SANDBACH TOWN COUNCIL

Small Common Redevelopment Sub-Committee

AGENDA

The Meeting will be clerked by the Locum Town Clerk. Please ensure that all apologies are made directly to the clerk of the meeting no later than 5pm on the day of the meeting.

Agenda for the meeting to be held on Monday 30 May 2022 at 6.00pm in The Ballroom, Sandbach Town Hall.

Committee Members: Cllrs D Hegarty (Chair), G Price Jones (Vice Chair), G Merry, J Beddows, S Broad, L Crane and D Poole.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. EXCLUSION OF PUBLIC AND PRESS

Action: To consider that items under the Public Bodies (admission to Meetings) Act 1960, the public and accredited representatives of newspaper be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.

The Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chair will reconvene the Meeting.

4. TO APPROVE THE MINUTES OF THE SMALL COMMON REDEVELOPMENT SUB-COMMITTEEE MEETING HELD ON WEDNESDAY 9 MARCH 2022.

5. SMALL COMMON PROJECT UPDATE & NEXT STEPS

[Attached: Report]

Lead: The Meeting Chair

Action: That the Sub Committee:

i) Consider the engagement feedback;ii) Consider the operational assessment;

iii) Consider the updated costs;

iv) Determine their response to the engagement, operational and financial updates and make a recommendation to Council for next steps regarding this scheme.

6. DATE, TIME AND PLACE OF NEXT MEETING

TBA.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

SANDBACH TOWN COUNCIL Small Common Redevelopment Sub-Committee

Minutes of the Meeting held on 9th March 2022 at 7pm in Sandbach Town Hall.

PRESENT

Councillors:

D Hegarty

S Broad

L Crane

J Beddows

1. APOLOGIES FOR ABSENCE

Cllrs A Smith, G Price Jones, G Merry

2. DECLARATIONS OF INTEREST

There were	none.		

There were no members of the public present and therefore no questions for the Sub Committee to answer.

3. TO APPROVE THE MINUTES OF THE SMALL COMMON REDEVELOPMENT SUB-COMMITTEEE MEETING HELD ON 26 JANUARY 2022

The minutes could not be approved as inquorate from the last meeting. To be approved at the next meeting.

4. PROJECT UPDATE

[Attached:

Report from the Locum Town Clerk]

Lead:

The Meeting Chair

The project update report was introduced by the Chair and it was reported that, as agreed at Council, the engagement process would be undertaken before the planning application and the Locum Clerk was now involved in assisting with the project management on behalf of the Council. He reported that an initial staff meeting (including Market Manager and Assistant Town Clerk) had now taken place where several operational issues were raised and a number of questions were posed to the architect to ensure the current preferred design was workable. The Locum Clerk confirmed the approach to carry out an effective engagement process and that a review point would be built into the project plan to sign off the costed final design at Council in June 2022 before a planning application was made. She also confirmed that, subject to work pressures, key

members of staff would be involved throughout the project, with the Assistant Town Clerk taking the lead on engagement & communication aspects where required.

Members discussed various aspects of effective public engagement including a stall at the Transport Festival, FAQs, reinstating surgeries, 'have your say' exercise, regular member attendance at the Market and some joint publicity with the Corporate Strategy Consultation process.

The Chair agreed to brief all councillors at the next full council meeting on Monday 14th March and to request additional support. All Sub-Committee members present offered their help.

Members reiterated the importance of involving market traders, organisations annexed to the site and key operational Council staff throughout the process, in particular the market manager, as this aspect would be key to a successful implementation.

Resolved: that the recommended next steps contained within the report were agreed including:

- i. The outline engagement plan to be launched at the Town Meeting on 23rd March 2022, lead by the meeting Chair
- ii. The draft text (shown at Appendix B to the update) for publication of the scheme is agreed as a guide for various communications
- iii. A review point in June where the actions identified are completed
- iv. Council is requested in June 2022 to sign off a fully costed final design prior to the planning application and that, subject to that approval, the project is delivered to completion within the allocated budget provision and a realistic timescale

5. DATE, TIME AND PLACE OF NEXT MEETING

The next meeting will take place on 26th April 2022 at 6pm in Sandbach Town Hall and will conclude before the Assets and Services meeting taking place at 7pm.

The meeting closed at 7.46pm D Hegarty, Chairman / CL

Sandbach Town Council

Small Common Sub Committee 30.5.22

Small Common Car Park Project Update and Next Steps

Background

The Small Common Car Park is situated adjacent to the Market Hall and its main usage has been short stay parking for 20 vehicles with 2 disabled bays. It is also used by 6 Market traders on a Saturday as well as the Christmas Market and the Annual Fun Fair.

The site provides pedestrian access to the Town Centre from the adjoining large Common Car Park and borders the environmental Zone along Congleton Road.

Whilst the site is functionally very active, the infrastructure appears tired due to the volume of parking use that has required remedial repairs to the Tarmac in order to comply with Health and Safety regulations.

The Town Council owns the site and set up a specific Small Common Refurbishment Sub-Committee in 2019 to look at proposals that would modernise the area, make the site more environmentally friendly, continue to support the outdoor market, and provide opportunities for outdoor summer events whilst retaining short stay parking on the site.

Council approved the commissioning of an environmental architect to propose an affordable design that would meet these requirements. The resulting proposal is that of a resurfaced car park, a permanent canopy structure and attractive landscaping of the space, as shown on the diagrams produced and published through the engagement process.

Engagement Process

As resolved by Council, a comprehensive engagement process was launched by the Town Council on 23 March 2022 and ended on Monday 23 May, in advance of any planning application for this scheme. This process involved publication of plans through social media, press release, STC website, a leaflet to all Sandbach residents, letters to neighbouring businesses, plans on display in the library and indoor market with feedback forms, email access, and Members on hand to provide further information where possible, and consultation with staff and market traders.

The Council has received a huge amount of interest and feedback on the scheme as a result of this process. A summary and supporting documents are attached to this report. (Appendix A)

Operational Assessment

A meeting has been held with the architect to address technical and operational issues, in order to undertake an operational assessment, and to ensure that updated costs are provided in order to inform Council's decision regarding the next steps for this scheme. Relevant staff have also been consulted throughout the engagement process. A broad operational Assessment has been attached at Appendix B.

Financial Implications

The Council has earmarked £203K in its reserves for the potential purpose of improving and refurbishing the Small Common Car Park. At the time of writing, £6,934 has been spent against this provision. There are currently no loan financing costs associated with this scheme.

More detailed costings have recently been received via the architect by the Council.

The headline updated estimated cost for the total scheme, including canopies, totals £330,775 including a contingency of 7.5% (£20,662) and <u>excluding VAT</u> of 20% (£66,155) which may not be payable by the Council. A VAT assessment is currently being undertaken to ensure the Council's potential liability can be accurately predicted. Clearly costs have risen sharply in capital schemes generally due to a number of factors. Details of the updated costs are shown at Appendix C.

It should be noted that some additional revenue maintenance costs eg. cleaning will be incurred if the full scheme is implemented. Conversely cost savings can be expected as the existence of a permanent canopy structure would reduce the need for some current stall erection work and equipment.

Detailed capital and revenue implications will be finalised depending on the scale of the scheme and included within the Council's budget setting exercise.

Summary

There are a number of implications for the Town Council in implementing this scheme as noted above and within the community feedback and operational assessment attached. Overall, a decision needs to be made in the context of all these factors and with a view to ensuring the investment is matched by the potential benefits.

Recommended: that the Sub Committee:

- i) Consider the engagement feedback;
- ii) Consider the operational assessment;
- iii) Consider the updated costs;
- iv) Determine their response to the engagement, operational and financial updates and make a recommendation to Council for next steps regarding this scheme.

CL

lesponse		1	1	1				
	Enhance the Area?	<u>Likes</u>	Likes	Likes	Dislike	Dislike	Dislike	Ideas or Notes
1 1		Nothing						
2 1	No.	Nothing None		-	Will not enhance the town Market will close	Dispersional for design and designs	le what you want to caus confine stalls?	Money best spent on pot holes & uneven pavements
4 1	No.	None	 		Too modern - not inkeeping with the town	Playground for drugs and drunks Negative impact on trade	Is what you want to save erecting stalls? Loss of parking	Encourge a proper market Leave site as is
5 1	io	None			Loss of parking	Doesn't fit town Image	Negative impact on trade	Leave It alone! Need parking spaces
3 N 4 N 5 N 6 N 7 N	lo	None			Listen to needs of traders			Provide more information in a consultation
7 N	lo .	None Planters	Resurface car park		Loss of parking Bandstand (use the cobbles)	Difficult for market tradesr Anti social behaviour		Resurface only. Promote the market! Parking is always an issue. Consult market traders
9 1	lo .	Resurfaced car park	Nesurrace car park		Loss of parking	Canopies close in the area		Pating a wway an asset. Cutious market viveto
10 N	lo	Resurfaced car park	Planters		Anti social behaviour	Use cobbles for bands		Retain parking, remove canopies
11 N	lo	Planters			Bandstand	Fixed stalls		Use low profile planters on corners of site
12 N	lo	Planters (if located properly)			Bandstand (put in park)			Resurface with slightly larger bays (even if spaces are lost)
13 U	Inspectived	Resurfaced car park	Planters		Canopies may look scruffy over time			(eedbax relates only to Sandbach Park (skate and football) More setting.
15 Y		Resurfaced car park	Planters	Recognising ERF/Fodens	Canopies			Use all east diabled only parking
16 Y	es	Landscaping	Planters	Canopies	Maintainance?			Canopies suitable, particularly in bad weather?
17 U	Inspecified							Something for under 18's. Gaming arcade. Social space.
18 Y	es	Resurfaced car park Resurfaced car park			Loss of Parking Canoples (waste of money)	Loss of Parking		Pavements need maintenance Planter on Convovorth Est. Weeds outside town hall. Use saved money for to maintain
	Inspecified	Planters (vandal proof?)			Caropes (waste or money)	COS OF PAIKING		Open bends seating. Electric charging points. Disabled only parking and enforce.
21 U	Inspecified				Cost (to date and future)	Anti social behaviour	Lighting Impact of adding canopies	Overall cost outweights any real benefit. Ongoing cost have not been considered (3 page reply)
22 N	lo				Too modern - not inkeeping with the town	Permanent structures not necessary	Canopies will attract ASB and fall into disrepair	Leave as is l
23 N 24 Y	io	None Better use of site	If it brings life to market - gogd		Anti social behaviour	Anticostal habanians	Casawi damaga julad and usadak	Not required Not required Not explore the property of the pr
25 Y	es (potentially)	Flexible use of space	If it brings life to market - good	1	How will 17 spaces fit? Not joined up approach (use of cobbles?)	Anti social behaviour Too car focussed	Canopy damage - wind and vandals Risk of planters/plants - maintenance	Planters must be substantial to last. Is this a public service or will lit be self-financing? Should have ambition to create 'people focussed' space to compliment the park and include working out use of cobbles. Seating needs backs.
26 U	nsure	Planters	Greenery		Durability of structures	Aesthetic of structures - quickly become unsightly		Greening of urban spaces. Continuation of line of trees on big common
	o - use of site. Yes - amenity		Planters		Loss of parking	Possible damage of canopies by vans	Survey parking use for the site?	Counter-intuative to reduce parking to attract business and visitors. Electric charging?
28 y		Greenery			Canopies	Maintenance/cleaning canoples	Canoples in poor repair will look worse	More interesting plantes and greenery to make a softer appearance. Possible removal or Canopies
29 Y		Canoples	Planters	Now gurdage / have marking	Bandstand	Anti social behaviour	Unwall the hearfules described by weather the 1.12	Gutters and downpipes on canoples to potentially integrate for watering plants. List start plants are a resiliated with the business of the plants and canoples. Not value for money.
31 II	o - canopies. Yes Landscapins respecified	ag Lailte Caping	Seating	New surface/bay marking	Canoples. Canoples - are they fit for purpose (size, material, weather)	Maintenance/ongoing costs Planting trees - vandalism and long term maintenance	How will they be safe from damage (vandals, weather, cars/trucks)? Bandstand	If seaters/planters cost prohibative all town is receiving for cost is new surface, less parking and canopies. Not value for money. How is parking to be managed? Security cameras? Needed to deter ASB
32 N	0	Resurfaced car park			Not practical	Glorified umbrellas	Add Fixing points for upgraded gazebos to give stall stability	Trow to paralle to managers are the enterest received to determine the control of
33 Y	es	Planters	Greenery	100	Canopies	Vandalism	Disabled parking	Keeping canoples clean
	es - If canopy kept clean	Greenery						More trees, flower pots and bushes. As long as canopies are kept clean otherwise it could look scruffy
35 N 36 N		None			Not practical for market trading - an asset for cobbles (pubs and restaurants			Resurface, tidy street furniture and fixed hooks for gazebos built into floor
37 N	0	None		-	Everything Canoples - not fit for purpose (beer garden)	Canoples suitable for beer garden All aspects disliked		Bady needs resurfacing but that is all needed in the state of the stat
38 G	enerally supportive	Canoples	Bandstand		Loss of parking	Will it remove light from shops/walkways	Canopies not inkeeping with town heritage	Surface type - drainage - more inkeeping canopy style - maintenance?
39 If	It is the right project	Greenery	Planters		Seating			Seating type not suitable for all. Important and necessary requirement
40 Ye		Good visual Impact			None	Anti social behaviour - Canopies		Lighting
41 N	0	Greenery N/a as not required			Loss of parking	Canoples will be vandalised and become eyesore		Site is fine as is. Remove cycle lane
43 Ye	95	N/a as not required Canopies		· · · · · · · · · · · · · · · · · · ·	N/a as not required Covered area encourage groups to congregate	Intimidating to walk through area	Cost of stalls - could end up like Congleton	Change use to disabled/parem&child only. Convert Indoor market to food place (altringham)
44 U	nspecified	Permanent Covers for events	Planters	retaining parking	How will it be maintained	How will ongoig cost be funded	Regular maintenance for avoiding eyesore	
45 Ye	es							If canopies remove light from walkways, need to add lighting for pedestrian safety. Not long stay and so not right location for charging points.
46 N	o es - if maintained		LLR - consult public prior to spending	When was consultation - what Sandbach want	s? Inappropriate	Fixed design	Costly and blocks parking	Adaptable seating better. IF wanted for Christmas markets set up when needed - not permanent
47 Ye		Flexible use of space			Anti social behaviour	Littering	No provision of litter bins in plans	Use covered area which can be removed if necessary for event. Wakes fair, Permanent reduces flexibility Resurface
49 Ye	15	Planters	Seating	Canopies for Market Traders	Loss of parking			restructor disabled only
50 Ye		Excellent location	Elegant and permanent for market/even		All of it			To ensure area provides best value the parking on Commons needs sorting
51 Ye		Planters	Seating		Canopies impractical	Canopy - not long life and no gutters	Canopies - restrict car park use	Doesn't allow traders to park next to stall. Reduce use of site (canopies) for events (wakes fair) Wash down facility after markets. Lighting/charging
	nspecified es - If NO parking removed	Aarthatiaally plansing			Loss of parking	Obstacle course for mobility scooter/wheelchairs	No disabled people considered - trees, bandstand.	At a time of economic crisis why is Council wanting to spend all this money on something unnecessary. Waste.
54 No	s - II NO parking removed	None None			No parent/child spaces Foolish			More parent/child parking. Spend on updating train station access. Enhance cycle routes and tackle anti social behaviour Spend on filling potholes
55 No		Nothing			Structures only suitable for beer garden			Re-turns: the surface is all that is needed
56 Po	ssibly	None			Waste of money	Public disturbance - youth, drink and drugs		
57 No						radia distarbante found annual and and		Resurface the area. Professionally repair not holes through the town (not temporary fillings)
58 No	0	None			Everything	Waste of money		Resurface the area. Professionally repair pot holes through the town (not temporary fillings) Tarmac the surface
		Not practical for market trading			Everything No shelter from elements			Resurface the area. Professionally repair pot holes through the town (not temporary fillings) Tarmac the surface Renew street furniture. Surface and include anchor points for refurbished gazebos
	2	better to trade in bad weather			Everything	Waste of money		Resurface the area. Professionally repair pot holes through the town (not temporary fillings) Tarmac the surface Renew street furniture. Surface and include anchor points for refurbished gazebos Design should keep the appearance of a market
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60 No 61 No 62 No	5 0 0	better to trade in bad weather None None			Everything No shelher from elements Traditional look of market is lost All Waste of money again Everything. Waste of money	Waste of money Limited space Unnecessary Loss of Parking	Planters take parking spaces Canopies/Planters	Resurface the area. Professionally repair pot holes through the town (not temporary fillings) Tarmax the surface Renew street furniture. Surface and include anchor points for refurbished gazebos Design should keep the appearance of a market Leave all alone Resurface car park. Retain parking spaces which are at a premium. Removable stalls to be used, as currently. Fill in holes and it it great car park. Design takes up precious spaces for cars
60 No 61 No 62 No 63 Ye	5 5 5 5	better to trade in bad weather None None Freshens area	Fresh hou mortillar		Everything No shelter from elements Traditional look of market is lost All Wate of money again Everything, Wate of money Must we have parfing?	Waste of money Limited space Unnecessary Loss of Parking Pedestrians with seating	Canopies/Planters	Resurface the area. Professionally repair pot holes through the town (not temporary fillings) Tarmac the surface Renew street furniture. Surface and include anchor points for refurbished gazebos Design should keep the appearance of a market Leave all alone Resurface car park. Retain parking spaces which are at a premium. Removable stalls to be used, as currently. Fill in holes and it is great car park. Design takes up precious spaces for cars More planting and trees
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Small Common Sub Committee 30 May 2022 O DENOIX B

Small Common Refurbishment Scheme

Operational Considerations & Assessment

Market Manager (incorporating Market Traders) Feedback:

General

The historic usage of Small Common Car Park is that of a short stay car park supplemented by its weekly one day use as a retail market location and as a location for specialist town events such as the historic annual funfair.

The proposed inclusion in the scheme of fixed canopies would remove the ability to hold a funfair on the site. It may not preclude the use of the area for other events including market trading though an adaption of trading styles would be needed as the canopies are not seen as particularly practical for market trading due to the increased depth compared with frontage and the inability to offload/load large vehicles easily prior and post trading.

The canopies would provide shelter for certain activity if the car park were to be closed for such events. Otherwise the canopies only provide covered parking as this is the main function of the space on non-market days and it is not intended to place seating or other action points under the canopies.

The greatest area of concern regarding the scheme is the considered use of a number of fixed canopies measuring circa 5m square.

The reason for concern is the practicalities of such canopies in such a location.

The proposed refurbishment area is heavily used by vehicles including delivery and waste management HGV's. The car park is currently protected by bollards but these have received impact over a period and the likelihood is that, without further protection, the canopy stations could be knocked. This could then easily cause a misalignment of the canopies which appear to have been designed to fit closely together.

The canopies themselves could present issues in terms of future cleaning and maintenance. A 5m canopy spread is extremely difficult to clean without specialist equipment and working from a raised position. Though achievable thought needs to be given to this aspect of future maintenance as wind borne debris, and general soiling be it bird dropping or otherwise will require attention.

The potential use of the canopies in the evenings for social gathering requires consideration. This is not necessarily a negative and without the car park element could be viewed as good social provision, however there may be the possibility of antisocial behaviour. This could result in the sheets been marked or damaged in a number of ways and thought must be given to the ability and resources required should canopy replacement be required and policing anti-social behavior.

Having permanent canopies would lead to consideration of actual usage. There is the one day per week market and possible use at Christmas and on other adhoc occasions. This must be set against the potential loss of car parking if event usage is increased, the funfair, certain market trading capability and the cost of the enterprise which may result in negativity as the space will remain ostensibly a car park be it a partially covered one.

Market Consideration

From a market stance a run of static stalls can be a positive and enables a uniform provision with good visual appeal. Such provision needs to practical.

The canopies suggested are ideal for market operators and traders for the following reasons:

- Permanent structure no set up required reducing time to commence trading
- Reduction in resource by market operator as no stalls are required to be erected
- No corner posts due the cantilever arrangement allowing a fuller use of the trading space
- Visually impressive and a good source of shelter and shade for customers and traders

The negatives for trading are as follows:

- Permanent structure allows little option for expansion or contraction of stall layout. A potential for empty spaces is a negative for a market visual
- Traders rarely require 5m in depth as frontage is more important and over many decades circa 2.5m to 3m is the industry norm for stall depth
- Traders like to be able to unload / load directly onto their allotted trading
 position to save time and effort. If the canopy arrangement restricted such
 activity it makes the market less welcoming for traders
- The canopies are large and the internal arrangement in terms of structure are not known but traders often hang goods from the mounting frame of traditional stalls. If this could not be achieved via adaptation it would be a negative for traders.
- In poor weather such as wind and rain it is not known if the canopies have side
 and rear sheet wall capability to protect goods and those standing within. The
 catalogue and pictures seem to indicate that any such provision is at best
 minimal. If a provision is available this would need to be securable or
 detachable to prevent vandalism
- The large expanse may require traders to share canopies i.e. two canopies with a 10m frontage could be used by 3 traders who would normally trade on a 3m frontage. This is achievable but there would need to be an effective gutter system between adjacent canopies to prevent large volumes of water impacting upon the middle trader during inclement weather.

5 Appendix B

Conclusion

If these canopies were not to be part of the scheme then the risk elements would be greatly reduced. Such a scheme would still need to consider carefully any surface treatment due to the heavy use of the car park by vehicles and at times heavier loads. Any planting/seating would need to carefully consider use and maintenance and bollard re-instatement again would also ideally be supplemented with similar measures on the adjacent area surrounding the market hall building as badly parked vehicles would simply detract from the area enhancement.

Buildings and Facilities Manager Feedback:

- From an operational perspective operatives raised concerns about access for the market set up vehicles i.e. that there would be no access from The Commons road side (past bus stop) for the long wheel base transit and trailer combo. Also the three ton fork lift could crush the new tarmac while preforming increasingly restricted manoeuvres between the new canopies. Or it might catch a canopy post/canopy canvas;
- Drainage the car park suffers from poor surface water drainage, with large puddles forming. The new surface would be need to be laid with a view to better manage this current issue, perhaps a central gulley or other improvements underground while the surface is being dug up;
- Bollards need to be re-set solidly, and potentially extended to a few more along access road (retractable for ease of use);
- Electric point(s) for event use, lighting, CCTV etc. definitely need consideration for inclusion before project is agreed and started;
- The access road from the main highway to the back of shops is block paved, and generally ok, but some areas are sunken and loose due to traffic volume. Consider the possibility of fixing this at same time, as its appearance might detract from any visual enhancements from the main project;
- The possibility of using the old stone pillars from Saxon crosses in the design;
- Ground anchors to be considered for supplementary gazebos. Potential layout being considered with current traders and the feasibility of secure anchors instead continuing to use the unwieldly 30Kg weight pairs that damage the car park surface.

Town Clerk's Office Feedback:

There are a number of implications for the Town Council in implementing this scheme as noted above. Whilst car park surface improvement and space enhancement

measures are welcomed, the erection of canopies is more uncertain. There are potentially significant operational and cost benefits from erecting a permanent structure which houses the market and other outdoor events, but this is to be balanced against negative feedback through the engagement; market trading suitability, unquantifiable annual maintenance and CCTV costs which would need to be provided for within the Council's revenue budget, and potential encouragement of anti social behavior in an unsupervised and poorly lit area of the town centre. Consultation is underway with local Police regarding this matter.

Overall a decision needs to be made in the context of all these factors and with a view to ensuring the investment is matched by the potential benefits.

25/05/2022

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	Client: Sandbach Town Council Address: Little Common Car Park		5 4	nnen
	Works: Proposed Carpark Works	A		
	Date: 18 May 2022			
	<u>Drawing M3381-SD-02 V1</u>			
	Not commercially sensitive			
1	SITE CLEARANCE	£	5,556.00	
2	CARPARK WORKS	£	94,213.60	
3	PLANTERS	£	32,338.75	
4	CANOPIES	£	82,288.15	
5	DRAINAGE	£	4,920.00	
6	SUB TOTAL	£	219,316.50	
7	Contractors Preliminaries	£	25,572.00	
8	Contractors overheads & profit @ 12.5%	£	30,611.06	
9	SUBTOTAL	£	275,499.56	
10	Contingency @ 7.5%	£	20,662.47	
	PROVISIONAL SUMS			
11	WORK IN CONNECTION WITH SERVICES	£	3,000.00	Unknown at this stage
	CARPARK LIGHTING (IF REQUIRED)	£	8,000.00	
	SIGNAGE	£	1,000.00	
	NEW BOLLARDS (8NO)	£	1,800.00	
	TESTS AND SAMPLES	£	500.00	
16	WHITE LINING WORK/BAYS	£	1,800.00	
17	Contractors overheads & profit @ 12.5%	£	2,012.50	
	PROFESSIONAL FEES	£	15,000.00	
19	PLANNING/BUILDING CONTROL FEES	£	1,500.00	
	TOTAL EX VAT	£	330,774.53	

VAT @ 20%	£	66,154.91	
		The Address of the State of the Control of the State of t	

TOTAL INC VAT £ 396,929.44

EXCLUDED

Works to the existing highway/footpath (assumed remains undisturbed)

Work in connection with high groundwater

Any allowance for contaminated land/disposal off

BLACK