



# All Works Connections

Delivered by



## Quinn Estates Limited

**Project:** Lydden,  
Land at Church Lane,  
Dover,  
Kent,  
CT15 7ES

AWC0060.1  
AWC

Tobi Heng  
Estimator

Date 23.09.2024  
Expiry 23.11.2024

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The South's Leading Multi-Utility Experts



## Scheme Summary

Connect It utility services (CIUS) have been approached to quote for the design, supply and installation of the following utility infrastructure(s) for this development. Our commitment to you includes the following;

- Dedicated internal multi utility and civils construction teams.
- Comprehensive multi utility solution to ensure your CML's are achieved.
- Multi utility construction drawings, including the combined services offered within this agreement, duct drawings and trench profile drawings upon acceptance. Any additional third-party utility can be added at direct request and instruction but does not form part of the current Scope of Works.
- Dedicated project management team to oversee your project from concept to completion.

## Project Overview



## Plot Type Schedule

This offer is based on the heating strategy set out below to 23 Plots. The shown accommodation schedule has been provided by Quinn Estates site layout ref. '23371A – Lydden' For the purposes of estimating and design, using the scope supplied, CIUS has applied generic peak loads, industry standard annual loads and assumes a build period of 1 year.

Heating Schedule	Electric		ASHP		Gas	
	Qty	kVA	Qty	kVA	Qty	kVA
1 Bed, 1BF	0	2.2	0	2.2	0	1.2
2BF, 2BT	0	2.2	2	2.2	0	1.2
2BS, 2BD, 3BT, 3BF	0	2.2	3	2.2	0	1.2
2BB, 3BS	0	2.9	2	2.9	0	1.5
3BD, 3BB	0	2.9	0	2.9	0	1.5
4BD, 4BT, 4BS	0	3.7	16	3.7	0	1.8
5BD, 5BS, 6BD	0	4	0	4	0	2.2
<b>Total:</b>	0	0	23	76	0	

The scope and schedule shown has a direct impact on the offer. If the plot type or quantity breakdown changes post acceptance, CIUS reserve the right to update the offer set out based on the impacts of the changes made. All commercial units are assumed to have a connection date no later than two years post the date of this Quotation. Any delay to the connection of a commercial unit, and or any cancellation to the connection to a commercial unit, will result in the charges shown above being administered as an increase to the Lump Sum Price via a Variation.

Decreases to the estimated load requirements may impact the offer. These changes could be realised in design and or in construction. Any change which impacts the ability to offset the offer made within this document will require an adjustment to the Lump Sum.

Please note, ASHP residential loads are based on assumptions based on the information provided up until the date stated within this offer.

## Electricity (23 Houses)

Electricity Scope	Responsibility
Electricity reinforcement	Confirmed not required
Electricity Non-contestable charge - Low voltage connection onto existing network to feed new site as per below design 85KVA	CIUS
Electricity Diversions	Confirmed not required
Offsite excavation/reinstatement to the site boundary approximately 5m. including within standard Normal Working Hours and using standard Chapter 8 signing and guarding Traffic Management	CIUS
Out of Hours working, Lane Rental and any Local Authority permit requirements relating to Traffic Management is excluded - On issue of permit CIUS will administer any change to the Scope of Works that the permit requires	Excluded
Onsite excavation/reinstatement	Client
Supply/install low voltage mains, 100A services	CIUS
Houses to terminate ground floor externally	CIUS
Low voltage mains suitably sized to facilitate 7kW EVC charger per dwelling	CIUS
Provision of MPAN's	CIUS
Supply/install of domestic electric meters	Client
Supply/install of hockey sticks, meter boxes, metal flat back plates	Client
Supply/install of internal containment, racking, ducting, and external ducting	Client
Testing/energisation	CIUS
Installation of Electric Main -3 No. of visits included based on estimated build programme	CIUS
Complex Earthing Study	Excluded



## Potable Self lay Water (23 Houses)

Water Scope	Responsibility
All offsite infrastructure and excavations works relating to the incumbent bulk supply and non-contestable charges are excluded. The point of connection and works to the boundary will be applied for via the incumbent post Contract award	Excluded
Out of Hours working, Lane Rental and any Local Authority permit requirements relating to Traffic Management is excluded - On issue of permit CIUS will administer any change to the Scope of Works that the permit requires	Excluded
Onsite excavation/reinstatement	Client
Supply/install of HPPE mains, 25mm HPPE plot connections terminating externally within grade C boundary boxes (HPPE has been assumed)	CIUS
Supply/install of domestic water meters	CIUS
Chlorination of Water main - 3 No. of visits included based on estimated build programme	CIUS
Infrastructure charges	Excluded
Fire Hydrants	Excluded
S51 Water application fee	CIUS



## Responsibilities Checklist

Checklist	Responsibility
Welfare facilities consisting of toilets, water, mess rooms, drying rooms.	Client
Provision of temporary and hard standing roads required to enable suitable working platform.	Client
Provision of sufficient space for office and storage accommodation.	Client
Site security inclusive of materials, plant and machinery.	Client
Hoisting, distribution and placing into position items of equipment.	Client
Provision of skips and removal of rubbish from site.	Client
Clearing of rubbish to an agreed location whilst Connect It onsite.	CIUS
Protection of fixed and installed materials.	Client
Setting out - i.e. Datum's, levels, grid references.	Client
Preparation of onsite trenches (including joint holes) conforming to NJUG specifications unless otherwise stated.	Client
All on site digging, trenching, backfilling and reinstatement to be carried out on an agreed schedule. All materials to be supplied.	Client
All on site mains and services to be installed on an accepted Booking Request.	CIUS
Provision and installation of suitable fine fill material to bed and surround to cover.	Client
Principle Designer and Contractor CDM requirements	Client
Supply and installation of any required road crossing and service ducts.	Client
Ensure that kerb races are in place prior to installation of new infrastructures.	Client
Coring of walls for services.	Client
Movement of materials including cable drums, pipe, sand etc.	Client
Provision of plots to postal addresses.	Client
Provision of Meter Boxes.	Client
Ensure vehicular accessibility and a safe working zone around trench preparations.	Client
Supply of marker tapes (Installed by others)	CIUS
Supply of marker boards	Client
All land rights, consents, statutory duties and permissions to allow completion of the Works and meet the legal requirements of the adopting network	Client
No CIUS Works will commence until land rights, consents and permissions have legal completion	Client
Management, co-ordination and performance of any third-party interfacing with the CIUS Works including all and any defects that may arise	Client
Any unknown associated third-party requirements/stipulations required when constructing the vicinity of critical national infrastructure highways, railways, and water ways. This includes any type of critical national infrastructure	Client
Access and egress, any applicable shuttering and dewatering of all onsite excavations	Client

At the time of this estimate, no works have been undertaken to establish the rights to lay and connect the offsite pipes and cables. The offsite routes have been assumed to be legally accessible	CIUS
Following the successful appointment, CIUS will carry out highway searches to validate the route. Should the route not be viable, CIUS will engage with you to find the most cost and time effective strategy	CIUS

Design
The offer is based on the design drawing produced by CIUS using the information made available by the Purchaser at design stage. The Price allows for minor design drawing revisions by CIUS as the drawings are developed for construction. These changes are defined as ' <u>Alterations to service cables and pipes only</u> '. Any design changes and subsequent drawing revisions will be a Variation.
Unless quoted, it is assumed that the scheme does not benefit from any generation (i.e. Photovoltaic etc.) or disturbing loads. CIUS reserve the right to charge additional fees for an increase in the Works as a result of the installation of such systems. It should be noted that PV export cannot be guaranteed due to network restrictions and that export limiting devices may be required.

Build
Following acceptance of the offer CIUS will programme to start Works on site no later than six months from the date in which the Contract agreement is made. If Works on site do not start within such time the remaining value owed on account will be subject to re-validation using the Retail Price Index for the period lapsed between Contract agreement and construction starting on site.
If the Works exceed a build programme greater than two calendar years from the date in which the Contract agreement is made the Works will be liable for an inflationary increase to the Price. This adjustment will be made using the Retail Price Index for the period lapsed between Contract agreement and completion of the Works.

### Customer Acceptance (Lydden)

CIUS Ltd's Costs - Including Asset Value(s)	
Electricity Construction:	£7,523.82
Water Construction:	£36,017.31
Subtotal exc VAT:	<b>£43,541.13</b>

Third Party Costs	
Electricity Non-contestable charges:	£3,677.00
Offsite Water infrastructure Works:	Excluded
Subtotal exc VAT:	<b>£3,677.00</b>

Total:	<b><u>£47,218.13</u></b>
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### Client Payment Schedule

Trigger	Total Payment
Acceptance Payment	£23,609.06
Completion of onsite booking form	£23,609.07

Total
<b><u>£47, 218.13</u></b>

I accept the offer for the design and installation of the infrastructure(s) in line with the offer listed within this document [AWC0060.1](#) including the attendance requirements and the terms and conditions listed within this document.

Date \_\_\_\_\_

Name \_\_\_\_\_

Position \_\_\_\_\_

Signature \_\_\_\_\_

PLEASE RETURN THIS SIGNED PAGE TO THE ESTIMATOR DIRECT AND TO: **COMMERCIAL@CIUS.CO.UK**



**CONNECT IT UTILITY SERVICES LIMITED**  
**STANDARD TERMS AND CONDITIONS – PROVISION OF WORKS AND SERVICES**

**1 Definitions**

- 1.1 'CIUS' shall mean Connect It Utility Services Limited.
- 1.2 'Purchaser' shall mean any person, company, organisation or entity who CIUS has entered into the Contract to provide the Works.
- 1.3 'Parties' shall mean CIUS and the Purchaser.
- 1.4 'Works' shall mean the scope of works to be provided by CIUS as expressly specified in the offer.
- 1.5 'Contract' shall mean the contract entered into between the Parties by way of the Purchaser providing acceptance (in accordance with clause 2.5) of CIUS's offer.
- 1.6 'Standard Working Hours' shall mean 07:30 to 17:00 Monday to Friday, excluding bank holidays or any day during which CIUS premises are closed for business. Time includes travel.
- 1.7 'Site' shall mean the locations where the Works are carried out.
- 1.8 'Variation' shall mean any change to the Contract that CIUS decides has occurred.
- 1.9 'Price' shall mean the price as identified in CIUS's offer subject to any adjustments as decided by CIUS.
- 1.10 'Building Network Operator' shall mean the third-party taking ownership and operation of the distribution network between the intake and the meter point.
- 1.11 'Land Rights' shall mean legal rights granted to Statutory Undertakers for access to their asset, including by way of wayleave, easement, lease or land transfer.
- 1.12 'Programme' shall mean the programme for the Works that CIUS decides.
- 1.13 'Statutory Undertaker' shall mean a licence holder who adopts, owns and operates electricity, telecommunications, water, or gas supply networks.

**2 Offer and Acceptance**

- 2.1 Any offer made by CIUS shall only be effective if made in writing.
- 2.2 Any offer made by CIUS shall be subject to any qualifications set out in its offer.
- 2.3 Any offer made by CIUS shall be subject to these Standard Terms and Conditions.
- 2.4 Any offer made by CIUS is valid for a period of 60 days from the date of issue, unless otherwise stated in writing by CIUS (the "Offer Period").
- 2.5 It is a condition precedent that for the Purchaser's acceptance of CIUS's offer to be of any effect, the Purchaser must:
  - (i) **provide acceptance in writing to CIUS; and**
  - (ii) **provide that acceptance to CIUS within the Offer Period.**

**3 Entire Agreement**

- 3.1 The Contract shall form the entire agreement between the Parties. No reliance whatsoever will be placed on any representation, warranty, undertaking or the like that is not expressly set out in the Contract.

#### **4 Actions**

- 4.1 The Parties shall co-operate and collaborate with each other and shall deal with each other in good faith.
- 4.2 In deciding any matter arising under or in connection with the Contract, CIUS shall act in good faith and make a reasonable decision in all the circumstances.
- 4.3 CIUS shall give any decision in writing to the Purchaser.
- 4.4 The Purchaser shall give all notifications or the like in writing to CIUS.

#### **5 Purchaser's General Obligations**

- 5.1 The Purchaser shall comply with the Contract as expressly stated or as CIUS decides is inferred.
- 5.2 The Purchaser shall ensure that any design, information, drawings, data or otherwise that it provides to CIUS and which CIUS relies on is suitable for its purpose.
- 5.3 The Purchaser shall not do or fail to do anything that CIUS decides has or will bring CIUS into disrepute with anyone.
- 5.4 No action or inaction by CIUS shall relieve the Purchaser of any of its obligations or liabilities under the Contract.
- 5.5 The Purchaser shall notify CIUS at least 20 days before the Purchaser requires CIUS to commence performance of the Works on the Site.
- 5.6 The Purchaser shall be responsible for any third party works that has any effect on the Works and that CIUS decides is to be complete before the Works commence.
- 5.7 The Purchaser shall comply with all Land Rights requirements of the Statutory Undertaker in respect of the Site that CIUS decides the Purchaser is responsible for.
- 5.8 The Purchaser shall complete all Land Rights transactions with the Statutory Undertaker. CIUS shall not energise the relevant part of the Works until all Land Rights have completed and the Purchaser has notified CIUS of such.
- 5.9 CIUS has no responsibility or liability for the provision of water.
- 5.10 The Purchaser shall provide to CIUS exclusive access to and use of the Site.
- 5.11 The Purchaser shall notify CIUS immediately of any changes or proposed changes to the Works or Programme.

#### **6 CIUS's General Obligations**

- 6.1 CIUS shall carry out the Works with reasonable skill, care and diligence.
- 6.2 The Works shall be performed within the Standard Working Hours.
- 6.3 CIUS shall carry out the Works in accordance with the Programme.
- 6.4 CIUS shall decide when the Works or parts thereof have been practically completed.

#### **7 Variations**

- 7.1 CIUS shall decide whether a Variation has occurred or is likely to occur and shall decide its entitlement thereto. Variations can occur via written, verbal or design amendments to the Works.

## **8 Price**

- 8.1 CIUS shall decide any adjustments to the Price.
- 8.2 The Price shall be subject to VAT at the applicable rate.
- 8.3 Payment of any part of the Price shall not be subject to retention.

## **9 Payment**

- 9.1 CIUS is entitled to apply for payment by instalments as agreed between the Parties or where not agreed, at intervals that CIUS may decide.
- 9.2 CIUS shall raise an invoice, a payment notice, specifying the sum it decides is due at the payment due date, plus VAT at the applicable rate.
- 9.3 The payment due date shall be the date the invoice was issued from CIUS to the Purchaser.
- 9.4 The Purchaser shall pay CIUS the invoice by the final date for payment which shall be no later than 30 days from the payment due date.
- 9.5 If the Purchaser does not make payment by the final date for payment, the amount not paid shall become a debt.

## **10 Interest**

- 10.1 Any debt shall bear interest at an annual interest rate which is 3% above the base rate set by the Bank of England compounded daily from the final date for payment until the debt is paid in full and received by CIUS.
- 10.2 The Purchaser and CIUS agree that the interest rate is a substantial remedy.

## **11 Liability and Indemnity**

- 11.1 The Purchaser shall be liable for and indemnify CIUS and hold CIUS harmless against any and all; claims, damages (including special, indirect or consequential damages), set off, penalties, fines, fees, costs, contra charges, deductions, loss (including loss of profits, loss of overheads, loss of business, lost revenue), whether in contract, tort or otherwise, whensoever or howsoever arising from or in connection with the Contract, save for death or personal injury resulting from CIUS's negligence.
  - 11.2.1 CIUS's liability to the Purchaser for breach shall be limited to the original Price, or the coverage provided by its relevant insurance policy, whichever is the lesser.

## **12 Title**

- 12.1 Title to the Works (but for any parts of the Works intended to be owned by the Building Network Operator) shall remain vested in CIUS and shall not pass to the Purchaser until:
  - (i) the Price has been paid in full and received by CIUS; and**
  - (ii) the Purchaser has complied with clause 5.8.**
- 12.2 On occasions where CIUS are installing a system which shall be operated by a Building Network Operator then the system shall be installed to BS7671 and tested to NICEIC certification. The network will achieve practical completion upon successful testing and certification of the network. On practical completion the distribution network will become property, and be owned by, the Building Network Operator.

### **13 Disputes**

- 13.1 Irrespective whether the Purchaser is a residential occupier, either Party shall have the right to take any dispute to adjudication in which case the adjudication provisions of the Scheme for Construction Contracts (England and Wales) Regulations 1998 (as amended) shall apply.
- 13.2 The Adjudicator nominating body shall be the Institution of Civil Engineers.
- 13.3 Any adjudicator's decision shall be binding upon the Parties.

### **14 Termination**

- 14.1 Notwithstanding any other remedies or relief available, CIUS is entitled at any time and for any reason whatsoever to terminate the Contract or any part thereof.

### **15 Waiver**

- 15.1 No forbearance indulgence or relaxation on the part of CIUS shown or granted to the Purchaser in respect of any part of the Contract shall in anyway affect diminish restrict or prejudice the rights or powers of CIUS under the Contract or operate as or be deemed to be a waiver of any breach by the Purchaser of that part.

### **16 Severability**

- 16.1 In the event that any of the terms, conditions or provisions contained in the Contract shall be determined invalid, unlawful, or unenforceable to any extent, then such term, condition or provision shall be severed from the Contract and the remaining terms, conditions and provisions shall continue to be valid to the fullest extent permitted by law.

### **17 The Contracts (Rights of Third Parties) Act 1999**

- 17.1 Nothing in the Contract confers or purports to confer on any third party any benefits or any right to enforce any term of the Contract pursuant to the Contracts (Rights of Third Parties) Act 1999.

**New Instruction Form**

Please provide all pre-construction information to enable CIUS to carry out their duties as **Designer** under **CDM**.

<b>Site Address:</b>
<b>Landowner:</b> <b>Address:</b>  <b>Contact Name:</b> <b>Telephone:</b> <b>Email:</b> <b>Company Registration No &amp; Address:</b>
<b>Landowner Solicitor:</b> <b>Address:</b>  <b>Contact Name:</b> <b>Telephone:</b> <b>Email:</b>
<b>Third Party Landowner Address and Contact Details:</b>
<b>Third Party Landowner Solicitor Address and Contact Details:</b>
<b>Requested Power On Date:</b>
<b>Substation Construction:</b> No Substation/Brick Built/GRP/Internal.
<b>Nominated Supplier:</b> British Gas, Scottish Power, SSE, EON, _____.
<b>Gas Meter Box Type:</b> Internal, Unibox/Multibox, Recessed, Manifold.
<b>Section 38:</b> Not Applicable, Applicable (Drawing Attached).
<b>Permeable Paving:</b> Not Applicable, Applicable (Drawing Attached).

**Accounts Payable Details**

Accounts Contact:	
Email Address:	
Telephone:	
Invoices to be sent to:	
Purchase Order Number Required:	
Payment Run Dates:	
Cut-off date for invoice processing:	

Please attach the following to this form (where applicable):

**Site Wide Information**

- Any relevant health and safety information.
- Letter of authority appointing CIUS
- Site Layout (pdf & dwg – must be co-ordinated)
- Drainage layout (dwg)
- Accommodation schedule
- Section 38 Plan (pdf & dwg) or confirmation it's not applicable
- Landscaping Plan (pdf & dwg)
- Topographical Survey
- Streetlighting Design (pdf & dwg)
- Designated service corridors (if determined)
- Meter positions
- Locations of show homes and sales launch date
- Site execution plan
- Temporary Building supply location, kVA and number of phases (if applicable)
- Any additional supply requirements, i.e., bin stores, feeder pillars, cycle stores, Virgin Media, Hyperoptic etc
- BT/Comms/Fibre designs for use in combined services drawings
- Confirmation of any CHP, motors, disturbing or commercial loads
- Plot to Postal information (if available)
- Soil Investigation Report
- Planning Reference Number

**Environmental Information**

- Arboriculture reports including details of TPOs and RPAs
- Ecology reports including habitat and protected species surveys
- Locations of any notifiable flora (i.e. Japanese Knotweed etc.)
- Details of SSSI and any external authority involvement (i.e. South Downs National Park Authority, Environment Agency etc.)
- Details of nearby watercourses

**EVC/Solar**

**EVC**

Does the site have an EVC requirement?  
Confirmation of plots to have EVC and the type

**PV**

Confirmation of plots with PV  
Confirmation of PV type and whether they will be exporting  
Confirmation of PV company details for additional technical information.

**Flats/Building of Multiple Occupancy**

General

Floor Plans of Apartments

Electric

Confirmation of any landlord load and number of phases in apartment blocks

Confirmation whether electric meters are to be located in the flat or riser cupboard

Water

Confirmation whether meters are to be internal or located at boundary

Gas

Request CIUS declaration form

Gas Meter position markup detailing the plot number

Elevation plans of the apartment block

Building construction type

Anticipated movement of building (timber frame only)

Riser locations (if applicable)

Entry lateral locations (if applicable)

If a meter room, provide ventilation details and confirmation that any electrical equipment will be rated to Zone 2 atmosphere.

Once CIUS have received the above information they will be able to commence the pre-delivery programme. Until the above is received, CIUS are unable to progress and energisation will be delayed.

For any queries please contact [technical@cius.co.uk](mailto:technical@cius.co.uk).

**Declaration**

I confirm that in line with **Regulation 4 of Construction (Design and Management) Regulations 2015**, I have as the **Client** provided all required pre-construction information to allow CIUS as the **Designer** to fulfil their obligations under **Regulation 9**.

I confirm that I have provided all environmental related information to enable CIUS to undertake their design and duties under ISO:14001.

Name.....

Title.....

Date.....

## Attendance Requirements

Site attendance must be booked through [bookings@cius.co.uk](mailto:bookings@cius.co.uk) no later than **20 working days** before site attendance is required for Mains installations and **10 Working days** before site attendance is required for plot connections.

Mains		
	Minimum single utility length of open trench available for mains laying visit	<b>250m</b>
	Minimum dual utility length of open trench available for mains laying per visit	<b>200m</b>
	Minimum multi utility length of open trench available for mains laying per visit	<b>150m</b>
Services		
	Minimum single utility connection made available per visit	<b>6 No</b>
	Minimum dual utility connections made available per visit	<b>5 No</b>
	Minimum multi utility connections made available per visit	<b>4 No</b>

If there is a requirement for CIUS to attend site on an occasion where the above criteria have not been met, then a mobilisation fee will be raised.

If booked in works are aborted/cancelled less than 48hrs prior to CIUS site attendance, then a cancellation fee will be raised.

If booked mains installation works are aborted/cancelled less than 1 week prior to the CIUS site attendance, then a cancellation fee will be raised and the re-booking of the works will revert to a 20 day booking period.

Please note separate show homes visits have already been accounted for in the price. If you require these please book this through [bookings@cius.co.uk](mailto:bookings@cius.co.uk) with 20 working days' notice. Please note larger diameter mains may require a longer call off period. Please give as much notice as possible to ensure we can meet your programme.

Standard call off periods for plot connections once site is live are as follows.

<b>Electric</b>	<b>Gas</b>	<b>Self-Lay Water</b>
10 days	10 days	10 Days