



WELBECK STRATEGIC LAND LLP

13 WOODSTOCK STREET, LONDON W1C 2AG TEL: 020 7529 3800 FAX: 020 7529 3801

A C Archaeology Limited
Manor Farm Stables
Chicklade Hindon
Salisbury
Wiltshire
SP3 5SU

Our Ref: GI/AH/AC
9th August 2019

Dear Kevin,

Land at Newhouse Farm and Ham Farm, Gillingham

Further to our discussions, I write to confirm the agreed basis for the engagement between Welbeck Strategic Land LLP (a limited liability partnership with registered number: OC359671) whose registered office is at Woodstock Studios, 13 Woodstock Street, London, W1C 2AG (the "**Client**") and A C Archaeology Limited (company number: 06577828), whose registered office is at Manor Farm Stables, Chicklade Hindon, Salisbury, Wiltshire, SP3 5SU (the "**Consultant**"), for the carrying out and completion by the Consultant of the services set out in Schedule 1 of this letter (the "**Services**") in respect of the development of land at Newhouse Farm and Ham Farm, Gillingham (the "**Project**").

The terms and conditions applicable to the engagement of the Consultant are set out in this letter (the "**Letter**") and the attached Terms and Conditions of Engagement of Consultants (the "**Terms and Conditions**") which together constitute the "**Consultancy Agreement**". The agreed fee is set out in Schedule 1 of this Letter which shall be paid in accordance with clause 6 of the Terms and Conditions. The agreed hourly rates of the Consultant, should they be required in accordance with Clause 6 of the Terms and Conditions, are set out in Schedule 1 of the Letter.

Any additional fees in connection with this Project will also be appended to Schedule 1 and paid in accordance with the Terms and Conditions.

You are to maintain professional indemnity insurance in an amount of not less than £5 million and public liability insurance in an amount of not less than £5 million in accordance with clause 8 of the Terms and Conditions.

I trust that this fully sets out the agreed basis for the engagement of A C Archaeology Limited and would be grateful if you would arrange for the enclosed copy of this letter to be signed on behalf of A C Archaeology Limited confirming acceptance of the Consultancy Agreement.

Yours sincerely



Andrew Hodgson, BSc, MRICS, AssocRTPI

Welbeck Strategic Management LLP

For and on behalf of Welbeck Strategic Land LLP

In witness this Consultancy Agreement has been executed and delivered as a deed

Executed as a deed
by Welbeck Strategic Land LLP
acting by Wimpole Street Limited,
a member in the presence of:

)
)
)
)



Director of Wimpole Street Limited

Signature of witness:



Name: Pooja Asal

Address: 13 Woodstock Street,
London
W1C 2AG

Occupation: Assistant Account

Executed as a deed
by A C Archaeology Limited
acting by (name),
a director in the presence of:

)
)
)
)

Director

Signature of witness:

Name:

Address:

SCHEDULE 1

The Services, Fee and Hourly Rates

Services

Archaeology evaluation as detailed in the fee proposal from A C Archaeology Limited dated 8th August 2019.

Fee

Description	Fees
Schedule A - Evaluations, Site Establishment and Project Management Schedule B – Fixed rates for results Schedule C – Rates	£48,868.20

All expenses and disbursement are to be charged at cost.

Name: Peter Cox

Company: AC archaeology Ltd

Anticipated fee for completion of the works	£48,868.20 plus VAT
Anticipated timescale for completion of the works	6 weeks including reinstatement
Reporting timescale	2 weeks from completion on site

Schedule A –Evaluations, Site Establishment and Project Management

These will be commissioned on the basis of a lump sum and therefore the programme proposed should be reflected within these figures. These will be varied if significant remains are found which require extension to the number of personnel or duration on site.

Ref	Task	Unit	Estimated Quantity	Rate	Amount
A1	Project Management and Mobilisation	LS	0	-	0
A2	Method Statement and Risk Assessment	LS	1	-	250.00
A3	Site Facilities & welfare	/wk	6	275.00	1,650.00
A4	Machine Hire and Collection	/day	55	432.00	23,760.00
A5	Fencing (Heras)	LS	0	-	0
A6	Service Plans	LS	0	-	0
	SUB-TOTAL				

TOTAL (A1-A6 Sub-Total)	£25,660.00
--------------------------------	-------------------

Schedule B – Fixed Rates for Results

Across the scheme there is anticipated to be a range of results from evaluation trenches. It is therefore proposed that the works will be paid by trench, based on the nature of the remains. Three scenarios are proposed:

- Negative/modern results – trenches which do not contain archaeological features or contain only modern, late post-medieval field boundaries, drains or tree throws which require minimal excavation to confirm of their nature.
- Limited remains – trenches which have a number of discrete remains. There would be no or limited evidence of phasing, or intercutting of features and remains would typically occupy less than one third of the trench area (with the exception of ridge and furrow remains which may cover a greater proportion). A limited extent of artefact types and quantities recovered, limited sample excavation and collection of environmental samples



required. Assume this includes processing and assessment of two environmental samples and up to two artefact types totalling half of one standard archive box of material (approx 45x30x25cm).

- Complex remains – trenches where the complexity of features is greater. Remains would typically occupy over one third of the trench and display evidence of phasing or intercutting. Large quantities and/or range of artefacts recovered and extensive excavation and environmental sampling required to confirm nature of remains. Assume this includes processing and assessment of four environmental samples and up to four artefact types totalling one standard archive box of material (approx 45x30x25cm). Human inhumations and cremations are specifically excluded from this scenario and would be commissioned as a variation.

The cost should be inclusive of personnel, materials, assessment of artefacts and samples, post-excavation reporting, illustration and archive preparation. An assessment level report is required which identifies the potential for further analysis to be undertaken as part of a mitigation strategy. Trenches are anticipated to measure 30m by 2m.

Ref	Trench size	Task	Unit	Amount per trench
B1	30m by 2m	Negative results/modern features only	Per trench	102.00
		Limited remains	Per trench	229.50
		Complex remains	Per trench	561.00
B2	Contingency Trenching 500m ² (or part)	Negative results/modern features only	Per trench	102.00
		Limited remains	Per trench	229.50
		Complex remains	Per trench	561.00

Schedule C – Rates

These rates will be used should additional works be required, or in exceptional circumstances should additional meetings or analyses be required which are considered to constitute a variation. Whilst the majority of these items are not anticipated to be required they are included in the event that exceptional archaeological remains are encountered, or to address specific requests for additional work such as trench extensions to resolve features, additional meetings or extended analysis of artefacts.

You may include additional lines if appropriate e.g. to identify different grades of staff, other items you consider may be necessary.



Ref	Task	Unit	Unit Cost
C1	On site meeting attendance by Project Manager	-	0
C2	Additional Machine Hire	hour	40.00
C3	Additional On-site archaeological staff inclusive of travel, accommodation and subsistence	day	120.00
C4	Additional post-excavation reporting	day	150.00
C5	Water pump	day	20.00
C6	Human inhumations/cremations on site, excavation and reporting	each	£450
C7	Environmental analysis – faunal remains	day	£150
C8	Environmental analysis – botanical remains	day	£200
C9	Geoarchaeology/Soil micromorphology	day	£250
C10	X-radiography	item	£25
C11	Metallurgy	day	£200
C12	Ceramics	day	£150
C13	Ceramic Building Material	day	£150
C14	Lithics	day	£150
C15	Small finds	day	£150
C16	Conservation (unstable/fragile artefacts only)	day	£275

