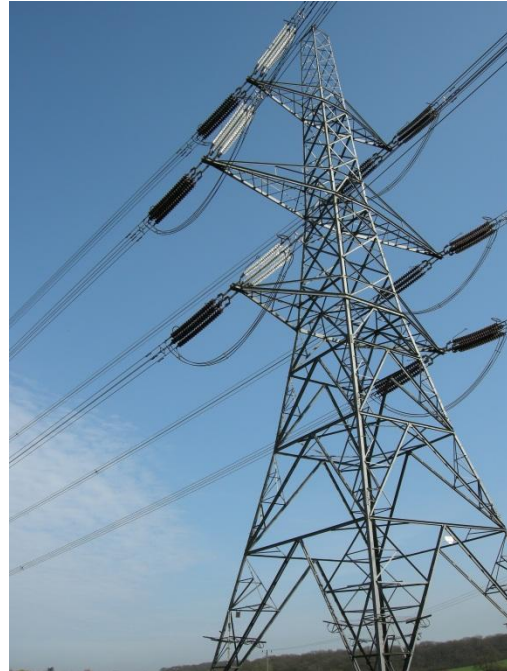


Utilities

Key factors and benefits

- Over twenty years' experience of working with Utilities for Developers
- Dedicated staff with the time to chase outstanding issues
- Provide a flexible approach to pricing/reporting to suit our clients' needs
- Contesting Cost review of thousands of sites providing invaluable information
- Budget & Detailed applications for diversions, new utility mains and connections
- Ongoing applications and searches for numerous projects helps keep up to date with the latest construction practices and most cost effective solutions
- At the forefront of new legislation and procedures through links with the HBF and other National Organisations and Bodies
- Contacts in most Utility Companies that can help speed up applications and resolve issues
- Save time and expense utilising our knowledge and experience to get the applications right first time
- With a background in House Building we understand the importance of speedy delivery and best price for utilities to your developments



A few years on from the start of the down turn, we find that the options for providing utility infrastructure and connections to new developments are ever expanding with new Companies popping up and more options for dual lay, multi-utility and self lay now available. It is evident that some of the big players have suffered through the harsh times, which has resulted in changes to their operating structure and significant increases in prices. However, this seems to have provided opportunity for other Utility Companies to step in, which offers more choice for Developers and can only be good news for the industry.

Over the last 10 years TDS have been providing services to Developers to help deal with existing and proposed utility infrastructure for new developments. This includes pre land acquisition investigation and enquires to provide utility record maps and other searches. These are assessed to determine the need for removal, diversion or lowering of existing utility apparatus to accommodate the new site and associated budget costs obtained.

Many of the sites we deal with have had previous use with existing buildings still containing meters and live supplies, which all need to be removed and terminated prior to demolition. We liaise with the energy supply Companies to arrange for meter removals and closure of existing accounts, which can then be followed up with application for disconnection of the utility

services to leave existing buildings free from all utilities. Often what on the face of it should be a simple process can become complicated and drawn out due to numerous problems that crop up, but we have dedicated staff that can afford to spend the time necessary on the phone and by email every day until the issues are resolved.

TDS involvement can continue through to making applications and enquires for firmed up quotes in relation to new utility infrastructure and connections to serve the development. This is an area where significant cost savings can be made up front by ensuring that the correct information is provided and all options are considered. Also, with the number of utility companies on the increase it is important that Developers do not stick with the same old familiar Company, just because that's who they have always used. Even on smaller sites there can sometimes be a variance in costs between quotes from different utility companies of tens of thousands of pounds.

During 2008 TDS embarked on a journey with many of our Client's, which includes most of the top ten house builders in the country, to review ongoing and completed utility contracts for new developments. The aim of this exercise was to try and recoup money on behalf of the Developer from utility companies, which had been charged when it shouldn't have. Needless to say this task had reasonable degrees of success most notably with regard to water and sewerage infrastructure credits that it was possible to obtain on some Brownfield developments. During a period of approximately four years TDS has reviewed thousands of utility files for Developers and proceeded to contest issues on over a thousand sites, which has provided an enormous insight into the most common pitfalls in the sector. The most frustrating element of this is that the majority of the savings that could have been made were upfront and contracts were already signed, therefore it was not possible to contest the issues and recoup money for the Developer. With savings achieved already running into millions of pounds who knows what amount could have been saved had TDS been involved with each project from the start.....

For further information contact enquiries@t-d-s.com