**Lytchett Matravers Parish Council**

**Pharmacy Steps – Implementation Phase**

# Introduction

This paper follows on from a paper on the Detailed Design for the Pharmacy Steps project, which was approved by the Parish Council on 24th July.

The paper presented on 24th July set out the following next steps for the project:

1. Secure formal consent to the Detailed Design from the Pharmacy Owner and the Pharmacy Manager.
2. Obtain Quotes against the Detailed Design. The suppliers proposed are Greenall Landscapes, Classic Landscapes, and Wycliffe Landscapes. These quotes will be submitted to the Parish Council for approval prior to the start of works.

This paper reports on progress towards securing the consents needed, and seeks approval for the estimated legal costs that will be incurred. It also provides a summary of the quotes received, and seeks approval for the supplier recommended on the basis of those quotes. These approvals are required for the project to proceed.

# Securing Consent

The ownership of the land around the Pharmacy Steps has been investigated through the Land Registry to ensure that consent was sought from the necessary parties. This showed that some of the proposed works would affect part of the plot on which the Tesco store is sited. This meant that in addition to securing consent from the Pharmacy Owner and the Pharmacy business owner, consent would also be required from the owner of the Tesco store and from Tesco. The identities of the relevant parties was obtained from the Land Registry titles.

Acting for the Parish Council, Ellis Jones has written to the parties from whom consent is needed, setting out the proposed works. In response, the firms of solicitors acting for 3 of the parties have asked for their costs to be paid. All 3 have requested payment in advance.

The Parish Council is asked to approve payment of the legal costs involved in securing consent, up to a maximum of £5,000 plus VAT (including Ellis Jones costs).

# Quotes Received

Tender documents were sent to the 3 suppliers identified above, requesting fixed price quotations to be submitted for two options, as follows:

**Option 1** – The price that would apply if the foundations of the flank walls for the steps are found to be sufficiently deep that they can be retained as part of the newly constructed steps.

**Option 2** – The price that would apply if the foundations of the flank walls for the steps are not sufficient, in which case the flank walls must be removed, including their footings, and rebuilt.

The quotes received are shown in Table 1.

|  |  |  |  |
| --- | --- | --- | --- |
|  | Greenall Landscapes | Wycliffe Landscapes | Classic Landscaping |
| Option 1 | £6,279 | £9,468 | £9,728 |
| Option 2 | £8,406 | £10,765 | £10,894 |

The Parish Council is asked to approve the selection of Greenall Landscapes to carry out the works.

Councillor Rob Carswell

Councillor Ralph Watts

November 2019