

Wendy Peters

From: Steve Demuth <s.demuth@baileyp.co.uk>
Sent: 30 September 2026 23:26
To: Wendy Peters
Cc: Nadine Gray
Subject: Re: Statement from Bailey Partnership (Group) Limited for Saltash Town Council
Attachments: SAL_BPC_XX_XX_DR_E_60_02 (1).pdf; SAL_BPC_XX_00_DR_E_67_01 (1).pdf; SAL_BPC_XX_00_DR_E_63_01 (1).pdf; SAL_BPC_XX_00_DR_E_60_01 (1).pdf; SAL_BPC_XX_00_DR_E_62_01 (1).pdf; 33358_SAL_BPC_XX_00_DR_B_061_001 - Proposed Ground Floor Plan-A3 (1) (1).pdf; SAL-BPC-XX-XX-CPB-B-0001_Schedule of Work -S0-P01.xlsx - Google Sheets (2).pdf; SAL-BPC-XX-XX-CPB-B-0001_Schedule of Work -S0-P01.xlsx - Google Sheets (1).pdf; 37603-BPG-XX-XX-CO-A-0001-FeeProposalLetterRevA (1).pdf; 33358_SAL_BPC_XX_00_DR_B_061_002 - Proposed First Floor Plan-A3 (1).pdf; 33358_SAL_BPC_XX_00_DR_B_015_002 - Detailed Reception Layout Plan-A3 (3) (1).pdf; 33358_SAL_BPC_XX_00_DR_B_015_001 - Detailed Toilet Layout Plan-A3 (3) (1).pdf

Hi Wendy,

Thank you for your email.

The confusion seems to relate to the internal works which were fully designed (architectural and building services engineering) however due to budgetary constraints were never progressed by Saltash Town Council to construction stage.

In accordance with our fee proposal dated 01 December 2021 the scope of works included internal remodelling works - I appreciate that these were not progressed beyond the design process however fees are still payable on the design work undertaken. Please see enclosed internal design drawings which were developed along with our cost estimate in the sum of £232,000 (ex VAT).

As a goodwill gesture we have applied our pre-contract fee against a reduced rate of £200,000 (ex VAT) with our post contract fee applied (up to 65%) against the works which progressed to Contract in the sum of £149,718.00 (ex VAT) as per the below calculation:

$£200,000 \times 11.5\% \times 65\%$ (up to pre contract stage) = £14,950.00

$£149,718.00 \times 11.5\% \times 35\%$ (post contract stage) = £6,026.15

Total = £20,976.15 (ex VAT)

Prior to issuing invoice SD113979 we invoiced £14,950.00 (ex VAT), meaning a balance of £6,026.15 (ex VAT) is now due.

Your email requested confirmation of total costs incurred on the project. Checking our system our costs currently total £36,740.00 (ex VAT) as captured below. Even after settling the outstanding invoice, we will still incur a significant loss on the project.

Name	Phase	Time	Rate	Total
DISCIPLINE - BS - BS Project CA Building Surveying Works		134:00		7,437.50
DISCIPLINE - AD - Architectural Work - Design & Programme Review and... Architectural Work - Design & Programme Review and Client Liaison		10:30	85.00	892.50
DISCIPLINE - AD - Architectural Work - RIBA Stage 3 Planning & LBC Architectural Work - RIBA Stage 3 Planning & LBC		10:30	85.00	892.50
DISCIPLINE - AD - Architectural Work - Develop Stage 4 Tender Pack Architectural Work - Develop Stage 4 Tender Pack		20:15		1,671.25
DISCIPLINE - AD - Architectural Work - Building Regulation Application for... Architectural Work - Building Regulation Application for replacement curtain walling and windows		6:15	85.00	531.25
DISCIPLINE - AD - Architectural Work - Curtain walling replacement - tender ... Architectural Work - Curtain walling replacement - tender & tender adjustments		28:30		2,062.50
DISCIPLINE - AD - Architectural Work - Building Regulations Application/PD... Architectural Work - Building Regulations Application/PD BSA duties		50:45		3,826.25
DISCIPLINE - AD - PD - Review Architectural Work		4:30	85.00	382.50
DISCIPLINE - BS - Condition Survey Building Surveying Works		13:45		775.00
DISCIPLINE - BS - Pre Contract Building Surveying Works		190:15		10,792.50
DISCIPLINE - MEP - Unapproved Overtime Building Services Engineering Works		0:00		0.00
DISCIPLINE - MEP Building Services Engineering Works		27:15		1,816.25
DISCIPLINE - PL Planning Works		55:30		4,002.50
DISCIPLINE - QS - prepare Tender Documents Quantity Surveying Works		23:00		1,180.00
DISCIPLINE - QS - prepare Cost Plan Quantity Surveying Works		6:00	50.00	300.00
DISCIPLINE - QS - Tender analysis and report Quantity Surveying Works		0:30	80.00	40.00
DISCIPLINE - PL - Discharge of Conditions Planning Works		2:45	50.00	137.50
Total		584:15		36,740.00

Should you have any further queries, please do not hesitate to let me know.

Kind regards,

Steve Demuth BSc (Hons) MRICS Executive Director

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