

From: [Caroline Ford](#)
To: [Rob Bolton](#)
Cc: [Alex Chrusciak](#); [Hannah Leary](#); [Archie Mackay-James](#); [Eleanor Musgrove](#); [Paul Martin](#); [Jonathan Riggall](#); [Tom Motchman](#)
Subject: RE: NW Bicester
Date: 19 August 2022 18:14:09

Rob,

Many thanks. I can confirm receipt and that this has been sent on. There are some periods of annual leave at the moment so we will progress this but it will be affected by that at the moment.

With regard to Bioregional, as per my earlier email a further quote was sent for Bioregional's further input, which they had anticipated to be £2,500. Is this agreed in which case I can then confirm they can proceed.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI

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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Rob Bolton <rb@reviewpartners.uk.com>

Sent: 16 August 2022 11:06

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Cc: Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Hannah Leary <hannah.leary@bartonwillmore.co.uk>; Archie Mackay-James <archie.mackay-james@rapleys.com>; Eleanor Musgrove <emusgrove@firethorntrust.com>; Paul Martin <pmartin@firethorntrust.com>; Jonathan Riggall <jonathan.riggall@stantec.com>; Tom Motchman <t.motchman@gardiner.com>

Subject: NW Bicester

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Caroline,

Further to your letter of 21 July 2022 please find attached our detailed response and attachments including an updated Order of Cost Estimate, formatted as requested.

The report sets out the costs from the estimate of base build cost of the development, the associated abnormal costs of the development, an estimate on the cost of the Future Homes Standard and an estimate on the cost of TzC homes. As requested, we have also set out the notional specification for FHS and the increase fabric energy efficiency necessary to achieve ultra-low energy standards necessary for TzC homes. This review has identified some changes to achieving the identified u-values for windows for FHS and therefore the additional cost has been included within the updated Order of Costs report attached. This will need to be reviewed by Ian Talbot at RFL.

We have also considered and responded to the items identified as possible areas of savings that may reduce the viability gap.

Contained in your letter of 21 July you mentioned that it was BioRegional's view that the fabric enhancements necessary to achieve TzC homes should be more cost effective than the use of other technologies such as solar PV and wastewater heat recovery. However you will see from the cost exercise at Annex 1 that there are substantial labour and supervision requirements to ensure a very low air permeability rating and to install MVHR units to introduce fresh air. The cost exercise also highlights that that the material costs alone at c. £2,500 per unit (i.e. thicker insulation/change in construction methods to floors, walls and ceilings) that are being evidenced in by BioRegional from the Currie & Brown and HM Govt reports. We are, of course, willing to discuss this with BioRegional if necessary.

Please can you confirm that the report and attachments are circulated to Nigel Simkins, Ian Tarbet and BioRegional and confirm the timescales for their review of the response.

If necessary we are able to meet later in the week or early the following week to review the response.

Whilst writing we confirm acceptance of the proposals for HDL and RFL to review the response and incorporate any updates in their report based on the hourly rates and reasonable time spent for the review.

We understand from the original BioRegional proposal that they had included for a meeting.

Kind regards,

Rob Bolton
Director

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