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8th October 2026

Koda Civil & Structural Engineers
By Email only

For the attention of Kris Clark

Dear Kris,

CONSOLIDATION OF OLD MINEWORKINGS - Budget
Ash Grove AP School, Bury

Further to your recent enquiry, we have pleasure in submitting our budget price for the above works, as detailed in this letter.

Scope of Works

- 102No. infill holes @ 4.24m centres (6m grid with a centre hole).
- An allowance of 25% of centres holes.
- Maximum treatment hole depth 30m.
- Grout allowance of 1 tonne per hole.
- 3No. grout acceptance test holes.
- 1:12 OPC:PFA infill grout yielding 1.0MN / m² at 28 days.
- Provision of factual drilling logs and factual report.

This offer is based on the information provided and with reference to the LK Consult Drawing No. LKC261326 titled 'Proposed Development Plan' dated June 2026.

We have made an allowance to undertake single seam treatment on a 4.24m grid at depths of up to c.30m beneath the entirety of the proposed building footprint as detailed on the above referenced drawing (treatment based on an area of c.3,000m²).

Our offer is in line with CIRIA SP 32, industry best practice and broadly in accordance with the above-referenced documents.

SOIL ENGINEERING GEOSERVICES LIMITED
Parkside Lane, Dewsbury Road, LEEDS LS11 5SX
Tel: 0113 271 1111 Fax: 0113 276 0472

Registered in England No. 02727976
Registered Office: Henderson House, Langley Place, Higgins Lane, Burscough,
Lancashire, L40 8JS

Price & Programme

We have allowed for carrying out the subcontract works with up to 1No. Drilling Rigs and 1No. SEGL Grout Mixing station, working up to 5 days per week, 10 hours per day without restriction or interruption in one visit to site. On this basis we anticipate that we can complete the billed works within 3 weeks* excluding delays, holidays, standing and obstruction time, moves between sites and delays beyond our control. (*Maximum time dictated by ground conditions and grout take).

Remeasure budget price in the region of **£65,000.00 to £75,000.00 plus VAT** (re-measurable).

Our rates are based on completing the work in one visit to site with continuity for our plant and labour. Should delays occur for reasons beyond our control, including complying with the requirements of statutory bodies, then we would require to be reimbursed at our standing time rates, with appropriate extension of time for completion. Our workdays will be dictated by daylight hours.

All our rates and prices are exclusive of Value Added Tax, which would be charged at the standard rate.

Our offer is valid for a period of 30 days.

Clarifications

We make the following clarifications in connection with our offer:

1. Infill holes drilled at 89.9mm/63mm diameter.
2. No perimeter holes have been allowed for.
3. Gas Monitoring will only be undertaken at the rig using passive gas monitors.
4. Validation testing by grout acceptance only.
5. Water flush drilling.
6. No allowance has been made for the investigation or treatment of mine shafts.
7. No allowance has been made for reinstatement other than a general tidy up.
8. Sacrificial plastic casing to be used.
9. Provision of permits and licences by others (including Mining Remediation Authority permit).
10. Current service plans (<3 months) & permits to drill to be provided by the Client.
11. Excess materials and spoil will remain on site.
12. We require the provision of a suitable lay down area for a grout mixing station and access for all delivery vehicles, including articulated vehicles.
13. We require full access to the entire site throughout the works programme.
14. We assume the site is fenced and have made no allowance for additional boundary fencing.

It has not been possible to verify the access or availability of water supply and accordingly we make this offer with the assumption that access will be provided by the Client and a sufficient, potable water supply will be made available.

We assume that certain services will be provided by the client, to avoid doubt please find attached a schedule of attendance that we require for the works.

Contract Conditions

Given the ongoing volatility in fuel markets, we are currently unable to fix our prices. Our submission has been prepared on the basis of a fuel rate of £1.75 per litre for diesel. Should our tender be of interest, we would welcome the opportunity to review the pricing together and agree any revisions to ensure that the proposed rates and prices remain appropriate and reflective of prevailing market conditions throughout the project duration.

Should our tender submission be of interest, we would be delighted to engage in further discussions with yourselves to collaboratively agree the subcontract terms and conditions.

We also propose to add a Limitation of Liability clause:

Notwithstanding any other provision of the contract, the total aggregate liability of the Contractor (including negligence) under or in connection with the Contract and/ or the Contract works for costs, losses, expenses, damages or any liability shall not exceed the Tender Total. Provided always that nothing shall limit or restrict the liability of the Contractor for death, personal injury or fraud.

The Contractor will not be liable in any case whatsoever (including negligence) for consequential or indirect or special damage or loss of profit or use or business interruption.

The exclusion and limitation of liability provisions herein apply whether liability arises in contract, in tort, under statute or otherwise.

This offer is based on zero damages, (liquidated or ascertained), zero retention and that payment terms are 28 days from application.

We hope you will find our offer of interest, however should you have any queries please do not hesitate to contact us.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'M Franchi', is positioned above a thin horizontal line.

M Franchi
Senior Estimator
Soil Engineering Geoservices Limited

Soil Engineering Schedule of Attendance Requirements – Ash Grove AP School, Bury

The following attendances and facilities shall be provided and maintained at all times for the duration of and in relation to the Specialist Works, free of charge to Soil Engineering Geoservices Limited (The Specialist) and in a manner so as not to disrupt or restrict the regular progress of the works.

- 1. Notices and Approvals.** Giving all notices and obtaining all necessary approvals, licences and sanctions, including but not limited to any method statement and/or design submission approvals, planning consents, party wall agreements, wayleaves, easements, possessions, rights of way or access and the like from third parties. (Including Mining Remediation Authority Permit).
- 2. Rates and Fees.** Payment of any rates or fees which may become payable due to occupation of the Specialist Works.
- 3. Design Information.** No later than three working weeks (or other period as agreed) in advance of the programmed commencement of the Specialist Works on site, provide the Specialist with complete and final construction issue drawing(s), specification(s) and other relevant information required to undertake the Specialist Works. Any variation to these documents to be notified to the agreed contact in hard copy format.
- 4. Existing Services & Underground Assets.** Prior diversion or removal of services/assets to facilitate installation of the Specialist Works and, where required by the owner of the service/asset, written evidence confirming no services/assets are present and/or that work may proceed. Exposing on site or accurate, clear and robust marking of the exact location of remaining overhead or underground services/assets and providing a drawing on which their positions in line and level are accurately plotted relative to the Specialist Works. The location and sealing off of all live or disused pipes, ducts or the like to prevent the entry of concrete, grout, slurry or drilling fluids etc. during construction. Subsequent to the foregoing the Specialist's authorised representative is to be issued with a Permit to Dig or similar authorisation on a daily basis or as otherwise agreed.
- 5. Obstructions.** Prior removal of overhead, surface or underground obstructions which may impede the Specialist Works and backfilling of excavations and surface voids with a suitable material which will not obstruct or be deleterious to the works but which will ensure the stability of the Specialist Works and will maintain compliance with Items 11, 12 and 13.
- 6. Shoring/Underpinning.** Shoring and underpinning as necessary, including the removal, replacement or adjustment of timbering or shoring which may impede the Specialist Works.
- 7. Clearance.** The provision of clearance around working positions and protection to adjacent works, structures (including underground structures), third party property and other site boundary constraints, to allow the execution of the Specialist Works.

- 8. Fencing, Hoardings, etc.** Hoardings, fences, noise and splash barriers, footpath canopies, statutory warnings, signage, flagmen or the like as necessary to protect the works, plant, materials, personnel and to provide protection to third party property and members of the general public at or adjacent to the site boundaries. This shall include protection from concrete/grout/slurry splashing, exhaust, oil, grease etc.
- 9. Traffic and Pedestrians.** Control or diversion of footpaths, road, rail or water borne traffic, including all necessary arrangements and payment of charges in connection with any road closures, lane rental and/or suspension of parking bays, rail possessions and the like.
- 10. Watching.** Provision of site security to safeguard plant, equipment, materials and the Specialist Works.
- 11. Access.** Identification of routes along public highways within a minimum 1 mile radius of the site entrance(s) designed to be suitable and safe for the delivery of rigs, plant and materials and which avoid, to the extent practicable, schools and routes without cycle lanes. Full, free, controlled and uninterrupted access onto the site(s) from public highway along surfaces that are designed, installed, maintained and repaired to the same standards as in Item 13, including protective mats and all other equipment and measures necessary to ensure the safety of pedestrians and to avoid the risk of damage to third party property, including road surfaces, kerbs, footpaths/pavements, surfaces and services. Such access to facilitate the safe erection, operation and movement on, off and around the site(s), to and between laydown, working and storage areas, borehole positions and mixing compounds.
- 12. Hardstanding and Storage Areas.** Provision, subsequent removal and exclusive use of conveniently situated hardstanding and storage areas designed, installed, maintained and repaired as required under Item 13 to facilitate the safe operation and erection of plant and equipment, storage of plant, equipment and materials, offices and workshops/stores. Where it is not possible for the Specialist to have exclusive use of the Hardstanding and Storage Areas, the Specialist's agreement to any other activities to be carried out concurrently must be obtained before they are commenced.
- 13. Working Platform.** Design (where required), installation, maintenance, regular inspection, repair and subsequent removal and exclusive use of free draining Working Platform. If required the design(s) shall include for all drilling rigs, ancillary plant and equipment and wheeled transport including articulated and rigid HGV lorries and the checking of any retaining structures which support the Working Platform. Where it is not possible for the Specialist to have exclusive use of the Working Platform, the Specialist's agreement to any other activities to be carried out concurrently must be obtained before they are commenced.
- 14. Surface Water and Groundwater.** Any pumping or drainage required to keep the site free of flooding, surface water or any water and slurry arising from the Specialist Works.

- 15. Health, Safety and Welfare.** Health, safety and welfare facilities as required to comply with the CDM (2015) Regulations and any other statutory regulations or rules, orders or regulations of any authority having powers related to the Specialist Works. Such facilities as a minimum to include the supply of drinking water, washing facilities including hot and cold running water, and secure, lockable male and female changing/drying facilities and toilets.
- 16. Environmental.** Attendances, facilities and licences to comply with environmental legislation and rules/order or regulations of the Environment Agency and other statutory bodies.
- 17. Temporary Lighting.** Background and task lighting to Working Surfaces to allow safe working and safe access and egress and to facilitate execution of the Specialist Works.
- 18. Water Supply.** Within the working, storage and preparatory operation areas, potable water supply at mains pressure take-off points and sufficient for the operations, including (where applicable) charging of bores, bentonite/drilling fluid mixing, concrete/grout mixing and cleaning of plant.
- 19. Electricity.** Within the working, storage and preparatory operations areas, sufficient power take-off points and power.
- 20. Setting Out.** Provision of clear, accurate and robust setting out and levels, checking and maintenance of individual borehole positions as necessary throughout the contract, provision of permanent datum points, base lines, structural grid lines as required and as built survey information.
- 21. Spoil Removal and Waste Management.** Classification, removal from site and disposal of excavated or displaced material including mud slurry, grout and excess concrete from the Specialist Works in accordance with current legislation, rules/order or regulations of the Environment Agency/SEPA and other statutory bodies including notification to the Environment Agency where arisings are classified as hazardous waste. Classification and disposal from site of wastewater from the Specialist Works (such as concrete/grout wash out from agitators and delivery trucks) to comply with current legislation, including for filtering or the provision of settlement tanks as appropriate.
- 22. Wheel and Road Cleaning.** Manned wheel-cleaning facilities and/or road-cleaning, as necessary.
- 23. Offices.** Provision of Suitable Offices for the specialist. These offices should be dedicated for the duration of the works.
- 24. Monitoring:** Provision of Precise Levelling and Structural monitoring in connection with the works.

- 25. Pre-Post Condition Surveys:** Provision of Pre-condition and Post-Condition Surveys as required.
- 26. Temporary Works:** Temporary works to protect 3rd party assets and any affected structures during the works.
- 27. Infectious Diseases:** Measures as required to maintain hygiene and distance requirements to reduce the risk of virus transmission.
- 28. Parking:** Sufficient parking facilities adjacent to the working areas.