

Lot 1 - Clerks of Work**Description:**

Including but not limited to support with the provision of onsite inspection of affordable homes under construction. Ensuring specification, quality levels and H&S are being adhered to. Providing reports back as required.

Lot 2 - Employers Agent _**Description:**

To include but not limited to undertake a scope of works that includes contract, specification and contract sum analysis negotiation between client and contractor to the point of contracts exchanging contracts. Post contract to provide contract administration support, certification of valuations and practical/partial completion, as well as on site quality, programme, and H&S monitoring. Providing reports as required

Lot 3 - Party Wall Surveyor _**Description:**

To include but not limited to provide advice and support around all party wall matters pertaining to new developments and regeneration. To support with all Party Wall notices, provide advice and support where unrepentant appointments are required and any disputes.

Lot 4 - Ecologist**Description:**

To include but not limited to provide advice, support and relevant surveys pertaining to any/ all ecological matters on new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 5 - Highways/Transport Planner**Description:**

To include but not limited to provide advice, support and relevant surveys pertaining to any/ all highways and transport planning matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 6 - Archaeologist _**Description**

To include but not limited to provide advice, support and relevant surveys pertaining to any/ all archaeological matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment.

Lot 7 - Acoustic Consultant**Description:**

To include but not limited to provide advice, support and relevant surveys pertaining to any/ all acoustic matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 8 - Ground Investigation _**Description:**

To include but not limited to, provide advice, support and relevant surveys pertaining to any/ all ground, soil, contamination matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 9 - Landscape Architect _**Description:**

To include but not limited to, provide advice, support and relevant surveys pertaining to any/ all landscaping/ landscape design matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration. Where possible to advise on Biodiversity requirements also.

Lot 10 - Construction Health and Safety Services _**Description:**

To include but not limited to, provide advice, support and relevant surveys/ reports pertaining to any/ all construction health and safety requirements, on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration. Including but not limited to Client, PD and PC CDM requirements, Construction H&S Plans, Safe Access Plans, site H&S reviews.

Lot 11 - Energy Consultant Services (Gas, Electric, Water)_**Description:**

To include but not limited to, provide advice, support and relevant surveys/ reports pertaining to any/ all energy/ utility requirements on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 12 - Planning Consultant _**Description:**

To include but not limited to, provide advice, support and relevant surveys/ reports pertaining to any planning advice, planning history, appeal support on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 13 - SAP Assessor _**Description:**

To include but not limited to, provide advice, support and relevant surveys pertaining to any/ all SAP matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration and modernisation, retrofit plans.

Lot 14 - Adoption Consultant _**Description:**

To include but not limited to, provide advice, support and relevant surveys/ reports pertaining to any/ all adoption requirements on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 15 - Property/Land Valuer _**Description:**

To include but not limited to, provide advice, support, surveys and reports in relation to financial valuations of property, land, development sites, January 1999's, Open Market and Affordable restricted valuations, open market rents and future sales values, to facilitate the acquisition, development, sale or disposal of land and or assets to with the aim to achieve the development of new homes. To provide these in line with RICS Red Book requirements.

Lot 16 - Civil Engineer**Description:**

To include but not limited to, provide advice, support and relevant surveys/ reports pertaining to any civil engineering matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration.

Lot 17 - Structural Engineer _**Description:**

To include but not limited to, provide advice, support and relevant surveys/ reports pertaining to any structural engineering matters on proposed/ new developments, in relation to planning and planning permissions, as well as redevelopment/ regeneration. To also provide individual property reports as necessary for defective homes, or homes identified for disposal.

Lot 18 - Auctioneers _**Description:**

To include but not limited to, selling empty residential properties on an individual basis, standalone commercial units and parcels of land (up to circa 5 acres) which may or may not have been developed (i.e., may have garages or car parks)

Lot 19 - Valuations**Description:**

To include but not limited to provide advice, support, surveys and reports in relation to Adverse Possession, Deeds of Release, Lease extension Valuations -leasehold, Lease extension Valuations - shared ownership, Shared Equity Valuations, Easement Valuations, Licenses, Void Disposals, Lease Surrender, Regeneration Buy Backs, Mandatory Buy backs, Repossessions, The value of surrendering and re-granting a lease on a property which forms part of a leasehold scheme for the elderly (Open market valuation is required) Shared Ownership – resale, Voluntary Right to Buy, Shared Ownership – Staircasing, Right to Buy and Right to Acquire - plans, commercial and residential valuations will be required as will general lease surrender/extensions (with the potential inclusion of dilapidation advice). Forms of valuation should be open market vacant possession , EUVSH and MVSTT

Lot 20 - Surveying Services _**Description**

Surveying services to include all surveying aspects of property and construction, from supervising large mixed-use developments to planning domestic and commercial extensions and repairs and diagnosing building pathologies. Services will be split into the following subcategories:

Building Surveying: provision of construction industry services with expert knowledge of property developmental projects and building pathologies (assessing the quality of buildings, from houses to public and commercial properties).

Quantity Surveying: provision of construction industry services with expert knowledge on construction costs and contracts, specifically to estimate the cost of the materials and labour necessary for a construction jobs.