



SPECIALISED SERVICES FOR
THE CONSTRUCTION INDUSTRY

times

technical & development services

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NEWSLETTER



FALLING FOUL OF **NETWORK REINFORCEMENT**

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REVOLUTIONARY CHANGES TO **WATER & SEWERAGE SECTOR**

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WELCOME TO TDS TIMES



Nick Morgan
Group Director

Welcome to TDS Times – our inaugural newsletter that aims to keep you up to speed with the latest company developments, personnel updates and the great work our teams have delivered around the UK.

We endeavour to bring you relevant and valuable opinions and comments on the latest industry topics.

In this edition we take a look at the ongoing issue of Network Reinforcement and how TDS can help save you time and money in providing a robust challenge to what you are being asked to fund.

With the most revolutionary changes in the water & sewage sector since 1989 we also assess what this will mean for developers.

I hope you find the newsletter informative and please do not hesitate to contact our teams who will be delighted to offer assistance and advice in solving any of your development issues.

Have a great summer.

Nick

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DESIGN & LAYOUT BY: THE OUTLOOK CREATIVE GROUP

ARE YOU **FALLING FOUL** OF OFF-SITE

NETWORK

REINFORCEMENT?

IN JULY 2015 WE HIGHLIGHTED THE ISSUE OF HOW SOME WATER AND SEWERAGE COMPANIES ARE **LOOKING TO CHARGE DEVELOPERS FOR OFFSITE FOUL/COMBINED SEWER NETWORK REINFORCEMENT.**

Nearly a year on from the claim that foul sewer networks are at capacity, it is still questionable and is further compounded by some Water and Sewerage Companies' ability to use the Planning System to secure monies to do network reinforcement. In some cases this is probably not required and we have been able to prove this on many occasions.

If you are falling foul of this type of offsite network reinforcement, TDS now has substantial amounts of case history to mount a structured and robust challenge to what you are being asked to fund.

You may also want to consider that even if you have factored this to come off the land price, if we are successful it will go straight onto your bottom line!

Please contact ray.farrow@t-d-s.com if you would like to discuss how TDS can help you further.



ARE YOU AWARE OF THE MOST REVOLUTIONARY CHANGES IN THE WATER & SEWERAGE SECTOR SINCE PRIVATISATION IN 1989?



Competition and transparency are two major factors in the reasoning behind why the Government are looking to introduce Market Reform and the Charging Rules in the Water and Sewerage Sector. For many years business customers and more importantly developers, have been void of this in their dealings with Water and Sewerage Companies. As of April next year, all of this (in theory) is about to change.

SO WHAT DOES IT MEAN FOR THE DEVELOPERS?

Firstly the Market Reform will introduce the concept of a retail and wholesale market. What and how this will be implemented and structured is still under discussion with OFWAT. It does seem unlikely that April 2017 will be a realistic date for Market Reform to be introduced. However, it does look likely that temporary build supplies to site compounds, show homes and properties under construction will require a developer to nominate an organisation that holds a water supply licence. Yet when the property is completed, the purchaser will then revert to being billed for water and sewerage services by the Incumbent Water Company, but this is one with “watch this space” written all over it!

The Charging Rules are also in the embryonic stage of their evolution. Although DEFRA have sought to give direction to OFWAT with regards to some overarching principles in relation to what the rules need to be mindful of. The specific principles concerning the developers charging rules have yet to be consulted on by DEFRA, but OFWAT have issued a discussion paper on their emerging thinking.

**“IT IS FAR TOO EARLY TO
DRAW ANY CONCLUSIONS
ON WHAT THE RULES WILL
LOOK LIKE YET”.**

However, the issue of offsite reinforcement for both water mains and sewers is proving to be an interesting area of debate (See TDS article entitled “Are you falling foul of offsite network reinforcement”).

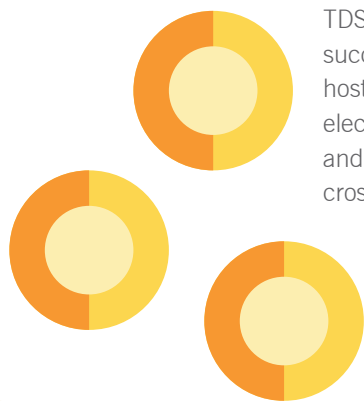
In light of where we are now and an implementation date of April 2017 it does look highly unlikely that the charging rules will be in place for that date, so **“watch this space”!**

BREAKFAST SEMINARS
MORE DETAILS
COMING SOON



TDS (NORTHERN)

SAVING DEVELOPER'S MONEY ON ELECTRIC DIVERSIONS



TDS (Northern) have been successful in challenging the host DNO's costs for diversion of electric cables, both overhead and underground where they cross the proposed development land. Successful diversions ranging from 33kv overhead through to low voltage overhead cables have been successfully negotiated with nil cost to the developer in most cases.

Working with the developer in a systematic approach and understanding the needs of the build programme, site constraints and developer's requirements, a pragmatic solution is presented to the DNO and developer to ensure that the solution is beneficial to all parties. This may include allowing longer lead in periods for the DNO to prepare and remove their apparatus or the developers granting an easement through the service corridors for the diverted cables saving the DNO money inexpensive off site cabling.

If you have any diversions that you feel are expensive or illegal, please send them to TDS to review.

PROMOTION AT TDS (NORTHERN) LTD

Maurice Bowden promoted to Associate Director.

Maurice began his career in construction as a Site Engineer with the Manchester Ship Canal Company, before moving to the Metropolitan Borough of Bury to work in the Highways and Drainage maintenance departments.

Maurice joined Barratt Homes in 1988, initially as a site engineer and then Senior Engineer before moving to George Wimpey in 1994 as Technical Manager, progressing to the role of Development Director.

On leaving George Wimpey in 2002 he joined David Wilson Homes for a brief period as Technical Director and latterly held the position of Development Director at Countryside Properties (North West) Ltd. Since being employed by TDS in July 2013, Maurice

has assisted his clients like Bellway Homes, Redrow Homes, Barratt Homes and Taylor Wimpey in the adoption of highways, pumping stations and sewers along with procuring mains and services for new residential development both in the North West and Yorkshire area. Maurice has also worked alongside other clients to assist them from Land purchase through to construction phase. Maurice's role as Associate Director will give him the opportunity to expand his role within TDS (Northern) and the existing client base.



Maurice Bowden

We wish Maurice the best of luck and continued success in his role.

PROMOTION AT TDS (MIDLANDS) LTD

Neil Revitt promoted to Associate Director as from April 2016.

Neil began his engineering career as a Laboratory Technician for Babbie, working on the Bedfordshire County Council Highways contract.

This work involved the sampling, testing and reporting of many different construction materials, all within a UKAS accredited environment.

Neil then spent 4 years studying at The University of Aberdeen, graduating with BEng honours Degree in Civil and Structural Engineering and going on to work as a Design Engineer for a Civil and Structural Engineering Consultancy working on many different projects, including Birmingham Coach Station.

Since being employed by TDS in 2009 as an Engineer, Neil has helped in the adoption of highways, sewers and public open spaces for some of TDS's biggest clients, including Taylor Wimpey and Persimmon Homes.

In 2013 Neil was promoted to Development Manager, passing on the knowledge that he has gained over the past few years to the younger members of staff.



Neil Revitt
Associate Director

Last year, Neil decided he would like to have more involvement with the Utilities side of the business to give him a more rounded view of the many aspects TDS Midlands deals with, and has been progressing several large projects in this area as well as continuing to mentor staff coming up through the ranks.

**IT IS WITH GREAT PLEASURE
WE ANNOUNCE THAT,
AS FROM THIS MONTH,
NEIL HAS BEEN PROMOTED
TO ASSOCIATE DIRECTOR
WITHIN TDS MIDLANDS LTD.**

This comes at a time when we are seeing considerable growth within our sector and with Neil's understanding of the industry, we hope to see his career continuing to develop, which is a fine example of how TDS gives its staff every opportunity to progress their careers and develop within our ever expanding business.

We congratulate Neil and wish him every success in his new role as Associate Director.



TDS MIDLANDS

ON TRACK WITH HS2

TDS Midlands have been appointed by Lovell as their utility consultant to assist in the delivery of the redevelopment of Regents Park in Camden.

As a part of the proposed High Speed Rail link running north from Euston several high density residential blocks need to be demolished.

London Borough of Camden appointed Lovell to undertake the demolition of several existing buildings including a residents community centre and two public houses, and the construction of a mixture of residential and commercial blocks. This work is split over eight individual sites in Regents Park.

Once the proposed residential buildings have been constructed the residents can be moved allowing the existing blocks to be demolished for HS2. Given the above the works programme is very tight.

TDS were involved in managing the disconnection of existing services to the buildings due to be demolished to make way for the new builds. This involved liaising closely with the utility companies to ensure that the programme was maintained. As there is a cycle route in close proximity, disconnections were completed at the site boundary edge to allow demolition to take place. Once the necessary permits were in place the disconnection could then be completed.

On several of the new sites existing services needed to be diverted outside the footprint of the proposed building. Again time was a key factor so intensive negotiations with utility companies meant that all services were successfully diverted. In an effort to maximise efficiency several of the diverted LV cables were reused as temporary build supplies to facilitate the new builds.

While the diversions and disconnections were being completed TDS sourced comparative quotations for new supplies to ensure that the client gets best value.

Throughout all of the above TDS has been closely involved in working alongside the existing project team to overcome the problems found working in London. One recent issue has been the discovery of what is thought to be a World War 2 bomb buried 4.5m deep. Further investigations are being carried out and we await the findings with great interest!



CASE STUDY

TDS Southern/Persimmon Homes SE. Hellingly Cricket Pavilion project 2015/2016.



As part of their ongoing S106 obligation at their Roebuck Park development in Hellingly East Sussex, Persimmon Homes SE engaged TDS Southern to act on their behalf to project manage the build of a new cricket pavilion, which when completed will be handed over to the Parish Council and, in turn to be used by Hailsham Cricket Club.

Our first task in August 2015 was to go out for competitive tender to prospective builders in the area. Once these were returned and had been reviewed; Kevin Hallett Building and Carpentry Services were chosen to carry out the build.

**“DELIVERY WAS
VERY TIGHT,
THE PAVILION HAD
TO BE READY
FOR THE 2016
CRICKET SEASON.**



The programme delivery was very tight, as the pavilion had to be ready for the 2016 cricket season, starting on April 30th 2016.

Work started on excavating the footings on 30th November 2015, with a 21 week build programme, scheduled to finish on Friday 22nd April, giving 1 week for the cricket club to move in. By the middle of December the outer walls had started to take shape.

As we had a very mild winter, works were able to progress at considerable pace and by the end of January 2016, the building was weather tight, with the roof having gone on.



With the building now enclosed to the elements the internal works were able to commence, with first fix plumbing and electrics carried out and the Photo-voltaic cells on the roof installed.

With the end of the project now firmly on the horizon, works to install mains water and electric were next on the agenda and, with these services installed, second fix was carried out whilst works on the kitchen and changing rooms moved on.



Part of the specification for the changing rooms was the installation of Velux Sun-pipes, two of which were installed in each of the changing rooms.

These Sun-pipes (it is hoped) will greatly reduce the need for lights to be switched on in the changing rooms as they provide adequate lighting without the need for artificial lights.

On schedule and on budget, the pavilion was duly handed over by Martin Edgley, Technical Director for Persimmon SE to David White, Chairman of Hellingly PC.

Everyone involved in this project is rightly proud to have been associated with it and it is hoped that it will be a huge asset to Roebuck Country Park for many years to come.



LATEST RECRUIT

Robin Bishop, Managing Director of TDS (Southern) Ltd, is pleased to welcome David Antill as Associate Director to the team in Horsham.

David is a Chartered Civil Engineer and has nearly 30 years' experience in the house building industry, having worked at Senior Manager and Director level for Croudace Homes, Bovis Homes, Taylor Woodrow Developments (latterly Taylor Wimpey) and Bellway Homes. In recent years, David has also been Development Director for both Elysian Homes and Eider Developments, two small boutique developers providing high-quality, bespoke houses and flats.

David has experience with many construction techniques from traditional build, to timber frame and steel frame houses and apartments; he also has in depth knowledge of the procurement of trade subcontractors and main contractors. David has always been closely involved with commercial management and has an in depth understanding of cost control.



David Antill
Associate Director

ROBIN COMMENTED;

"David and I have known each other for many years, and TDS are very pleased that he has decided to join the Management Team at Southern. We hope that the association will be fruitful for both of us and, together with Tim, we can all concentrate on growing the business and exploring new opportunities and initiatives".

DAVID COMMENTED;

"I am really pleased to have the opportunity to work with Robin and Tim after all these years. I hope that we can all share the load of running a highly successful company, and take it forward to the next level in terms of growth and diversity."

MORE NEW STARTERS AT TDS SOUTHERN

**Building on the success of the last 10 years,
TDS Southern has strengthened its team again!**



Robyn Taylor:

A chance conversation at a party about the construction industry, gave us the opportunity to meet Robyn. She had held a couple of positions in similar areas within construction but was looking for a new opportunity. The chance to snap up someone with past experience was too good to miss and Robyn joined the team at the beginning of April as an Assistant Development Engineer.

An education in Media Production and Journalism does not immediately suggest an aptitude for our business but she has settled in very quickly and is already making a valuable contribution.

Just to emphasise the diversity of Robyn's interests, in her spare time she is a passionate video gamer and had we not enticed her to join TDS, would have returned to University to do a degree in video software writing!



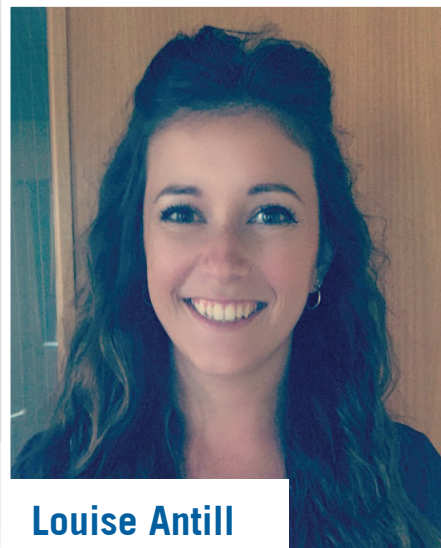
Robyn Taylor

Louise Antill:

After trying a few different professions, Louise decided that she enjoyed finance and embarked on an AAT accountancy course. She worked at Halifax Building Society, Sony and Saxon Weald Housing Association, before heading off to Australia last year to see more of the world.

A marriage proposal from her boyfriend brought them back to the UK to plan the nuptials for 2017 and a new job was high on the to-do list. Robin Bishop saw an opportunity and Louise joined TDS as Financial Administrator in the middle of April.

Robin Bishop commented "We are very fortunate to have found two promising new recruits and both Robyn and Louise have settled in very quickly. We welcome them to TDS Southern and hope they enjoy long and fruitful careers with us".



Louise Antill