders for mandatory evidencing stages, including air tightness tests, ventilation checks, and product serial logging;
- Secure client login and dashboard, allowing full transparency over performance, completion status, and funding eligibility per property.

This system has been recognised by clients such as Lambeth Council and VIVO Defence for its ability to reduce administrative delays, improve programme confidence, and support external audits. For Retrofit Coordinators, it offers a direct method for accessing required installation evidence, helping avoid funding risks and supporting on-time TrustMark lodgements.

Specialist Operatives and Supply Chain

Unlike many main contractors, SER retains a core team of over 200 directly employed operatives, most of whom are multi-skilled across building fabric, energy efficiency, and compliance works. For this contract, we propose to draw from our in-house teams certified under PAS 2030 for:

- External Wall Insulation (EWI) and other fabric insulation systems;
- Insulated roofing upgrades (flat and pitched), including cold roof ventilation strategies;
- High-performance window and door replacements (FENSA-registered installers);
- Domestic ventilation systems (MEV, PIV, extract fans), supporting IAQ compliance

This is supplemented by a small number of pre-approved specialist subcontractors — all TrustMark and PAS 2030-certified — for MCS technologies such as Air Source Heat Pumps (ASHP) and Photovoltaic (PV) systems, where relevant.

Our EBS Builder Merchants and Logistics Hub in Epping supports material stockholding, minimising programme slippage due to lead-in times and enabling just-in-time deliveries using our FORS-accredited fleet of HGVs, vans and LGVs.

Resident Engagement as a Core Delivery Function

We recognise that successful retrofit delivery in occupied homes hinges on proactive, inclusive engagement with residents. Our dedicated RLO team is trained to manage:

- Pre-start profiling and vulnerability assessments, ensuring PAS 2035 requirements for resident needs are fully met;
- Coordination of access appointments to align with measure sequencing;
- Distribution of plain-English resident packs, IAQ leaflets, and sustainability advice;
- Ongoing satisfaction surveys, complaint resolution, and final resident sign-off.

This approach helps us to achieve a high percentage of first-time access, reduce no-entry risk, and deliver a positive resident experience even in disruptive environments.

SER Contractor offers a fully competent, digitally integrated, and resident-focused delivery model that meets and exceeds the requirements of PAS 2030 and PAS 2035 in occupied residential settings. Our combination of skilled in-house labour, rigorous compliance controls, and a proven track record in delivering high-quality retrofit schemes across London positions us to deliver this contract with confidence, value, and care.

Case Study 1: Lothian Estate – External and Internal Refurbishments (Including Fire Safety)

Client	Lambeth Council
Form of Contract	JCT ICD 2016
Contract Value	£2.3m
Procurement Route	JCT ICD 2016
Programme	42 weeks (2022)

SER Contractor was appointed by Lambeth Council to deliver a full scope of external and internal refurbishment and fire safety works across 12 blocks in Lothian Estate, including Dalkeith House. This project was delivered in a live residential environment, with works planned to minimise disruption to residents and maintain compliance with all health, safety, and quality standards.

Scope of Works

The works included complete roof renewal, window and door replacement, concrete and brickwork repairs, fire-rated door installations, communal area redecorations, and external painting. The programme was delivered using PAS 2030-certified operatives and involved early-stage collaboration with Lambeth and residents to confirm scope, gain consent for intrusive works, and sequence delivery effectively.

Challenges & Resolutions




A number of residents initially refused window replacement due to concerns over disruption. SER’s Resident Liaison Officer arranged a series of small-group and one-to-one engagement sessions, including coffee mornings and home visits, to explain the long-term benefits such as improved thermal comfort and reduced bills. As a result, residents granted access and installations were completed with minimal disruption, averaging two days per property.

Adverse weather in the early stages impacted progress on external works. Our Project Manager collaborated with Lambeth to revise the programme and reallocate labour internally, enabling continued progress on internal and communal elements without extending the contract term.

Relevant Outcomes

The project was completed ahead of schedule, within budget, and with high resident satisfaction. Window and door installations were carried out to PAS 2030 standards, with all documentation and photographic evidence captured via Abilo. All fire door installations were undertaken by BM TRADA-certified operatives. Compliance with the Golden Thread principle was maintained throughout, with a complete digital H&S file compiled and submitted at handover.

This project demonstrated SER’s ability to deliver complex, multi-measure programmes in live environments while achieving technical compliance, programme certainty, and resident trust — directly relevant to the delivery of PAS 2035 Pathway B and C projects.





Case Study 2: 91–141 Brixton Road – Whole House Retrofit and Refurbishment (Grade II Listed)

Client	Lambeth Council
Form of Contract	JCT Intermediate
Contract Value	£4.2m
Procurement Route	Lambeth DPS
Programme	September 2022 - July 2024

SER Contractor was appointed by Lambeth Council to refurbish 27 Grade II listed dwellings at Brixton Road, as part of a wider £5.4M street properties programme covering 55 homes across three sites. The project includes internal and external energy efficiency measures, fire safety upgrades, and structural repairs, delivered in live settings under stringent planning and conservation constraints.

Scope of Works

The scheme included full kitchen and bathroom replacements, electrical rewiring and fire alarm installations, external wall insulation (EWI), loft insulation, window repairs and renewals, roof repairs, and internal and external decorations. Works were delivered in line with PAS 2030 standards, supported by Retrofit Coordinator oversight and live documentation using Abilo.

Design and Compliance

Due to the listed status of the buildings, extensive coordination was required between SER, Lambeth’s design team, conservation officers, and residents. Contractor-led design elements included emergency lighting, communal electrical upgrades, and bespoke window and roof repairs. Full compliance with planning conditions, PAS 2035 reporting, and Golden Thread data capture was maintained throughout.

Digital Project Management

Abilo, our cloud-based digital platform, enabled real-time collaboration between our site teams, Retrofit Coordinators, and Lambeth’s Contract Administrator. The platform supported TrustMark lodgement and captured pre- and post-works EPC data, showing improvements from D/E/F to C ratings across the portfolio. Document sharing, marked-up drawings, and photographic QA evidence were accessible to all stakeholders, ensuring audit readiness and clear communication.

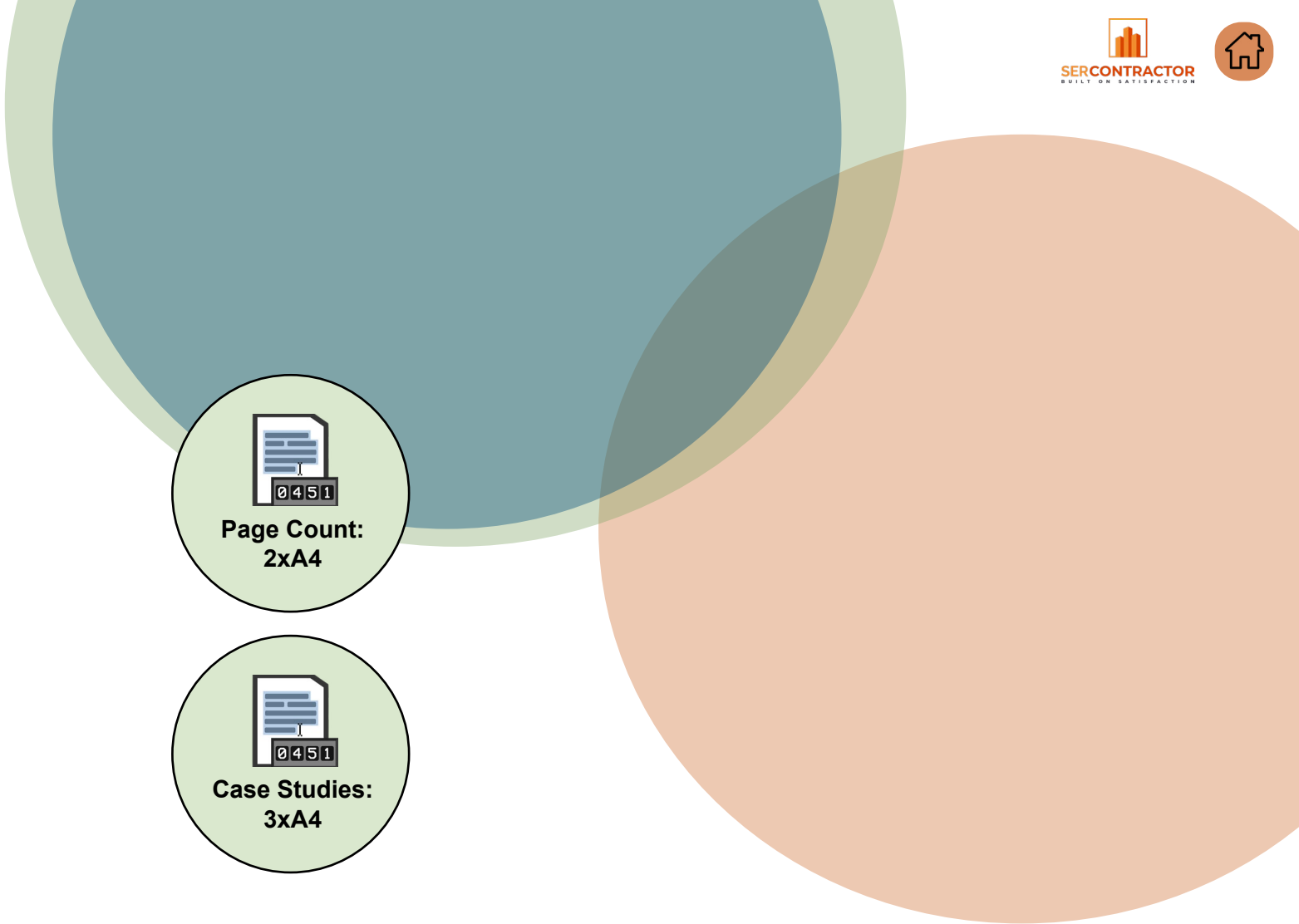
Resident Engagement

Resident satisfaction exceeded 98%. Our team delivered early engagement sessions, including “Meet the Contractor” events and one-to-one property walkthroughs. Dedicated RLOs managed access, resolved complaints, and supported vulnerable tenants. The programme was sequenced to minimise disruption, with temporary storage provided and internal/external works phased strategically.

Lessons Learned and Added Value

The project highlighted the value of early engagement, real-time documentation, and rigorous QA. Our approach enabled a defect-free handover with only 1% post-completion snagging — significantly below the 3% target. Lessons from Brixton Road have since been applied to new schemes, including Camden and Southwark, to further enhance PAS 2030/2035 delivery across complex housing stock.

Case Study 1: MOD Shorncliffe & RAF Bassingbourn Retrofit Refurbishments (2023–2024)	
Client	Ministry of Defence (via Amey Defence Services)
Scope	External Wall Insulation (EWI), roof replacements, PAS 2030 window/door renewals, chimney removals, loft insulation, rainwater goods
Contract Value	£5m combined
Programme	52 weeks + 6-week ecological delay
Approach to Specification & Compliance From the outset, SER integrated the PAS 2030/2035 framework into all phases of delivery. Retrofit Assessors and Retrofit Coordinators were appointed early, with SER acting as the PAS 2030-certified installer across EWI, window and door replacements, roofing, and ventilation.	
A central Information Sharing Protocol was implemented via the Corelogic PAS Hub and TrustMark Data Warehouse. Design records, risk assessments, and installation evidence were uploaded in real time. This enabled seamless audit trails, supported timely TrustMark lodgements, and ensured each dwelling received its associated guarantees and warranties. Weekly lodgement progress was shared with Amey and the Retrofit Coordinator, providing full transparency. Compliance was driven by a multi-stage quality strategy: <ul style="list-style-type: none">• Pre-construction: Surveys captured thermal bridging, fire risk, and ventilation conditions.• During works: Daily inspections, photographic evidence, and in-situ testing (e.g. airflow and insulation depth) were recorded on-site and reviewed centrally.• Post-installation: Final checks were completed jointly with the Retrofit Coordinator, and measures were lodged with TrustMark before handover.	
Challenges & Resolutions Ecological delays: Works were disrupted by nesting birds and bat habitats. We coordinated with licensed ecologists and reprogrammed works to protect wildlife. Weather impacts: During storm periods, we increased operative numbers and worked extended hours to recover lost time. Asbestos discoveries: Managed through early R&D surveys and advance scheduling of licensed removals.	
Delivery Strategy We deployed a hybrid team model: SER’s directly employed operatives (roofers, window installers, EWI specialists) were supported by vetted subcontractors for scaffold and M&E. Our Site Manager coordinated daily with our Retrofit team, RLO and SHEQ Manager to manage access, engagement, and quality. Outcome: 100% TrustMark compliance, zero H&S incidents, and full lodgement of measures. Programme was completed within adjusted schedule, with MOD satisfaction above KPI threshold.	



In Progress



Completion



CV's and Team Structure have been appended.

2 Social Value 5%

Social Value is about delivering positive improvements to the wellbeing of our customers and communities. Industrial Dwellings Society generate Social Value in lots of ways including:

- building strong and resilient communities
- supporting better health and wellbeing
- sustaining tenancies, strengthening financial and digital inclusion
- providing opportunities to access education and employment

Getting the greatest possible benefit from the services procured is one of the ways we achieve these outcomes. We expect our supply chain to work in partnership with us to deliver positive outcomes for our customers. Considering our definition of social value, please explain how you will support us to achieve our social value objectives (1,500 words max.). Tell us how you will approach social value delivery on this contract and tell us what you will do, not what you have done previously. Only include examples of previous delivery if it will be replicated and delivered in this contract. We are particularly interested in how you will target and recruit our customers to deliver the outcomes prescribed above. Ensure your response focuses on benefits to Industrial Dwellings Society's customers and neighbourhoods – do not tell us about your broader CSR approach, internal training schemes or give examples which will not be replicated to specifically support our customers.

Maximum 2 pages of A4



At Stepney Green Court, we will work hand-in-hand with IDS and its residents to deliver a Social Value programme that reflects their voices, meets real needs, and leaves a lasting legacy. Led by our Social Value Manager, Kyla Fry, this programme will be co-designed with IDS housing officers, residents, and trusted local partners to ensure relevance and impact from day one.

All commitments have been tailored to this project, which is an operational block of flats in East London with a diverse, multi-generational community, and shaped around the Social Value Act 2012. Impact will be measured transparently through the Social Value Portal's TOMs framework, giving IDS clear, evidence-backed assurance that meaningful, local value is being delivered.

Building strong and Resilient communities at Stepney Green

To build stronger communities at Stepney Green, we will deliver two Community Maintenance Clubs each year. These safe, informal sessions invite residents to learn practical DIY skills like painting, tool safety and basic repairs from our team. These are more than skills workshops, they help build confidence, strengthen neighbourly ties, and offer a first step toward employment for those interested. To deepen this sense of connection, we will also host three Neighbourhood Lunch and DIY Days annually, one each in Stepney Green, Tower Hamlets and Hackney. These events combine light improvements to communal areas like gardens or noticeboards with shared meals, encouraging informal conversation and active participation from residents of all ages.



In parallel, we will launch a £50,000 Tenant Ideas Fund to support resident-led projects that improve the local environment or wellbeing. IDS tenants will be invited to propose, design and vote on ideas ranging from planters and murals to after-school clubs or community boards. This not only delivers visible improvements to shared spaces, it puts decision-making power in the hands of residents, fostering a deeper sense of ownership and pride.

To support resident wellbeing, we will run 12 monthly Wellbeing Wednesdays in partnership with trusted groups such as Mind in Tower Hamlets and St Joseph's Hospice. Each session will address a real, practical need stress management, budget-friendly nutrition, or mental health first aid shaped with input from housing officers to maximise relevance. On a recent Hackney scheme, an air fryer workshop sparked new interest in healthy cooking, with one resident sharing that it had transformed how they plan meals. These moments of shared learning build confidence, foster social connection and create safe spaces for residents to explore self-care.

We will also distribute 10 seasonal Wellness Packs each year to vulnerable households at Stepney Green Court. These small but meaningful packages containing hygiene essentials, warm clothing, or toiletries will be tailored with input from IDS.

When we trialled this in Lambeth, more than 100kg of items were distributed to residents facing fuel poverty, leading to personal thank-you notes and repeat requests the following winter. These acts of support help residents feel seen and cared for, especially during more difficult times of the year.

To help residents manage their tenancies and access vital services, we will run four quarterly "ITea Party" sessions at the Stifford Centre, offering one-to-one digital support. Delivered by our trained Digital Champions, these informal drop-ins will focus on real-life tasks such as setting up Universal Credit, navigating IDS's rent portal, and spotting scams. At a recent Hackney session, a 78-year-old resident gained access to her rent account for the first time, leaving with a new sense of confidence and independence. These are the outcomes that matter quiet but powerful shifts that support long-term resilience.

Alongside this, we will run four face-to-face advice surgeries with input from local welfare advisors, budgeting coaches, and JCP officers. These sessions will offer confidential, compassionate support on rent arrears, benefit changes, and household budgeting, delivered in a way that feels empowering, not stigmatising.

On a recent Waverley scheme, we helped a single parent access a hardship grant after rent changes, enabling them to stay securely in their home. We will work closely with IDS officers to identify those who could benefit most and ensure the experience is safe, welcoming, and responsive.

In terms of employment and training, we will offer two short-term paid work placements per year for IDS residents, prioritising those who are unemployed, care-experienced, or underrepresented in construction. Roles will be matched to resident interest, from admin to resident liaison or site support.

On a Southwark scheme, we supported a young resident through a placement that led to full-time employment, thanks to mentoring and structured feedback. At Stepney Green, we aim to create similarly meaningful, supported first steps into work.

We will also recruit one local apprentice each year, with wraparound support to overcome common barriers like tool access or CSCS certification. On a Camden project, one of our apprentices, an 18-year-old woman was supported through training and PPE costs, and is now a qualified operative. We know how transformative these opportunities can be, and we'll ensure every placement is carefully supported from start to finish.

To engage young people, we'll run four school engagement sessions per year with partners like Central Foundation Girls' School and Hackney City Academy. These sessions, ranging from site visits and employability coaching to construction Q&As and safety assemblies will introduce young people (ages 14–25) to career possibilities that might otherwise feel out of reach.



In 2023, our "Women in Construction Day" helped shift perceptions and inspire students across East London to see construction as a path for them.

Twice a year, we will host Step Into Work events, open job fairs at local venues in Stepney Green and Hackney. These events will offer live vacancies, CV support, mock interviews, and practical readiness tools like help with transport or interview clothing.

On a previous event in Tower Hamlets, 17 residents secured interviews and 4 received offers within a week. By involving our local supply chain and SMEs, we ensure these opportunities go beyond our own sites and have a broader community impact.

Our suppliers are central to this approach. We will involve key partners in job fairs, taster sessions, and school visits, and encourage them to offer work placements and apprenticeships to IDS residents. Firms like Travis Perkins Bow and SIG Whitechapel have already supported similar initiatives and are well placed to add value here. We will prioritise Tower Hamlets-based SMEs and social enterprises who know the community and can offer real, long-term roles.

For example, in Hackney we partnered with a local scaffold firm to offer three work trials, two of which led to employment.

Our approach is collaborative by design. Wherever possible, IDS residents will co-host events, lead workshops, and act as peer volunteers, whether organising a lunch, supporting a digital café, or mentoring others. Kyla Fry will attend resident meetings to ensure activities evolve based on tenant feedback and ideas. We will celebrate local cultures and traditions, from Eid to Hanukkah, and ensure every activity is accessible to families, older residents and those with English as a second language.

Monitoring and accountability will be built in from the start. Using the TOMs framework, we will track job creation, school outreach, volunteer hours and other KPIs, and report quarterly to IDS. But we know reporting is about more than numbers. Each update will include case studies, resident feedback and lessons learned to provide a rich, honest picture of impact.

Where any risk to delivery arises, we will act early working with IDS to agree meaningful alternatives that maintain intended value. Our approach is structured but flexible, designed to evolve around resident experience and real-world results.

Ultimately, our goal is to deliver Social Value with residents, not just to them, and to leave behind not just outputs, but a legacy of connection, confidence, and opportunity across the Stepney Green community.

3 Programme & Resourcing 5%

Please provide details of how you will plan and programme the works to ensure the contract is delivered to specification, on time, and to budget. Provide details of day to day control of resources and subcontractors to ensure adequate continuous labour. Provide details of how the completion of sections will be managed to ensure successful completion of the works subject to Warm Homes Funding under Section 1.

Responses should be supported by providing a Gantt chart or similar style programme detailing the sequencing of works (maximum 1 page of A4 or A3), as well as a list of the suppliers and sub-contractors that will be utilised for delivery of the works (maximum 1 page of A4)

Maximum 2 pages of A4 (Excluding Gantt Programme & Supplier/Sub-contractor details)




Page Count:
2xA4

Planning & Programming the works to ensure the contract is delivered to specification, on time & to budget

The key roles and responsibilities for effective programme management for the Industrial Dwellings Society Whole Estate Improvement Works will be undertaken by the following skilled, competent and experienced SER Contractor staff. At senior management team level, Martin Haldys, Operations Director, will have overall programme management control, supported by James Lally, Senior Commercial Manager and Cris Costrachevici, Operations and Contract Manager. They will be assisted by Mariusz Rogalski, Project Manager and Andrew Dunn, Commercial Manager and key members of our Project Delivery Team as appropriate for each project. Our team has more than 20 years' knowledge and experience of programming and delivering whole house refurbishment and retrofit projects, including funded contracts similar to this project and will use this to add value at every stage of the project lifecycle.

Our proposed delivery programme for the Section 1 - Stepney Green Court project is built upon a structured, risk-conscious, and delivery-focused methodology. It balances the need for rigorous planning and proactive risk mitigation with the flexibility to accommodate statutory milestones, stakeholder requirements, and the site's logistical constraints. At its core, the programme is designed to ensure The Industrial Dwelling Society (IDS) has full visibility over progress, clarity on critical path dependencies, and the confidence that key outputs will be delivered on time and to a high standard meeting Warm Homes Funding key dates and documentation expectations. The sequencing is informed by our detailed site assessments and knowledge gained from delivering similar whole estates and estate-based schemes for Lambeth, Haringey and Camden — including the Lothian Estate, and Fitch Court. Drawing from this experience, we have created a milestone-driven programme structure that is realistic, resident-conscious, and fully aligned with the technical complexity, Retrofit Coordinator collaboration and spatial limitations of the Stepney Green Court site.

SER is in strong position to deliver this project as all elements of works can be self-delivered by large pool of 200 directly employed tradespeople. All team members hold qualifications and certificates appropriate to their trades i.e. Roofing systems or Fire Doors. We are also supported by our solely owned builder merchant Elite Building Supplies (EBS), a windows & doors manufacturing factory and the logistics and transport team – all based in Epping (less than 1 hour from Stepney Green).

Our day-to-day control of resources and subcontractors to ensure adequate continuous labour.

Through efficient programming and regular dialogue with IDS and Baily Garner (CA), we can plan for and maximise concurrent contract delivery. Through detailed resource

and project planning, we allocate our existing resources in a timely manner and have the capacity to use our existing in-house resources from other contracts, if required.

The mobilisation period typically includes joint walkarounds, the development of a project-specific risk register, and planning sessions with our supply chain to confirm material availability, lead times, and labour scheduling. We also confirm site access protocols, vehicle movements, welfare requirements, and any required permits. At this stage, our RLOs begin engagement with residents, creating profiling sheets that help tailor delivery to resident needs and ensure early access planning. All site-based staff, including subcontractors, are inducted into the project at this stage and briefed on IDS's expectations, the site's sensitivities, and the specific behavioural and safeguarding protocols in place.

Once the project is live, our staffing plan operates on a dynamic, two-week lookahead cycle. This cycle is managed collaboratively by the Site Manager, Project Manager, and Operations Manager, using input from site diaries, commercial progress, and resident engagement reports. We hold daily team briefings on site, where resource requirements for the day are reviewed, roles and responsibilities are confirmed, and any live safety or access issues are flagged and managed. Our RLOs feed into these briefings to ensure that programme planning reflects resident availability and access risks. During delivery, we use the Abilo project management platform to track progress, resourcing, and site events in real time. This allows the site and operational teams to log labour allocations, photographs of works, key milestones, and quality assurance sign-offs, daily. Abilo supports live KPI dashboards, giving IDS's representatives clear visibility into who is on site, how work is progressing, and how resource levels are tracking against the original programme.

Details of how the completion of sections will be managed to ensure successful completion subject to Warm Homes Funding under Section 1.

Programming the delivery of works

We take a collaborative, risk-based approach to programme development and management. Our team will work with the IDS Project Team as early as possible to develop programmes which are feasible and suitable and most importantly, meets IDS's needs. Key objectives are that timescales are realistic, appropriate resources allocated, and all events, risks and potential issues managed. This joint approach will enable the agreement and establishment of realistic milestones matching **Warm Homes Funding** key dates, mobilisation durations, scheduling to accommodate lead-in time and installation (as advised by our in-house procurement team) and determining the critical path. Also, the on-going management of design and Retrofit Coordinator's information by maintaining the integrity of the design, contractor's design portion and aligning procurement

lead-ins with mobilisation. Our team will conduct an initial risk mapping exercise, categorising all project risks red, amber or green based on risk severity and likelihood of occurrence. Contingencies will be built into each programme to allow for the risk of delays and to complete the work without affecting the overall project timeline. These contingencies can be shown as Terminal Float and Time Risk Allowances. All programme activities will be logically linked to develop the order and timing of the works and to determine the planned completion of Section 1 and Section 2 works including documentation and H&S Files meeting Warm Homes Funding deadlines. This is essential to ensure that the programme reacts appropriately to progress and change, and to enable critical path analysis. We will continuously monitor our progress against the programme to ensure that there is no slippage. Hold points will be highlighted by milestones against critical activity dates and the programme constantly monitored and updated to communicate relevant events.

Section 1 - Programme Methodology and Milestone Structure

The programme is divided into 2 primary phases: (1) Pre-construction (mobilisation & surveying with Contractor's Design Portion development phase), (2) Construction with the main delivery of external and internal works to the block and associated Boiler House & Laundry. Each includes built-in float to accommodate statutory approvals, access constraints, weather or supply chain risks. Key milestones include:

Milestone 1 – Appointment of Design and Retrofit Coordinator & Mobilisation Champion:

Although submission and approval of the Warm Homes Funding application fall outside SER's direct remit, this statutory gateway represents the most significant critical path dependency for the scheme. We recognise that no works can proceed without this approval and have built our programme around its expected timeline. We will work closely with the Industrial Dwelling Society's Principal Designer, Retrofit Consultant and regulatory team to ensure our mobilisation plan is aligned and adaptable. To avoid slippage post-approval, our internal team will prepare all mobilisation documentation and pre-start plans in parallel, allowing works to begin immediately upon receipt of consent.

Milestone 2 – Surveying and Contractor's Design Portion development and approval:

Specialist engagement and details surveying, including residents profiling, are the key to ensuring design proposals are fit for purpose, sufficient meeting retrofit coordinator expectations and Warm Homes Funding. Design and elevation drawings will be developed with details required for approval, so the early engagement with the suppliers and procurement can take place. Being the sole owner EBS (builders' merchants), manufacturers of our own uPVC Windows and Doors and having a

large logistics centre and storage facility in Epping, will enable us to procure at discounted rates, in bulks with a storage facility at no additional cost to IDS. We can self-deliver most of the works supported by specialist MCS subcontractors which offers scope of Value Engineering and Value for Money, ensuring all works can be planned and delivered in time and in line with the Warm Homes guidance and compliance expectations.

Milestone 3- Communication Plan Agreement, Client, Residents and local community engagement:

We have identified various local Social Value opportunities and efficiencies which can support local communities and supply chain in various way, so planning to launch the Meet the Buyer Event where all options can be explored and procurement and recruitment explored, creating opportunities and spend. Early engagement with the IDS's project team and residents is essential given the complexity of works in a densely populated, fully occupied estate. Our Resident Liaison Officers will initiate consultation during the mobilisation period. This will involve household profiling (to identify vulnerable or high-needs residents), logistics workshops with residents and caretakers, and shared planning around access, noise, storage and welfare.

Milestone 4 – Scaffold Design, Approval & Erection:

The estate presents unique logistical constraints including narrow access road, minimal material laydown areas, and shared pedestrian zones. We will use this phase to agree safe access routes, phased scaffold, and delivery sequencing with minimal disruption. The most challenging aspect of the physical delivery phase will be providing safe, practical access to the roof area within the constrained external footprint of Stepney Green Court. Following site assessments and risk analysis, our Operations Director has confirmed that a full scaffold is not practical nor proportionate for the scope of works. Instead, we propose a tower access system with a material hoist and roof-edge integrated access platform and protection system. This approach has several clear benefits over traditional scaffolding:

- Reduced disruption to surrounding properties and communal areas during erection
- Minimal ground footprint, vital given the limited estate space and red route proximity
- Faster installation and de-rig times, enabling quicker project initiation and close-down
- Lower cost and fewer dependencies compared to full scaffolding
- Full compliance with Working at Height regulations, through edge protection systems that offer safe, secure working platforms.

The system will be delivered with our access specialists and reviewed under the temporary works package. This proven, cost-effective approach has been used successfully on similar estate-wide sites, including in Lambeth.

4 Project Risks & Quality Control 5%

Provide a statement detailing what you believe to be the Project Risks and confirm how you intend to mitigate these risks. Provide details in respect of the quality control processes that will be implemented for the duration of the contract. In responding to this question, Bidders should give careful consideration towards how the delivery process will be managed to maintain high standards of workmanship and provide commentary in respect of supervision for the works, requirements for Building Control approval, snagging and handover process etc.

Maximum 2 pages of A4



SER Contractor's approach to risk management is structured, proactive, and embedded into every stage of delivery. Our risk management system aligns with CDM 2015 and will be led by our Contracts Manager - Cris Costrachevici, Compliance Officer – Tanya McArdle, and SHEQ Consultant. On projects, we recognise the importance of robust, transparent risk controls in a live environment with overlapping contractors, high public visibility, and heightened resident sensitivity.

Collaborative Risk Workshop: Led by Cris, we will facilitate an initial risk workshop with the wider project team, including the Industrial Dwellings Society (IDS) and Baily Garner – Contract Administrator (CA). At pre-construction, risks will be jointly identified and assessed using a combination of validation surveys, stakeholder consultation, and historic estate data. manage and mitigation strategies for each project risk.

Risk register updates: Each risk will be categorised, scored, and monitored using the live project risk register, which prioritises actions and assigns accountable owners. We will review risks weekly on site and monthly at the senior team level, with changes reported to the IDS via the monthly project progress report.

We manage internal risks such as workforce capacity, programme slippage, and quality defects through controlled sequencing, experienced in-house trades, and digital reporting tools like Abilo our contract management system. Subcontractor issues are addressed through fixed allocation slots, early procurement – via Elite Building Supplies (our solely owned builder's merchants), and KPI-based performance management.

Externally, we mitigate risks related to estate logistics, resident engagement, and multi-contractor overlap. Prior estate-wide experience across Camden, Lambeth and Southwark has taught us that coordination, not just communication, is critical. We will hold weekly coordination meetings with other site-based contractors, share estate logistics maps, and align our sequencing with the roofing, internal & external works, and Fire stopping and compartmentation teams to avoid disruption.

Project Risks: From reviewing the information provided at tender stage, and using experiences from delivering estate-wide works we have identified the following key project risks:

Project Risk	Mitigation Measures
Financial / budget control (incl construction inflation)	Works specified & agreed through joint surveys with IDS and Baily Garner (CA) and works agreement, including cost. Budget monitored from the start. Variation & cost increase can be mitigated early. Managed by Commercial Mgr
Programme	Risk-based programmes will be developed collaboratively to meet project objectives & deadlines, fully resourced, showing critical path, planned sequence of activities and inter-relationships of separate activities and work events. Managed through programme vs progress reviews, spot checks and regular site visits to ensure works planned are achieved
Working in Occupied Properties	Pre-condition surveys, develop an agreed Communications Plan with sufficient measures to ensure owners and tenants (lease sub-lets) are informed on works progress and access requirements. Housekeeping maintained, noise managed, residents' surgeries, newsletters and bulletins, progress meeting participation for lead tenant/leaseholder representatives. Resident Liaison Officer is a crucial role, use social media channels to support communications, access to 24/7 call centre. <i>Mark Jarvis & Michael Springer will be our dedicated Section 1 & 2 RLOs.</i>
Quality of work & contract management	We deploy an ISO 9001 QMS and Project Quality Control Plans to identify & confirm responsibilities, qualifications, inspections, commissioning, testing & handover arrangements. Site Manager oversees projects from start to completion, ensuring work is completed to quality and specification requirements. Contract Management is coordinated and managed through Abilo – our contract management system application.
Compliance with current Regulations	Mitigation built on accreditations & certifications for the relevant work; BM Trada, FENSA, NFRC, PAS2035. Allocate fully trained/qualified & competent directly employed staff. Managed by covering all statutory notices at start, managing all site visits & Building Control Inspections until final sign-off & practical completion certification is received. In-house qualified Structural Engineer (Technical Manager) reviews design works. Manages project Building Control notification and compliance.
Working at Height-scaffolding, retrofit works	Use an experienced scaffolding subcontractor with licensed own site management to undertake weekly inspections, PASMA trained staff with previous experience, notification for insurance letters, ground condition surveys to prevent damage and future claims. Prefabricated, MMC options, just-in-time deliveries to minimise disruption and excessive materials on site. PAS 2035 accredited contractor with all in-house labour (roofs, windows, EWI, insulation) stored in our Epping depot and delivered and installed to suit tenants.

Quality Control Process

The quality of workmanship will be managed continually by SER's Site Managers and Project Managers, and not solely at final inspection/handover. We operate a comprehensive ISO 9001 accredited Quality Management System (QMS), which encompasses all aspects of our service delivery to provide 'right first time' on all stage and property completions. O

Contract specific Quality Control Plans (QCP) will be implemented and monitored to coordinate all project testing, inspections, and reporting. We will use the QCP to intercede and stop unsatisfactory work and ensure the work is delivered right first time.

Once works have been completed to the Industrial Dwelling Society's (IDS) standards, they will form the 'benchmark' quality and the minimum standard to be achieved throughout the contract.

Supervision for the works: A dedicated, trained and experienced Quality Control Manager will be assigned to provide constant management and supervision, ensuring the following:

- A pilot scheme will set 'benchmark' quality standards
- Weekly Monitoring, Inspections and Quality Checks to ensure compliance and zero defects
- Daily visual inspections and works progress photos.
- Unannounced Quality Inspections performed by visiting managers and suppliers.

Cris Costrachevici - Contract and Operations Manager will set the quality standards and develop the Quality Inspection Plan with the site team ensuring the contract specification, high quality standards and IDS's expectations are achieved and maintained. We will carry out works element quality inspections and audits for all works to ensure we comply Contract Specifications. There will also be regular quality and snagging inspections by our Senior Management Team and the appointed Site Manager. These will be supported by our suppliers Technical Teams, such as BM Trada, Fensa, VEKA and kitchen suppliers.

Our Three-Stage Inspection Process: The QCP includes a three-stage inspection process and includes a plan of work prior to each phase starting or where sub-contractors change. Initial inspections, recording the findings as each phase commences. Follow-up inspections to document evidence of QCP implementation, to identify and rectify non-conformance and to identify any requirement for rectification and subsequent re-inspection.

Pre-handover Inspection: A key element of our approach is our pre-handover inspection and snagging free handover process. Our Site Managers will conduct an

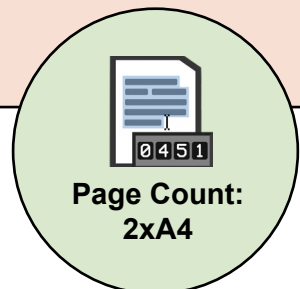
exhaustive quality inspection, assisted by the agreed Quality Benchmark Sheet, to ensure that all work has been completed to the required standard. Should any areas of work require remedial action, they will be rectified before an invitation to handover, as part of our whole snagging exercise.

In addition, because handover requirements are considered throughout the construction phase, we will engage with the appropriate Building Control Officer as early as possible following our appointment on a scheme. The appointed SER Contract Manager will be responsible for completing the initial Building Control notification form and agreeing communication protocols such as emails.

Supervisor Sign-Off Procedure - At the point of handover, our Site Manager will conduct a joint handover inspection in collaboration with the IDS and Baily Garner (Contract Administrator) to verify complete satisfaction with the quality of workmanship provided and confirm the absence of defects. To achieve practical completion our Site Manager will issue a handover pack containing all relevant certificates, warranties and user manuals 4-weeks prior to at the handover inspection. The joint handover at completion using our Joint Handover Inspection Forms will also be arranged with Building Control, SER's Contracts Manager to ensure the sign-off certificate can be issued to Building Control Officer.

In line with the **Practical Completion and Handover procedure (Section 3 – Guidance Document 3.3)** we will provide the following documentation to Baily Garner (Contract Administrator) 4 weeks ahead of practical completion:

- O&M Manual
- Building Regulations Certificate, if necessary
- Guarantee, warranty, commissioning and completion certificates for products and installed systems
- Electrical installation certificates
- Certificates/consignment notes for waste disposal
- Supply certificates and Approved Design number for any elements that comply with Secured by Design requirements (if applicable).



5

Customer Care 5%

Please provide details of your approach to customer care, including processes to be implemented for resident engagement as well as your formal complaints procedure. Please include any pro-formas that are used. Responses should consider and confirm how works will be managed in order to minimise the disruption to building users and visitors resulting from noisy works, dust and debris, access and egress from the site and operating within occupied dwellings

Maximum 2 pages of A4 (excluding any pro-formas provided)



At SER Contractor, we understand that customer care in a live environment is about more than delivering works — it's about building trust, maintaining dignity, and minimising intrusion into people's lives. Our customer care strategy for Stepney Green Court reflects our 14+ years of experience delivering complex refurbishment projects in occupied properties, and is designed to protect the wellbeing of residents, safeguard access to homes, and deliver a seamless, low-disruption experience for all building users.

We have consistently achieved over 98% resident satisfaction and zero unresolved complaints on schemes of similar complexity, including RAF Bassingbourn, Lothian Estate, and Kingswood School. Our approach to Stepney Green Court builds on this experience with a structured engagement model, robust risk controls, and an accessible, accountable complaints process.

Resident Engagement Strategy

Our Resident Liaison Officer (RLO) will lead day-to-day customer engagement, working closely with our Project Manager and Site Manager to deliver a fully coordinated resident experience. Engagement begins four weeks before mobilisation, with early communications and face-to-face profiling to establish trust and understand individual needs.

Every household will receive a Welcome Pack, tailored to the property and works planned. This includes a visual programme of works, clear explanation of the scope (e.g., roof replacements, soffit works), a site contact list, frequently asked questions, and guidance on how to report concerns or request support. We also include a copy of our complaints procedure and key safety information.

Within the first two weeks, our RLO will carry out doorstep surveys with all residents to record:

- Access preferences (e.g. AM/PM, key safe use)
- Communication methods (e.g. SMS, WhatsApp, letters)
- Vulnerabilities (e.g. age, disability, health needs)
- Noise or dust sensitivities
- Pet concerns or storage issues

This information is securely logged into our Access Tracker, a live database reviewed daily by our delivery team to plan sequencing, manage appointments, and flag any households needing additional support. Where language barriers exist, we offer translated materials and interpreter support as required.

In the third week of the pre-construction phase, we will host a drop-in event at the nearby Stifford Community Centre, a fully accessible venue located within a short

walking distance of the site. Residents will be invited to meet the team, view scaffold layouts, ask questions, and raise any personal concerns in a relaxed, informal setting. For those unable to attend, one-to-one follow-ups will be offered via home visits or phone calls.

Throughout the works, we maintain a consistent and visible presence. The RLO and Site Manager will be based on site daily, available for walk-in queries and reassurance. Updates will be posted weekly on communal noticeboards and supplemented with SMS or WhatsApp alerts where residents opt in. Residents will also be notified in advance of any major works such as scaffold erection, skip deliveries, or planned power outages.

For vulnerable residents or those with mobility or health issues, the RLO will carry out daily welfare checks, ensuring their needs are met and that access is coordinated with minimum disruption. In high-sensitivity cases, works may be re-sequenced or additional safeguarding put in place to protect resident wellbeing.

Each block will feature a branded site information board, including contact details, current programme status, and a QR code linking to our online feedback form. We will also display a "You Said, We Did" board to demonstrate how we are responding to resident feedback in real time — a proven way to build confidence and show that engagement is not only encouraged, but acted upon.

Managing Access and Minimising Disruption

Managing access effectively is critical to maintaining programme momentum and minimising frustration for residents. Our RLO oversees a live Access and Engagement Log, updated daily and used to coordinate appointments with operatives and subcontractors. The system flags key risks such as 'no-access repeat visits' or vulnerable households needing additional coordination.

We offer flexible appointment windows (AM/PM), phone call reminders the day before, and key-safe access options where approved by the resident and client. All no-access cases are escalated through a structured process involving three steps:

- RLO follow-up within 24 hours;
- Client and housing officer engagement if unresolved after two attempts;
- Personalised access plan developed in collaboration with the resident.

Disruptive works are carefully planned and communicated in advance. Noisy activities such as drilling, sawing, or scaffold erection will be restricted to core working hours (9:30am–4:30pm) to avoid early mornings, evenings, or school run times. At least 48

hours' notice is given for any high-noise works, with signage, direct communication, and text alerts used to reinforce awareness.

Internally, all affected areas will be protected using dust sheets, floor protection, and clean matting, with operatives using vacuum extraction tools and damp-down methods to control dust. We ensure that all communal areas are cleaned and returned to a safe, usable condition at the end of each shift. Where internal works span multiple days, clear signage and progress updates will be posted to keep residents informed and at ease.

We use a Just-in-Time logistics model, supported by our EBS materials hub, to reduce storage on site and minimise disruption caused by bulk deliveries. Our FORS-accredited fleet of vehicles is scheduled to avoid peak hours and bin collections, with marshalled unloading and temporary barriers used to manage safe pedestrian access.

Managing Access and Minimising Disruption

Our structured complaints process is managed by our Social Value Manager and monitored centrally via Abilo, our digital compliance platform. It operates across three clear stages:

Stage 1 – Local Resolution:

All complaints are acknowledged within 4 working hours and resolved within 24 hours by the Site Manager or RLO wherever possible. Most issues — including minor service concerns or missed appointments — are resolved on site and logged immediately.

Stage 2 – Escalation:

If a resident remains dissatisfied, the issue is escalated to the Project Manager. A formal investigation and response is issued within 5 working days. All Stage 2 complaints are reviewed during client progress meetings and remain active until resolved.

Stage 3 – Senior Management Review:

Unresolved complaints are referred to our Operations Director, who liaises with the client and resident to reach a final outcome. A written resolution summary is provided and logged on Abilo for full traceability.

All complaint trends are reviewed monthly and shared internally via toolbox talks and team briefings. Where systemic issues are identified, we adapt our procedures to prevent reoccurrence and strengthen team performance.

Close-Out and Follow-Up

At practical completion, our Site Manager and RLO will carry out a final walkthrough with each household to confirm satisfaction, log any snags, and issue a Home User Guide detailing completed works, aftercare instructions, and contact details for follow-on support. Four weeks after completion, we follow up with each household to issue a short satisfaction survey and close out any residual concerns or minor defects.

KPIs we aim to achieve on this project include:

- 95% initial response to complaints within 4 hours
- 90% Stage 1 resolutions within 24 hours
- Fewer than 2% of complaints escalating beyond Stage 2
- 90%+ resident satisfaction via fortnightly survey
- Zero repeat complaints on the same issue

Our approach to customer care is designed to protect resident wellbeing, maintain clear communication, and uphold IDS's reputation for quality housing services — while supporting programme efficiency, data traceability, and high standards across every home.



6

Health and Safety 5%

Provide a summary of your company’s approach to the management of Health and Safety giving a clear demonstration how policies and procedures will be implemented in relation to this specific project at all levels. Within your response, provide details on any relevant accreditations, details of relevant training for staff, site induction and incident/accident procedures etc.

Maximum 2 pages of A4



Our approach to health and safety management

SER Contractor is a fully accredited ISO 45001 company and meets all the requirements of HSG 65. We operate a Health and Safety Management System and comply with all primary legislation, the Health and Safety at Work Act 1974 and all other relevant legislation and guidance.

We have a proactive behavioural health and safety culture whereby safety is fully considered at all stages of the project lifecycle, from pre-tender to handover. We have developed our own set of policies and procedures focused on works in occupied properties and on constrained sites. To ensure that health and safety remains a number one priority our Managing Director, Costin Serban, leads our health and safety approach from the top, driving an embedded safety culture that combines a top-down and bottom-up approach. Costin is determined to maintain our exemplary health and safety record and continue to provide safe sites for all. Our Executive Team specifically engaged with our dedicated SHEQ Manager, Kieron Dunlea, an industry-qualified professional motivated to support this ambition.

We will also be supported on the Whole Estate Improvement Works by Peardon Safety, our external SHEQ consultants, who have been working with us since 2017. Peardon Safety has 20 years’ experience of providing construction health and safety, CDM and other professional services including bespoke Construction Phase Plans and Quality Plans and Design Risk Assessments. Their consultants are Cert IOSH, CMaPS members and hold NEBOSH Diplomas.

How our Policy & Procedures will be implemented in relation to this project

Our management and site teams possess the qualifications and experience relevant to each specific project. They will bring expertise in identifying, eliminating, and mitigating risks during the design and construction phases.

During the mobilisation and pre-planning stage, we will take Pre-Construction Information and develop and implement Construction Phase Plans (CPP) for specific work packages / types of work. For example, Roofing, windows & doors or Fire Safety works.

Plans will include risk assessments, method statements, and mitigation plans - detailing how H&S issues are managed on-site.

- Risks are incorporated into a risk register.
- Our Contracts Manager will be responsible for ensuring the contents of the bespoke risk assessments, and method statements are communicated to the people responsible for carrying out the work.
- All operatives are issued a copy of the RAMS at Induction. We will work closely with residents and the Industrial Dwellings Society (IDS) to understand

individual circumstances and needs to ensure their H&S is protected.

- Plan H&S and address the risks associated of working in occupied properties, with vulnerable residents, including elderly and disabled residents.

We will implement the following on-site operational H&S systems and processes to maintain H&S across the three IDS estates:

- Dedicated CITB trained Site Managers & Supervisors assigned to contracts.
- Supervisors monitoring operatives through continuous informal observation and a formal daily site inspection process.
- Safe Working Procedures Inspections - Observations of work areas, equipment, work behaviour and procedures - such as using a permit-to-work system.
- Site Inspection Reports – Focusing on implementing risk controls. Our reports benchmark the safety practices observed on site against the criteria in our safety checklists.
- Our operatives will refer to a property asbestos survey. . No work will begin until the Asbestos risk has been identified and managed.

Relevant Accreditations

Our safety accreditations, including ISO 45001, CHAS, and Constructionline Gold and Achilles Health and Safety, underpin our behavioural safety culture. We are also PAS 2030/2035, FENSA, BMI Redland and Bauder approved meeting all H&S requirements for retrofit works required and Warm Homes Funding projects.

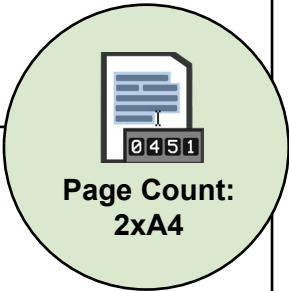
Relevant H&S Training for all staff levels

We place the highest priority on the competence and qualifications of every member of staff. All new staff members receive a comprehensive induction, during which they present their qualifications, and an assessment is made of their capabilities, skills and safety related achievements, resulting in a Personal Training Plan (PTP). The PTP forms part of an individual’s annual appraisal and links into our skills matrix and comprehensive training database. Together these ensure that our staff receive the appropriate safety training for their role and that refresher courses are provided so their technical knowledge remains current, competencies remain high, and qualifications do not lapse.

Our Training Programme initiative is overseen by our Training Partner CDC Group, who work with CITB and NVQ-accredited training providers to tailor programmes which meet client and individual trainee requirements. CDC Training coordinates and delivers the specific safety training required for our staff to undertake their assigned trade.

H&S Qualifications held by our workforce

Level	H&S qualifications held
Senior Management	<ul style="list-style-type: none">• CSCS Management• CSCS Black - Construction Manager• Site Manager Safety Training Scheme (SMSTS)• Duty to Manage Asbestos
SHEQ Manager	<ul style="list-style-type: none">• NEBOSH National General Certificate in Occupational Health & Safety• NEBOSH Construction Certificate• NEBOSH National Diploma in Occupational Health & Safety• CSCS Academically Qualified Temporary Works Co-ordinator (CITB Site Safety Plus)• NEBSOH IIRSM Certificate in Managing Risk - 2022
Project Management	<ul style="list-style-type: none">• CITB Site Management Safety Training Scheme (SMSTS)• CITB Site Supervision Safety Training Scheme (SSSTS)• Certificate for Asbestos Awareness• Scaffolding Inspection Certificate• CSCS – Management Level 4
Site Management (Managers & Supervisors)	<ul style="list-style-type: none">• NEBOSH• NVQ Level 7 Senior Site Management• CITB Site Management Safety Training Scheme (SMSTS)• CITB Site Supervision Safety Training Scheme (SSSTS)• UKATA Asbestos Awareness• CDM Regulations 2015 trained• First Aid at Work• Mental Health
Operatives	<ul style="list-style-type: none">• NVQ Level 2 or equivalent• Working at Heights• Manual Handling• First Aid at Work• Fire Marshall• Mental Health First Aiders
RLOs	<ul style="list-style-type: none">• NVQ Level 6 H&S• Safeguarding



Site Induction process

Project-specific inductions - All site staff will receive a project-specific induction before they are allowed to start work on-site, at which they will sign the safe systems of work relevant to their role or trade. Cris Costrachevici, our Operations Manager, will be responsible for ensuring the contents of bespoke risk assessments and method statements are communicated to site operatives and other personnel responsible for carrying out the work. All operatives working in IDS estate-wide properties will be issued a copy of the RAMS relating to their role at their induction.

Incident / Accident Procedures

Cris will be the initial point of contact for all communications relating to incidents and accidents. He will promptly report accidents and incidents to IDS and Baily Garner in the agreed format and keep you informed until the incident/ accident has been investigated and resolved. IDS and Baily Garner will be given access to our Abilo App (Contract Management System) and WhatsApp groups to enable real time monitoring and progress on incidents/ accidents. In the event of the emergency services

needing to be contacted, either the Site Manager, or an Administrator from Head Office will promptly use the emergency number to report the accident and provide details (as per our Health and Safety Plan).

All site teams will be instructed to stop work. The area will be made safe ensuring no access by our employees, site visitors, residents and the public. Works will not recommence until the affected area is safe to do so by a qualified H&S qualified professional.

The incident will be investigated, and reports prepared by our Keiron Dunlea (SHEQ Manager) and shared via email and in our H&S progress/update meetings to demonstrate improvements to IDS. Steps will be taken to avoid a re-occurrence of the incident and if necessary, a report made to the HSE. The event will also be reviewed by our independent safety advisors who will submit a report to site and to our Senior Management team. Our processes and procedures will be reviewed with the Managing Director for any necessary improvement or change in working methods.

7

Construction Inflation 5%

As this project is likely to be delivered across three financial years, provide a summary of your company's approach to managing construction inflation and what you would implement in order to mitigate the risk of inflationary costs being passed on to the Employer.

Maximum 1 page of A4



SER's Construction Inflation Management Approach

Overall cost management, and specifically construction inflation management is provided by SER's experienced commercial team led by James Lally (Senior Commercial Manager). He is supported SER's Central Procurement Team, and Andrew Dunn (Contract Account Manager/ Commercial Manager). Our strategy blends early engagement, strategic procurement, contractual risk-sharing, and clear communication. By integrating these strategies, we aim to support and protect our clients from market volatility and ensure both project viability and predictable delivery. We will engage early and collaborate with the Industrial Dwellings Society and your Contract Administrator Baily Garner to understand project goals, budget limits, and programme priorities. This dialogue will enable us to clarify potential inflation risks and set realistic expectations about cost and scheduling. Our approach for the three financial years Whole Estate Improvement Works contract, includes the following controls and measures:

Prime Cost Sums: Mitigating the risk of material increases, by utilising Prime Cost Sums. The Whole Estate Improvement Works, over three financial years, will be setup to enable fixed costs for some costs (for example: labour, plant, and OHP) whilst allowing the material costs to be adjusted at the time of purchase.

Contract Agreements between SER Contractor and the Industrial Dwellings Society: Clearly define the terms and conditions related to price escalation. Include clauses for adjustments based on material and labour cost fluctuations.

Cost Estimates to account for potential price escalations. Analysing historic and projected inflation trends will enable us to deliver the most accurate estimates and reduce the risk of unexpected costs later in the project lifecycle.

Change Orders: We will document and notify you of any changes in the project scope, materials, or labour that may impact costs. Change orders will be agreed between SER and the Industrial Dwellings Society.
Progress Reports: Regularly update progress reports to track costs and identify any deviations from the budget. The progress reports will be used to make informed decisions and take corrective actions.

Inflation Adjustment Clauses: We propose to include inflation adjustment clauses in the contract to account for any future changes in economic conditions. The clauses will allow for price adjustments based on predefined indices, such as the Consumer Price Index (CPI).

Cost Forecasting: James will conduct thorough cost forecasting, drawing on up-to-date market intelligence from our supply chain and reputable sources such as the Office for National Statistics (ONS), and leading industry analysts. Forecasts will be regularly conducted to reflect current market conditions. We use Vena Solutions and Spreadym financial planning and analysis (FP&A) software and review market intelligence to stay informed about price trends and adjust budgets accordingly.

Measures SER Contractor could implement to mitigate the risk of inflationary costs being passed on to the Industrial Dwellings Society.

Advance Payments to reduce the impact of cost inflation is to purchase and store materials earlier. An agreement between Industrial Dwellings Society and SER to pay for materials in advance, would allow our Central Procurement team to secure material at current prices, reduce the risks of future price increases. This is dependent on SER's ability to agree prices in advance with our supply chain. For example, timber windows and doors could be pre-purchased based on the initial designs, with an off-site payment and vesting process put in place to protect your interests. For example - advanced payment bond and vesting certificates.

As the sole owners of Elite Building Supplies (EBS) (builders' merchant) we have a secure storage facility and logistics centre based in Epping, Essex – less than 1 hour from the estates. For the duration of the contract, a dedicated 'Industrial Dwellings Society' materials storage area will be set-up. With a central procurement team, we are not limited to a restricted list of suppliers, as is often the case with other main contractors. With two procurement route options through EBS and our strong relationships with suppliers, we will have reliable access to all the materials and products that align your requirements.

Bulk Purchasing of critical materials to secure prices and avoid future price increases: SER's Central Procurement Team can negotiate favourable terms with suppliers for bulk orders. By identifying 'high-volume of usage' materials and bulk buying through EBS, we can provide a storage facility for 'Just-in-Time' deliveries at a favourable cost.

Alternative Materials – Our procurement team can explore the use of alternative materials, that offer similar performance but are less susceptible to price fluctuations. In addition to EBS, we maintain strong partnerships with trusted national suppliers, enabling us to source alternative materials and products.



8

Environmental Issues 5%

The Supplier will be expected to deliver this Contract in as environmentally friendly manner as possible and to work with Industrial Dwellings Society to improve sustainability through the life of this Contract, on issues such as packaging, miles travelled, use of raw materials and recycling of waste materials. Provide a summary of your company’s approach to sustainability and specifically what targets you would set for the delivery of this contract.

Maximum 2 pages of A4



At SER, sustainability is championed by our Managing Director Costin Serban and is embedded across all operations. Our Environmental Management System (EMS), accredited to ISO 14001, underpins this commitment by providing robust processes, tools, and procedures to monitor, manage, and continuously improve our environmental performance. We have held Planet Mark Business Certification for the past three years, reflecting our implementation of a cross-site strategy to cut absolute carbon emissions through energy, water, waste, travel and procurement.

Our SBTi-aligned Net-Zero Roadmap aligns with the national net-zero ambition and the objectives of the Warm Homes: Social Housing Fund, verified through an independently audited carbon dashboard. We are also on track to achieve our zero-waste target - 100 percent diversion from landfill by 2025 - already at 97 percent - so this contract will deliver measurable carbon and resource savings from day one.

In this project, transport is the largest direct emission source and key contributor to local air quality, so every journey will follow a Low-Carbon Logistics Plan. Our logistics partners use GPS tracking and route optimisation software to streamline journeys from our East London supplier network to Stepney Green Court, helping to minimise dead mileage and emissions along this densely trafficked route. For Stepney Green Court, we are targeting a 15% reduction in site-related delivery mileage compared to standard models, by sourcing materials from suppliers within a 10-mile radius, sequencing deliveries to avoid double handling, and coordinating just-in-time logistics via GPS and telematics tracking.

All vans will meet Euro 6 or ULEV standards, with hybrid and electric models phased in as part of our commitment to clean transport. Crew-cab vehicles move operatives, tools and materials in one trip, while staff will be encouraged to use public transport. Fleet telematics monitor fuel, idling and tyre pressure in real time, with performance reviewed every week, and emissions reported monthly to the Industrial Dwellings Society (IDS) via our carbon dashboard.

The same controls have previously cut fuel use by 4% and extended tyre life by 20% on similar projects. For this programme, they place us on track to reduce transport-related CO2e by 25% (25 tonnes) by 2027 and improve local air quality, bringing quieter roads and cleaner air to residents.

We recognise that a large share of this contract's environmental impact sits within our supply chain - particularly in the manufacture and transport of

materials. That's why supply chain decarbonisation is central to our approach at Stepney Green Court. All suppliers are pre-qualified using an environmental scorecard that considers ISO 14001 certification, published carbon data, and climate targets. Wherever feasible, we will source from UK-based manufacturers and use local branches (such as Travis Perkins Bow and SIG Whitechapel) where available to limit transport emissions. During material selection, our site team will assess products against the BRE Green Guide and known lifecycle carbon values to support low-impact specification. Where a lower-carbon alternative exists with no compromise to performance or durability, we will propose it to IDS for approval before procurement. We are targeting ≥25% recycled content in key materials such as insulation, plasterboard, and aggregates, and will prioritise BRE Green Guide A- or B-rated products where specification allows.

We require all supply chain partners to complete a contract-specific environmental questionnaire to identify opportunities for reducing impact, whether by using recycled-content materials, eliminating plastic packaging, or joining manufacturer takeback schemes. We will prioritise materials with ≥25% recycled content where specification permits, and aim for ≥90% of materials to meet BRE Green Guide A or B ratings. Longstanding partners such as British Gypsum and Kingspan offer thousands of eco-alternatives, which we regularly trial and review before wider adoption. These partnerships allow us to embed sustainable choices into delivery without delay or disruption, while also supporting the local green economy through responsible SMEs. All procurement activity is recorded via our carbon dashboard and reviewed monthly, giving IDS clear evidence of tangible progress on embodied carbon.

We will manage environmental risk through a live Aspects & Impacts Register, supported by lifecycle assessments for all materials and key activities. Each task is assessed for its environmental impact at every stage from acquisition and transport through to use and disposal and scored by likelihood and severity under both routine and emergency conditions. High-impact areas, prioritised by client and regulatory risk, shape our site-specific sustainability objectives and help us focus resources where they deliver the most value.

We also go beyond statutory requirements by voluntarily following the principles of the 2008 SWMP Regulations, reflecting our commitment to best practice in waste management. A live Site Waste Management Plan (SWMP) will be established at mobilisation and maintained throughout the programme in line with WRAP guidance. Waste reduction starts early, with

lean design and accurate material selection to minimise over-ordering and offcuts. As an upper-tier registered waste carrier (CBDU227220), we prioritise recovery over disposal ensuring that all waste is reused or recycled wherever possible.

On a comparable roofing scheme at Lothian Estate, Lambeth, we achieved 98% landfill diversion, and we remain on track to meet our zero-waste-to-landfill target by 2025. For this contract, we are targeting ≥98% diversion from landfill and recycling or reuse of all non-hazardous waste through certified transfer stations.

All skips will be collected by certified carriers and taken to authorised facilities for proper segregation and recycling. Where site layout allows, waste will be separated at source to improve traceability and reduce contamination. We will also work closely with suppliers to reduce packaging waste and operate established takeback schemes with British Gypsum, Kingspan, and Jablite. Toolbox Talks will be used at induction and key project stages to reinforce site-wide compliance with recycling and segregation protocols, ensuring standards are embedded on the ground. All waste will be processed through certified transfer stations to ensure full auditability and environmental assurance.

To demonstrate long-term sustainability, we will complete post-works EPC surveys for all 29 homes following works. This will provide IDS with verified data on energy performance and carbon improvements, support residents in lowering fuel bills, and enable tailored advice where needed to address fuel poverty. All environmental performance data will be compiled into a close-out sustainability report, shared with IDS to support transparent benchmarking and inform future retrofit programmes across its estate.

Stepney Green Court Sustainability Targets

Area	Target
Transport Mileage	≥15% reduction in delivery mileage
Carbon Emissions	25 tonnes CO ₂ e saved via clean logistics
Raw Materials	≥25% recycled content; ≥90% BRE A/B-rated products
Packaging	100% elimination of single-use plastic where feasible
Waste Diversion	≥98% landfill diversion; all non-hazardous waste reused or recycled
Reporting	Monthly carbon dashboard updates; EPCs and close-out report to IDS

98% waste diversion achieved on similar schemes

17,500+ trees planted since 2022 at Hunters Hall Farm

8.3% annual emissions reduction (Planet Mark)



Cherry Tree Planting at HQ





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Why SER?

Open-Minded



We are open-minded and flexible in our approach, using the latest innovation and technology for best outcomes

Net-Zero



Working towards a healthier planet that benefits everyone

Safety



The safety of our workforce, clients, and the public is our top priority

Community



Supporting the communities we work in is paramount to building good relationships

Excellence



We pride ourselves on delivering an excellent customer-focused service that is tailored to each individual client

Respect



Everyone deserves respect, from clients to customers to our own employees – equality and diversity and inclusion is paramount

INDUSTRIAL DWELLINGS SOCIETY

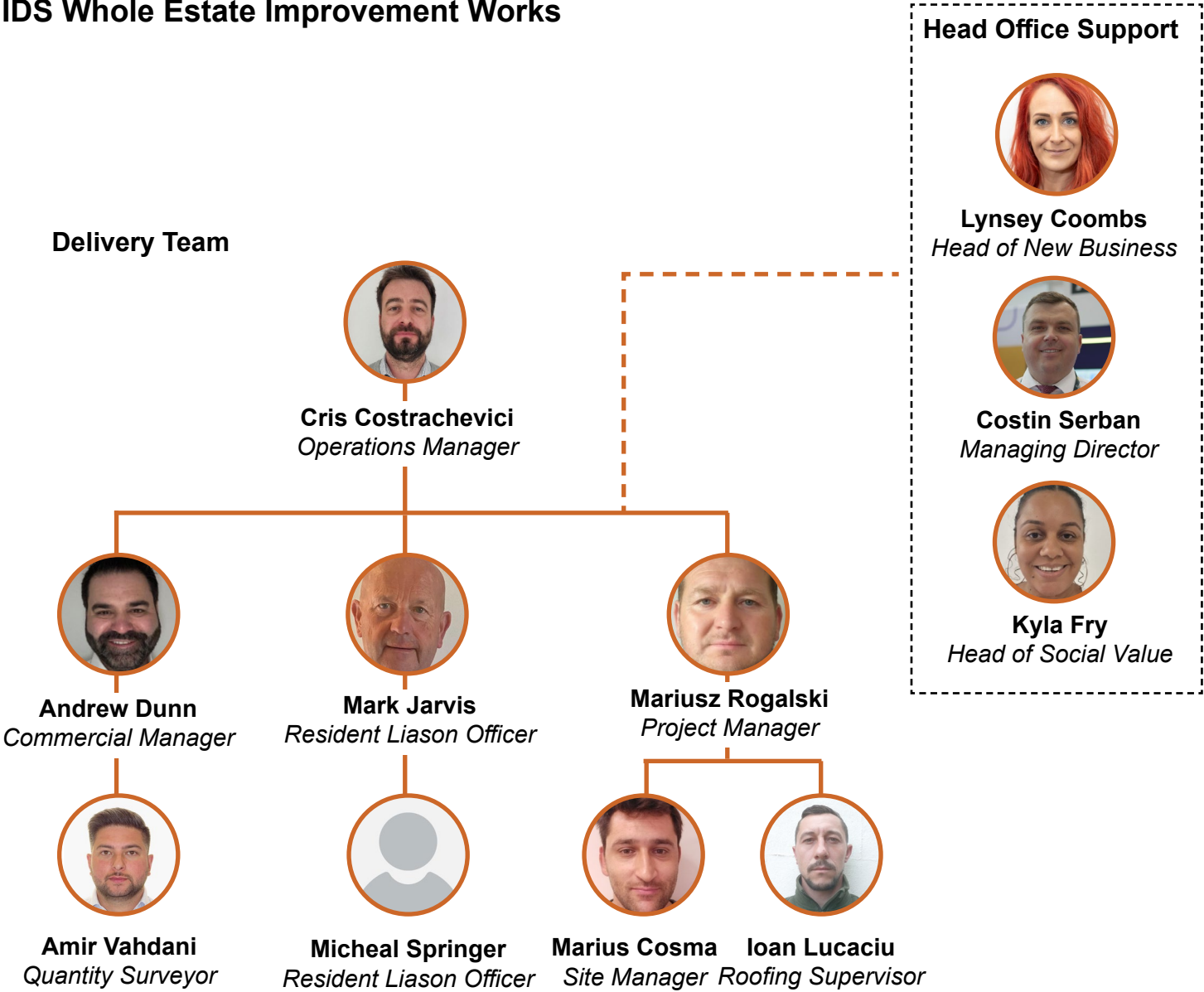
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SERCONTRACTOR
BUILT ON SATISFACTION

Hunters Hall Farm, Epping Upland, CM16 6PL
t: 0207 840 0585
e: contact@sercontractor.co.uk

Organogram
IDS Whole Estate Improvement Works





Kyla Fry

Head of Social Value

Kyla is a recognised expert in social value design and delivery, with over 10 years' experience in the social housing sector. At SER, she leads the strategic development and implementation of ethical, community-focused initiatives from bid through to project completion. She has worked closely with councils, local schools, and community groups to ensure employment, skills, and inclusion outcomes are meaningful and measurable. Kyla leads social value delivery, supported by SER's apprentice team, RLOs, and local partners.

QUALIFICATIONS

- BSc – Community Development and Public Services
- Chartered Institute of Housing – Certified Resident Liaison Officer
- NVQ Level 3 – Site Management
- First Aid & Mental Health First Aid
- Fire Marshall | Safeguarding | Asbestos Awareness
- Corporate Social Responsibility (CSR) Accreditation

10+ Years of Industry Experience

PROJECT RESPONSIBILITIES

- Development of tailored Social Value Plans for each project
- Partnership building with schools, colleges, charities, and employment agencies
- Coordination of apprenticeships, training placements, and career talks
- Monitoring and reporting on Social Value KPIs
- Equality, Diversity, and Inclusion strategy implementation
- Oversight of SER's RLO team and high-level complaint handling
- Community events and volunteering initiatives (e.g. estate clean-ups, donation drives)
- Attendance at resident meetings and client engagement forums

RELEVANT PROJECT EXPERIENCE

Lambeth Contracts (Central Hill, Fitch Court, Crewdson Road)

Kyla has delivered a wide range of social value initiatives across Lambeth, including:

- Supporting local apprenticeships through Lambeth College
- Delivering career talks and mentoring at local secondary schools
- Partnering with estate community groups to deliver targeted outreach events
- Working with Lambeth's EDI team to promote inclusive employment routes

LFB Norbury – Windows, Doors & Cladding Renewal

Led the Social Value Plan for this occupied fire station site, creating sector-focused engagement activities and championing inclusive recruitment. Coordinated client workshops and feedback reporting.

Camden, Haringey, Southern Housing, and MOD Frameworks

Across multiple SER projects, Kyla has consistently delivered client-aligned outcomes, including job creation, curriculum enrichment, community volunteering, and support for priority residents.



Lynsey Coombs

Head of New Business

Lynsey is a senior leader with over 15 years of experience across business development, framework partnerships, and public sector housing. As Head of New Business at SER, she ensures clear and consistent communication with clients, helping maintain strong working relationships throughout contract delivery. Lynsey provides strategic oversight and liaison support, giving Lambeth a dedicated point of contact beyond operational teams. Her role is particularly valuable in supporting communications, managing feedback, and ensuring continuous alignment with the Council's objectives and expectations.

QUALIFICATIONS & EDUCATION

- BSc (Hons) Criminology & Criminal Justice Studies with Sociology – University of Plymouth
- A-Levels and 10 GCSEs (A–C) – Freman College
- Internal CPD across communications, CRM, data management, and policy alignment

PROJECT RESPONSIBILITIES

- Framework and client relationship management
- Strategic business development and communication alignment
- Oversight of client feedback, satisfaction, and engagement
- Monitoring client objectives and aligning operational outputs
- Attending key meetings to represent SER at a senior level
- Supporting social value planning and community initiatives
- Helping resolve strategic or contractual issues promptly and constructively

15+ Years of Industry Experience

RELEVANT EXPERIENCE

SER Contractor Ltd – Head of New Business

- Represents SER on all major bids and strategic client discussions
- Provides executive support on live contracts, ensuring continuous improvement
- Supports social value strategy and stakeholder engagement plans
- Coordinates across departments to align delivery with client priorities

Fusion21 – Head of Membership / Member Relationship Manager

- Led strategic engagement with public sector clients using national frameworks
- Oversaw CRM implementation, member growth and supplier improvement
- Supported procurement alignment, framework tender appraisals, and events

CWG Group / Breyer Group – Head of New Business

- Built strong relationships across housing associations and local authorities
- Delivered growth and visibility within key target sectors
- Supported pipeline development and social housing partnership management



SERCONTRACTOR
SERVICES & CONTRACTORS



Marius Cosma

SITE MANAGER

Marius brings over 20 years of experience in the construction industry and joined SER Contractor in 2013. He initially started as the working foreman overseeing domestic refurbishment projects, progressing his career into Site Supervisor role and since 2020 to Site Manager managing direct labour and specialist subcontractors across all aspects of external refurbishment works with focus on roofing, waterproofing, fabric repairs, masonry, cladding and external wall insulation, painting and landscaping.

QUALIFICATIONS

- DBS checked
- SMSTS
- NVQ Level 6- Construction Management in progress
- NVQ Level 3 in insulation and building treatments, room in roof, insulating frames
- NVQ Level 2- Cavity Wall Insulation, Cold Roofing
- Asbestos Awareness
- Fire Marshall
- Traffic Marshall
- Banksman
- First Aid & Mental Health Champion
- PASMA certified
- Proteus Waterproofing certified
- Repair Care certified
- Manual Handling- in progress

RESPONSIBILITIES

- Manage the day-to-day operation of a refurbishment projects covering London and have overall responsibility for surveying & mobilisation phase as well as tenant and client satisfaction and involvement.
- Control all elements of the site and contract, including budgeting, cost control and client liaison.
- Manage an office team and a directly employed operational team
- Solid working knowledge and experience within supervision and management of various size projects & site management of all phases of building work.
- Skilled at co-ordination of multiple gangs and subcontractor management within all trades.
- Identification of problems & issues with prompt resolution & efficiency measures
- Managing direct labour operatives and specialist teams
- Responsible for implementing company procedures, site rules, H&S compliance and reporting on procedures
- Consulting with the Senior Management for evaluating and managing all contractual risk, whilst working with to maximise commercial returns
- Overseeing the construction team(s) within your control to ensure that they function efficiently and correctly.



SERCONTRACTOR
SERVICES & SOLUTIONS



Click to view Mariusz's LinkedIn



Mariusz Rogalski

SITE MANAGER

Mariusz brings over 25 years of experience in the construction industry and joined SER Contractor in 2021. As Senior Site Manager, he demonstrates strong leadership and expertise across multiple projects. Since joining, Mariusz has taken on key site management roles, overseeing both internal and external works for various clients and managing multiple contracts.

He applies strong project management skills, ensuring efficient project execution and addressing any issues that arise during the contract lifecycle. Mariusz currently manages refurbishment projects, ensuring high-quality standards and client satisfaction throughout the delivery of each initiative.

QUALIFICATIONS

- BSc (Hons) Construction Management
- CSCS Management
- SMSTS
- Duty to Manage Asbestos
- BM Trada Accredited – Fire risk surveyor
- Green Doctor Energy Awareness (City and Guild)

RESPONSIBILITIES

- Mobilisation Champion – ensuring the contract starts smoothly and efficiently
- Ensuring that our direct labour operatives' team are fully resourced
- Line management of the direct labour workforce, including sub-contractors
- Developing and monitoring of works programmes within agreed timescales and to client's requirements and specification
- Coordination of the entire site team across the projects
- Work alongside operation manager to ensure that projects are running smoothly and to target.
- Ensuring all works are carried out in line with project plans and maintaining high quality and customer satisfaction level

CLIENTS...

Haringey
LONDON

Lambeth

LHC



Amir Vahdini

Quantity Surveyor

Amir is a commercially astute Quantity Surveyor with over 15 years' experience delivering cost management across refurbishment, roofing, and energy efficiency schemes. He has worked on complex estate renewal programmes, including large-scale internal/external refurbishments and EWI schemes such as Brize Norton. At SER, Amir supports cost tracking, payment applications, subcontractor management, and ensures accurate financial reporting. His calm, detail-focused approach strengthens the commercial team on high-value public sector contracts.

QUALIFICATIONS & EDUCATION

- Certificate of Higher Education – Construction Studies
- BTEC National Diploma in Construction

ADDITIONAL TRAINING & CERTIFICATIONS

- Social Enterprise Leader (Wates Programme)
- Internal CPD: Excel, Time Management, Effective Communication
- First Aid (through previous employer schemes)

PROJECT RESPONSIBILITIES

- Budget forecasting, CVRs, and cost tracking
- Subcontractor procurement and commercial management
- Application for payment preparation
- Variation assessment and valuation
- Client reporting and stakeholder liaison
- Cashflow forecasts and risk monitoring
- Final account preparation support
- Familiar with JCT and D&B contracts

15+ Years of Industry Experience

RELEVANT PROJECT EXPERIENCE

Brize Norton – £2.6M Refurbishment (Chas Berger Ltd)

Roofing and EWI across 88 homes

Amir managed valuations, procurement, subcontract payments and cost reporting, ensuring financial transparency throughout. His experience with energy upgrades and roofing systems directly supports the scope at Holland Rise.

Cudworth Estate – £4.8M Full Refurbishment

Internal and external upgrades in occupied blocks

Oversaw all commercial aspects from cost planning to final account. Maintained client communication, controlled spend, and ensured contractor payments were tracked against progress.

Lisgar Terrace Community Centre – £450K Refurbishment

Delivered valuations and stakeholder reporting on this sensitive community scheme. Supported programme-based reporting and resolution of commercial queries.



Andrew Dunn

Commercial Manager

Andrew brings over 18 years' experience as a Quantity Surveyor and Commercial Manager across major public sector contracts, including regeneration schemes for Lambeth, Hammersmith & Fulham, and Peabody. Since joining SER, he has overseen commercial delivery on complex estate projects across London, ensuring accurate valuations, rigorous cost control, and value engineering. For Holland Rise, Andrew will lead financial reporting, support payment applications, and ensure best value delivery throughout the programme.

QUALIFICATIONS

- HNC – Construction
- Contract Training – NEC3, TPC, JCT, C
- First Aid at Work
- Fire Marshall

PROJECT RESPONSIBILITIES

- Contractual and commercial oversight of capital works
- Budget management and cost reporting
- Managing subcontractor accounts and valuations
- Value engineering and financial forecasting
- Application for payment preparation and submission
- Client liaison and reporting on commercial performance
- Final account preparation and closeout
- Familiarity with JCT, TPC, NEC3, and C contracts

RELEVANT PROJECT EXPERIENCE

Lambeth Estate Regeneration Schemes

Multiple projects across occupied estates

Andrew has played a key role in managing commercial delivery for Lambeth, ensuring budgets remain on target, subcontractor accounts are monitored closely, and value-for-money is consistently demonstrated.

Peabody Estate Regeneration – £46M

Large-scale partnering scheme with Connaught

Delivered commercial leadership across one of Peabody's largest estate projects. Responsibilities included managing valuations, preparing cost plans, and ensuring contract compliance under partnering frameworks.

Homes for Islington / Metropolitan Housing Trust / Thurrock Council

Andrew supported diverse estate and housing investment schemes, managing financial processes from early feasibility through to final account stage.



Cris Costrachevici

Operations & Contract Manager

Cris brings over 20 years' construction experience and has been instrumental in delivering high-profile capital works for Lambeth Council since 2016. As Operations & Contract Manager at SER, he provides strategic oversight, ensures contract compliance, manages high-level risk, and leads KPI performance. His hands-on experience in coordinating complex internal and external refurbishments—including sheltered housing and estate-wide modernisations—makes him uniquely positioned to support the delivery of the Holland Rise roofing project in a high-rise, occupied setting.

QUALIFICATIONS

- SMSTS – Site Management Safety Training Scheme
- NVQ Level 6 – Construction Site Management
- IOSH – Managing Safely
- AloR – Associate Member, Institute of Roofing
- Helifix Certified Surveyor
- Q-Mark BM TRADA Fire Stopping Installer (Level 2)

PROJECT RESPONSIBILITIES

- Contract oversight and delivery strategy for major planned works
- Resource planning and mobilisation across multiple boroughs
- Programme performance, issue escalation and resolution
- Design coordination and compliance (including CDM, fire safety)
- KPI tracking and continuous improvement
- Stakeholder and client engagement (incl. Lambeth Council)
- Support and mentoring of delivery teams

20+ Years of Industry Experience

RELEVANT PROJECT EXPERIENCE

Fitch Court Sheltered Accommodation, Lambeth

£1M OT-compliant bathrooms, kitchens, plumbing, and rewiring | April–Sept 2024

Cris led contract delivery for this sensitive project in a live, sheltered setting. He oversaw daily coordination between SER operatives and Lambeth's OT team, ensuring all works enhanced accessibility with minimal disruption. He managed compliance, supported the site team, and maintained programme performance to enable timely handover.

Lambeth Council – Central Hill Estate

£3M kitchen/bathroom replacements, asbestos removal, M&E upgrades | April 2022 – March 2023

Responsible for managing site operations, including complex asbestos removal and challenging M&E design changes. Cris ensured seamless coordination between SER's internal and specialist subcontractors to meet quality and delivery targets.

Street Properties Refurbishment, Lambeth

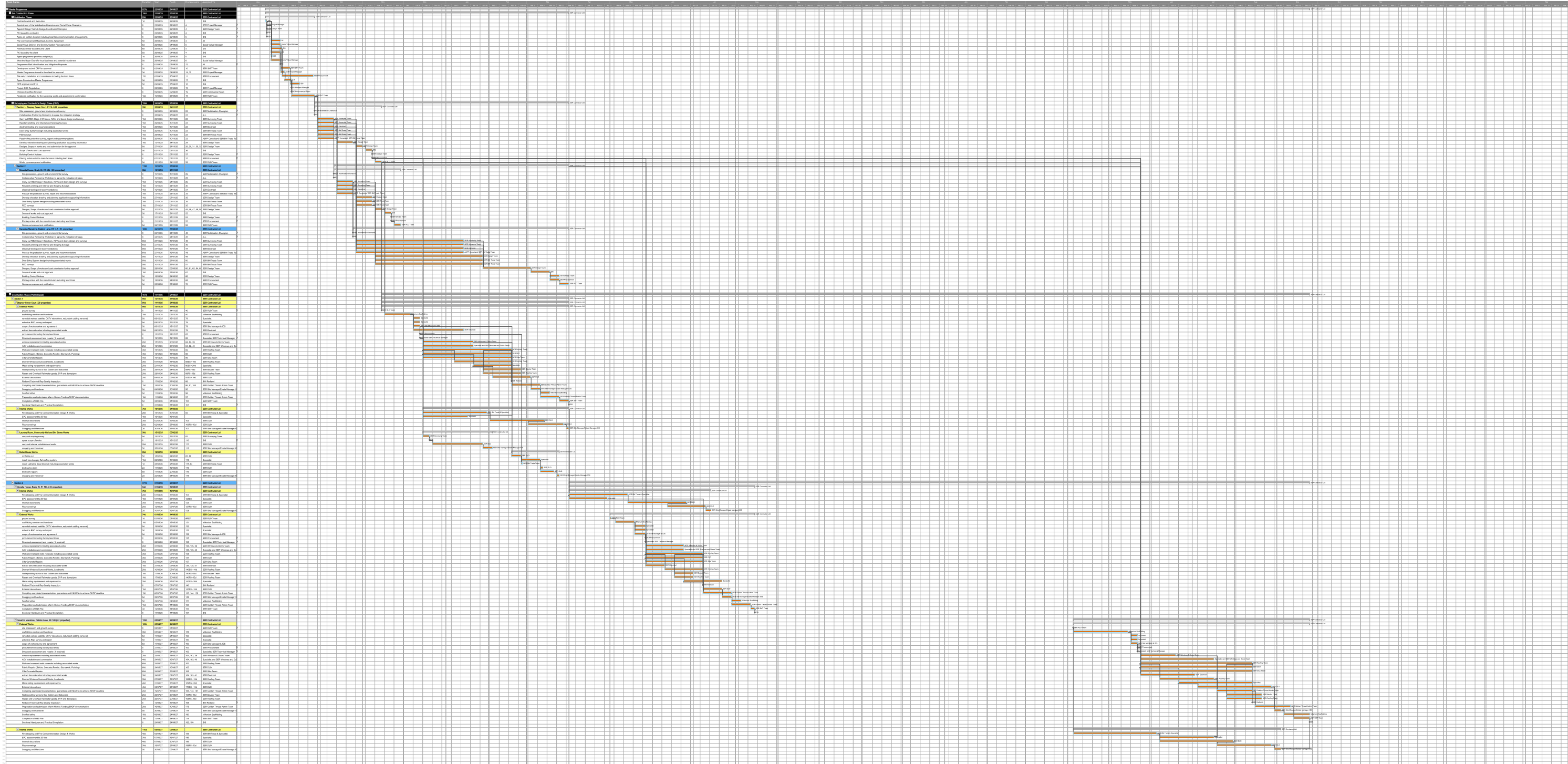
Occupied home modernisation across scattered properties

Cris supported delivery teams across Lambeth's scattered street properties, ensuring consistent quality, stakeholder management, and cost-efficiency. He helped refine access procedures and reduce disruption through early engagement and clear planning.

Whole Estate Improvement Works Programme



Major Works Programme for The Industrial Dwellings Society



Proposed List of Subcontractors

We propose the following subcontractors for the successful delivery of this project:

- **Solar Energy Services Ltd**

1 Chestnut Close Midhurst West Sussex GU29 9TT

- **Gasco Services Ltd**

15 Long Mead Lane, Newhall, United Kingdom, CM17 9UL

- **Millennium Scaffolding**

6A Lower Park Road, Belvedere DA17 6EE

Resident Experience Journey Map

28 Day Letter



- Shows start date on property
- Gives date of RLO visit for induction
- Shows RLO/Site Management contact details
- Arranges date for design survey

14 Day Visit by RLO



- Full induction
- Explain processes and procedures
- Health and Safety Induction
- Resident Handbook – standard or bespoke as per client requirements
- Show photographs of work in progress
- Assessment of Special Needs – health problems, pets etc
- Photographic dilapidation survey
- Confirmation of start date

7 Day Letter



- Confirms start date
- Reiterates Contact Numbers

24 Hour Visit by RLO



- 1 day before works commence
- Last minute queries/concerns addressed
- Ensure resident is prepared – assist with moving possessions

During Works



- Daily contact with the residents (phone/email/visit)
- Provision of respite where required
- Out of Hours emergency service
- Out of Hours resident surgeries

Aftercare

- Handover Pack
- Resident Satisfaction Survey
- Courtesy visits 28 days after works completed
- 24 hour dedicated customer service



After Care and Defects Management Team

In partnership with The Industrial Dwellings Society

Out of Hours

Telephone: 020 7840 0585

Email: defects@sercontractor.co.uk

Resident Liaison Officer

Mark Jarvis

Telephone: 077 4126 1262

Email: yoana.georgieva@sercontractor.co.uk

Operations Manager

Cris Costrachevici

Telephone: 079 5085 7450

Email: cris.costrachevici@sercontractor.co.uk

Emergency

Telephone: 077 7064 6084

Telephone: 078 7295 4700

SER Head Office

Telephone: 020 7840 0585

Email: contact@sercontractor.co.uk