Proposal for:

Dragon Packaging Ltd

Project:

Sale of a Temporary Building– 20x25xH4

Fews



Temporary Buildings.

Endless Possibilities.

Reference: **033979**

Proposal Date: **27.05.2025**

Temporary Buildings.

Fews

27th May 2025

Jamie Cunningham
Managing Director
Dragon Packaging Ltd
47-48 Clywedog Road North
Wrexham Industrial Estate
Wrexham
LL13 9XN

Dear Jamie,

Re: Proposal for the supply and installation of a storage building from Fews Temporary Buildings.

Further to your valued enquiry and our conversation the other day, please find below the proposal for the supply and installation of a Fews Temporary Building at your site location in Wrexham.

The price quoted is for the following specification:

- **500m2 @ 20m wide x 25m long x 4m eave height**
- **Thermo insulated roofs**
- **60mm Thick Steel Sandwich Panels (PIR Foam)**
- **Solid Gable ends**
- **1 x Electric Roller Shutter Door approx. 4.8m x 3.5m**
- **2 x Single Pedestrian Doors approx. 1.0m x 2.0m**
- **12 x 100w LED Lights (supply & hung only)**
- **L flash Ground Flashing**
- **Guttering and downpipes**

Fews Temporary Buildings can be completely clear span up to a width of 40m so there are no restrictions on movement internally by way of intrusive additional uprights. Two key considerations at this stage are water ingress and condensation. Surface mounted structures can suffer from water ingress (depending on existing ground conditions) but we can advise on solutions to avoid this. Further, condensation may build up so depending on the use, we can also suggest ways to help mitigate this.

All our structures are designed and manufactured in quality controlled, state-of-the-art facilities and carry a 10-year guarantee and meet the relevant Eurocodes for Snow and Wind loading.

I trust that this meets with your requirements but in the meantime if you have any queries, please do not hesitate to contact me.

Yours sincerely

Tony Farley
Head of Industrial Structures

07842 427522
tony@fews.co.uk

Temporary Buildings.

Your project

We have understood your requirements for an effective semi-permanent structure to support the growth of the business and to improve the working conditions of your team to meet your urgent storage requirements.

Your project is for the Sale of an Industrial structure from Fews Temporary Buildings.

The construction process of our industrial range - combined with our flexible financial offering - has the following advantages, in relation to your challenges:

- Speed of installation arrival on site: Full Turnkey service within 5 to 6 weeks approx.
- Compliance: structure compliant with Eurocode standards in terms of construction compliance
- Technical flexibility: modular and transferable
- In-house: operations team and full project management
- Accreditations: the peace of mind that you are dealing with a fully competent and experienced company





Chessgrove Park, Ditchford Bank Road, Hanbury,
Bromsgrove, Worcestershire , B60 4HS

01527 821789 info@temporarystructures.co.uk

About Fews

Fews are the leading provider of temporary buildings, and structures in the UK.

As the leading supplier of temporary structures, Fews are proud to provide turnkey-solutions to a wide range of clientele.

Focusing on:

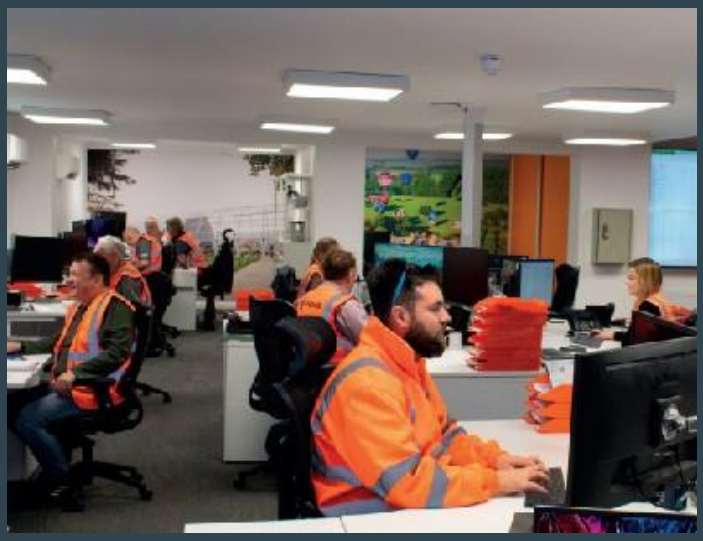
- Health and safety
- Service and turnkey solutions
- Fast Installation
- An unrivalled product range

Fews Temporary Buildings brings to market a range of high quality temporary buildings for industrial use whether that be seasonal storage, temporary warehousing & storage, logistic canopies, emergency cover and much more.

"We focus on quality and aim to be the very best"



Ian Few
Managing Director









An unrivalled level of service

Expert advice

Our service starts the moment the conversation with you starts.

We listen carefully to your requirements and concerns. We can then apply our experience and expertise to offer the right solution from our extensive range of products and accessories.

We provide high quality solutions to the most complex of problems including building in tight spaces, specific insulation needs, ground fixings and access.



Tony Farley
Head of Industrial Structures

Fews offer a methodical and comprehensive approach to the service we offer our clients.

Turnkey solutions

We are experts in the temporary structures industry, and we can offer full turnkey solutions for a variety of applications.

Beyond the structure, we can include:

- Lighting, heating, air conditioning
- Power distribution
- Professional end-to-end management

Just pick up the key. That's it!

Project management

Fews have a team of project managers ready to take you through every stage of the process. From the initial enquiry to handover, a single point of contact will ensure that every detail is given the attention it deserves.

- Experienced experts in the field
- Dedicated to each project
- Detailed management of every stage
- Professional and prompt handover



Barny Jones
Senior Project Manager



Sam Felts
Project Manager



Harry Saunders
Project Manager



Brad Edwards
Project Manager



Matt Gee
Operations Manager

Health & safety

Our operations and health and safety teams work closely together to provide a seamless and safe working environment for everyone.

- We deliver using our own fleet of vehicles
- Well-trained rigging crews
- Extensive accreditations
- Commitment to staff, client and public welfare
- Method statements for different structure types
- Risk assessments for hazardous activities
- Documented inspection of our equipment

You can be sure that our tried and tested systems can be relied upon.



Nick Gray
Health & Safety Officer

MJTA ACCREDITED HIRER MEMBER · SafeContractor APPROVED · CHAS ACCREDITATION CHAS ELITE · CYBER ESSENTIALS CERTIFIED · QMS ISO 14001 : 2015 REGISTERED · QMS ISO 9001 : 2015 REGISTERED · Constructionline Gold Member · NET ZERO LEADERS WORCESTERSHIRE

Temporary Buildings.
Endless Possibilities.

Fews

Just some of our existing happy customers...

KIER

BAKKAVOR

HS2

mace

gebhardt

HinkleyPointC
EDF CGN

SIEMENS

OSPREYS

MORGAN SINDALL

SSI SCHÄFER

Menzies DISTRIBUTION

SM
STECHFORD MOULDINGS

WOODFORDE'S BREWERY

MECALAC

CHARLES RUSSELL TRANSPORT GROUP
Global Machinery Logistics & Handling

ETON COLLEGE

NHS

GRAPHIC MILL
Exhibition Architects

...we would very much like to add you to the list!

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Our accreditations



























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Your personal specification

Dimensions	Surface m²	Width	Length	Height	Ridge Height	Frame Profile (in mm)
Building 20m x 25m x H4	500	20	25	4	7.4	aa







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Our frame / aluminum profile

- 18 ° degree pitch – A-Frame design
- Structure span of 5m increments, in grooved aluminium profiles
- Rafters & uprights, and all purlins in aluminium/steel profile
- Bracing cables for the long side positioned according to data from our design & manufacturing office
- Connecting pieces, bolts, base plates at the feet of galvanised steel posts

Fixing ground method:

Ground fixing - Pavers

800mm to 1200mm long crimped steel rods / 25mm diameter.

i) Prior to assembly, we conduct a site ground survey & uplift test on the site. These surveys are designed to collect information on the ground resistance to enable us to determine the quantity and length of anchor rods to be used.

The budget for these has been added to my costs below

Should the test results prove that the ground is not suitable, we will then recommend the specific ground fixing and/or reinforcement methods needed, there are various alternatives available. This could range from a special chemical fixing to even the installation of concrete stanchion bases.

ii) For Hardcore or Tarmac sites we will also require the utility service drawings for where the structure is going to be located. If these are not available, then we can source for you.

The budget for these has been added to my costs below

IMPORTANT – As per Industry norms, surface mounted structures will allow water to ingress at ground level depending on the local topography and ground conditions. Fews are delighted to advise on methods to reduce this. The work would need to be completed by OTHERS and is outside of our scope of works.

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Thermo PVC roofs

A unique and innovative addition to temporary buildings, the thermo twin-skin PVC is an air-filled roof which uses an electric pump system to maintain a constant inflation.

- Covering process composed of modules with an 18-degree pitch and inserted the grooves of the frame profiles. Each roof section consists of two pvc membranes assembled together connected by an air pipes
- During installation, the roof sections are pressurised using a booster (mini pump). The device is controlled by a regulating pressure switch and maintaining the pressure setpoint. The cumulative automatic daily regulation time is a few minutes (no noise, no maintenance)
- Tensioning device made up of ballast bars and stirrups in galvanised steel ensuring perfect and permanent tension.
- Benefits of Thermo Roofs – helps reduce condensation, increase thermo efficiency, reduces noise levels

Composition :

- Polyester fabric, double-sided PVC coating and lacquered, upside high gloss embossed, fungicidal finish, flame retardant
- Fabric – DIN 60001 Polyester (PET)
- Weave - DIN ISO 9354
- Linear Density - EN ISO 2060 – 1100dtex
- Weight – DIN EN ISO 2286-2 - 640g m/2
- Max Tensile Strength – DIN EN ISO 1421 - 2600/2500 N/5 cm
- Tear Strength - DIN 53 363 – 250/250 N
- Adhesion - DIN EN ISO 2411 – 100N/5cm
- Cold Resistance - UNI EN 1876-1:1998 – (-50c)
- Heat Resistance - IVK/Pkt. 5 – (+70c)
- Fire Resistance - DIN EN 13 501-1 NF P 92-503 DIN 4102-1
- U Value - 1.28 W/m²K





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Walling

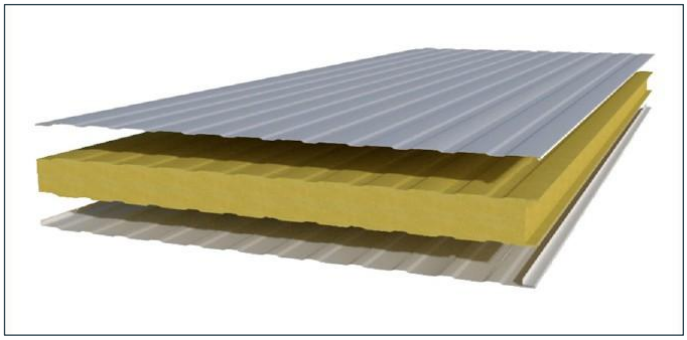
Insulated Cladding

- 60mm Rigid Sandwich Panel to walls & gables
- Exterior and interior sides in galvanised steel, Insulation in expanded PIR (polyisocyanurate) foam – Standard thickness of 60mm, coef U: 0.55 W / m².K but other wall thicknesses available on request
- Fire classification M1 and Eurocode B - s2
- U Value -0.59 W/m²K

*Range of standard colours available at no additional charge

**Other thicknesses of walling are available on request from 60mm through to 100mm



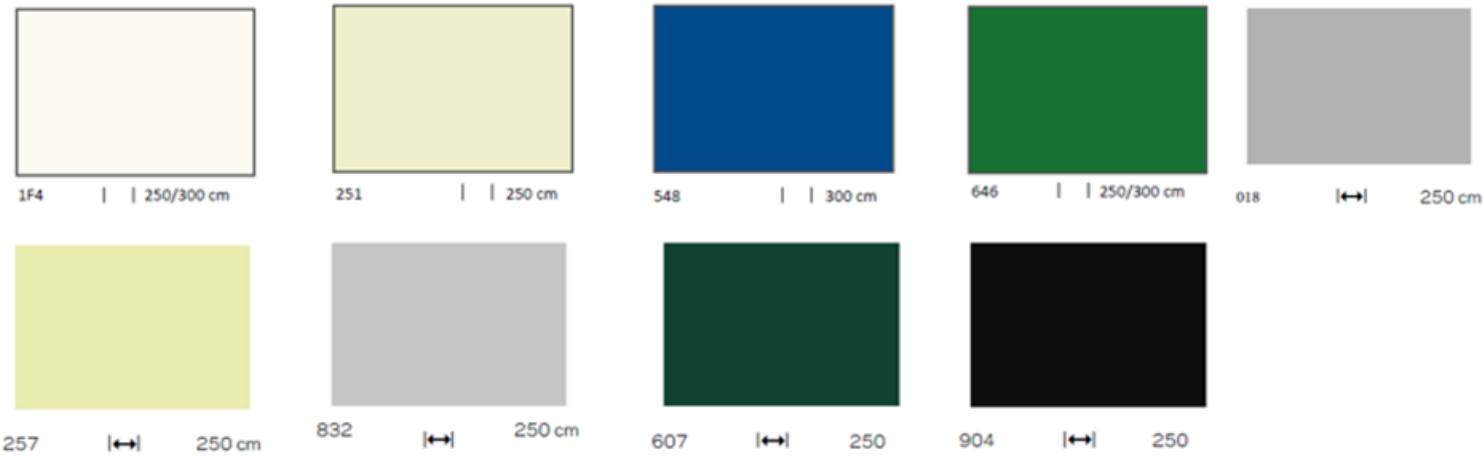


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Our Colour Palette

PVC Roofs (single and thermo)



Steel Cladding & Sandwich Panels



Please note that our standard offering is for White PVC and for Grey Walling as shown below unless otherwise specified



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Ground Interface: L-Flash System

- At the bottom of the wall cladding: application of a finishing colour-matched L-shaped sheet (curb)
- Positioned on all sides fitted with cladding, except in the doors location (repeats below)
- Your configuration: Implementation on the perimeter, excluding doors and excluding attachments
- Benefits of L-Flash System – helps to minimise water ingress back inside the structure

IMPORTANT – As per Industry norms, surface mounted structures will allow water to ingress at ground level depending on the local topography and ground conditions. Fews are delighted to advise on methods to reduce this. The work would need to be completed by OTHERS and is outside of our scope of works.





Secondary internal perimeter fix of ground mastic, if required, but this will incur an additional charge – ***POA***

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Steel Gutter System

- Installing guttering down both side elevations
- Guttering has a galvanized finish with an overall thickness of 15mm
- Mounted on metal supports
- Rainwater downpipes 160mm diameter, termination away from the building or if need be into existing drain positions

IMPORTANT – Downpipes will terminate and disperse at ground level. Should you wish to connect to mains drainage, please arrange such works with a civils contractor.





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Pedestrian Doors



- QTY : x2
- Double-skin non-insulated aluminium panel infill
- Equipped with external door access
- Locked using a key lock, door threshold 1m wide x 2m high approx
- Door frame including threshold strip made of galvanised steel
- Point bolting device

***Other door furniture available on request**

****Other pedestrian door sizes available on request**

Roller Shutter Door

- QTY : x1
- Effective dimension: 4800mm wide x 3500mm high
- Rolls up internally (no box)
- Roller Shutter with slats 110mm wide, 8/10th, galvanised steel, wind resistance rating 3
- 80x30x80 "high wind" side channels, flanges and rolling tube made of galvanised steel
- Powered by axial motor with brake – 3 Phase, 2A, 450W non-continuous cycles per day
- Controlled by holding down pushbutton or by a key-operated switch
- Safety device on spring-loaded pin equipped with fall protection
- Our Roller Shutter doors are manufactured in accordance with the Health and Safety requirements of the Machinery directive 89/392 and the European standard BS EN 13241-1: 2003

***Other types of industrial door and activation available on request**





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LED Lights

- QTY : x12
- Wattage : 100w
- Voltage (V) 220-240V
- Light Source: Integrated LED-4000
- Diameter: 200-350mm
- Height: 175mm
- Beam Angle: 110 degrees



Your project's electrical requirements

- Thermo Roof Pump — require 1x Single Phase (16amp) fused point
- Electrical Roller Shutter Door — require 1x 3-phase (16amp) fused point
- LED Lights — require 4x Single Phase (16amp) fused point for every x4 lights

Your project's lead and build times

Estimated lead time from receipt of order & our operational site survey:

5 - 6 Weeks

Estimated build time:

6-7 Days



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Structural Calculations & Conformity

Eurocodes 0, 1, 3, 7, 8, 9 (EN 1990, EN 1991, EN 1993, EN 1997, EN 1998, EN 1999 and EN 13782 where necessary)

Our standard offering for all our structures is the following ;

Wind Load of 24m/s (with a 1 in 10 wind return period) in accordance with BS EN 1991 (Parts 1-4);

Snow Load of 60kg/m2 in accordance with BS EN 1991 (Parts 1-3).

This is equivalent to a Wind Speed of 28m/s and a Snow Load of 90kg on the Temporary Code BS EN 13782

Our manufacturing and design office specifies the correct profile size according to the climatic loads of the building location.

Wrexham is classified: Wind zone 23.9m/s - Snow zone 38kg/m2 according to our engineering software.

If you require a set of site-specific calculations for your project, then we can happily supply these for you at an additional cost of £1,950.00 plus VAT



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Planning & Operations

Site Work

Fews staff are amongst the most experienced, well trained and qualified in our industry.

We invest heavily in gaining the accreditations that allow us to work in the most challenging conditions, and this extends to all Fews employees and contractors.

Every person has a personal training plan designed to ensure that they have the necessary skills to complete their work in the most efficient and safe way possible.

Our comprehensive training matrix ensures that all our personnel from Senior Management through to office staff and site riggers receive the very best training available.

This is a very fluid part of our Health and Safety training and Fews are always looking at ways to improve the skill base of their workforce. Our continuous improvement philosophy is ingrained in all our staff.

Safe Public. Safe Crew. Safe You.

Compliance & Accreditations

Maintaining high professional standards is fundamental to the Fews approach. We have many health and safety, process and environmental accreditations including CHAS Elite, SafeContractor, Constructionline Silver, ISO9001 and ISO14001.

DBS Checked Staff

All personnel involved in the construction process must undergo Disclosure and Barring Service (DBS) checks to ensure a safe and secure working environment in proximity to the public.

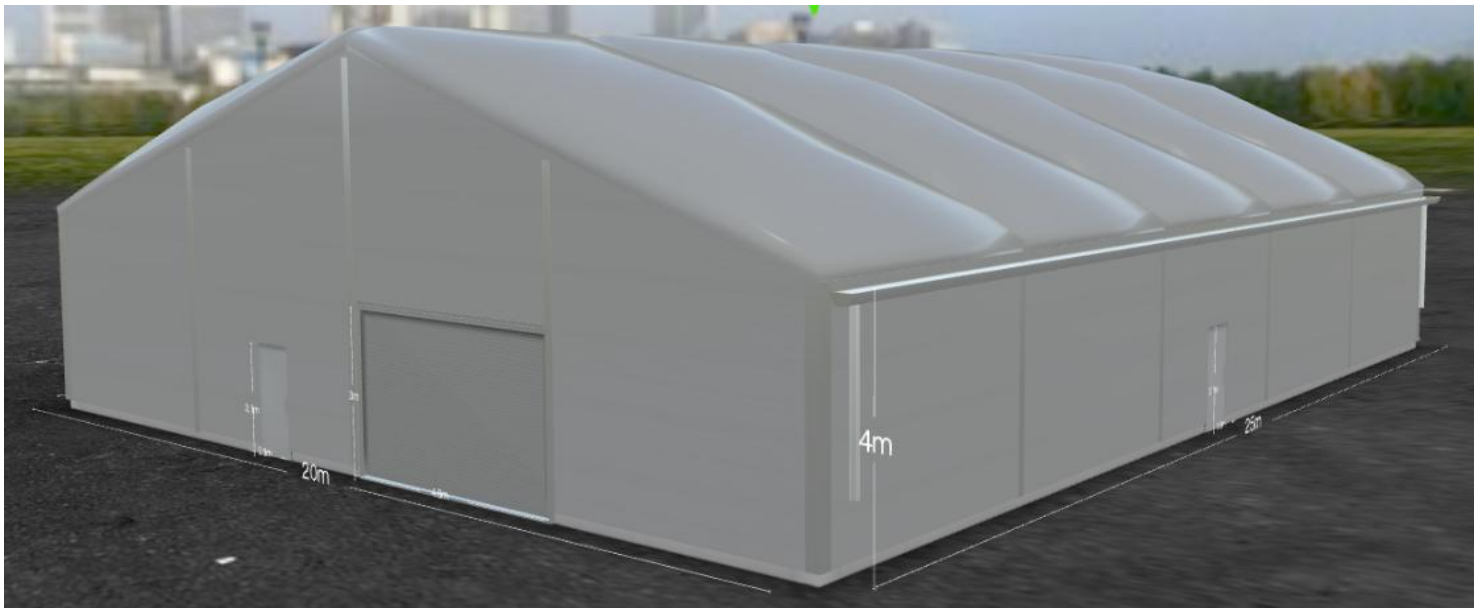
Health and Safety

There are a number of essential accreditations that are required to work in any environment. Fews also operate on numerous nuclear sites which means a much higher level of training and accreditation. There is more information on our accreditations and training programmes.

Visibility of Staff and Vehicles

All of our site staff wear branded hi-viz clothing and all of our vehicles are clearly branded for easy identification to ensure the safety of the public and staff.

Artist impression of your structure



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Our quotation

Contract Hire

Hire for 24 months	[redacted]
Hire for 36 months	[redacted]

All prices exclude VAT

Price includes delivery & installation and all relevant plant hire

You will NOT own the structure at the end of the chosen contract hire period

This quotation is only valid for 30 days from the date of issue and is subject to change unless otherwise specified

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Contract Hire Payment Terms

The repayments charged are subject to change depending of the cost of funds prevailing at the time of signing the finance agreement

Please note

- Contract Hire is subject to acceptance by our financial partners.
- The financial contract is established between the client and the financial institution under the conditions of the financial organisation.
- The amount charged is subject to change, depending on the change in rates on the day of confirmation of your order.
- Any disassembly costs if applicable at the end of this contract are not included in this offer.

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Our quotation

Purchase

Delivery & Installation and all relevant plant hire	[redacted]
Purchase price	[redacted]
Total cost of purchase	[redacted]

All prices exclude VAT

This quotation is only valid for 30 days from the date of issue and is subject to change unless otherwise specified

Purchase Payment Terms

- On placement of Order — DEPOSIT: 50% of Total Cost
- On delivery of goods to site — 40% of Total Cost
- On practical completion — 10% of Total Cost (remaining balance

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Quotations

Quotations provided in this proposal are subject to a site visit, valid for 30 days, subject to availability at the time of order, E. & O.E. VAT will be charged at the rate applicable at the time of invoice.

The current lead time is 5-6 weeks from order to install. Please contact us for latest lead times.

Terms & Conditions

A copy of our full Terms and Conditions for Sale or Hire of Goods and Services is available from our website **https://www.temporarystructures.co.uk/terms-and-conditions** or is available in a separate document. We list a summary of some important terms below:

a. Site

A site survey will be carried out before installation to confirm suitability for installation, anchorage and access. A site plan should be provided by the client to show all underground services and obstructions.

b. Planning & Permits

Planning permission is the responsibility of the client. The application and obtaining of all necessary statutory and regulatory consents, including (but not limited to) planning permissions and building regulation approvals is the responsibility of the client. It is the responsibility of the client to ensure that building regulations, local building and planning regulations are adhered to prior to installation.

c. Installation

Our HIRE and PURCHASE prices includes the cost of all plant and equipment necessary for the erection of the temporary structure

d. Maintenance

For HIRE and PURCHASE of a temporary structure we can provide peace of mind and offer inspections to ensure your structure is functioning as it should (at additional cost).

e. Clearance

Our HIRE price for collection includes the cost of all plant and equipment necessary for the erection of the temporary structure

Temporary Buildings.

Fews

Fews Safety Inspection Plan

- At Fews we pride ourselves on our excellent customer service, and we believe that the relationship with all our customers goes well beyond that of the initial Sale / Hire and handover of the completed structure to you.

- Simply put, our job isn't done just because your temporary building is in the ground. We at Fews are proud to offer our Safety Inspection Plan which we strongly recommend is carried out on an annual basis for however long your structure is onsite for.

- This plan is designed to prolong the lifespan of your temporary structure for years to come and to make sure your goods that you store in the building or the items that you manufacture are kept in the best possible conditions.

- Approximately 3-4 months before the annual anniversary of your structures installation we will contact you with a reminder to schedule this work into your workday plans, Most of this work is carried out by a 2-man specialist team with Boom Lift and should take no more than day to complete.

The budget for this plan ranges fro[redacted]ach annual visit (excl. VAT)



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Proposal Exclusions

- Obtaining the necessary administrative authorizations
- Insurance: The client in their capacity as contracting authority undertakes to take out the necessary insurance or, failing this, to take out with Fews the option “protection of rented goods” (only if a Hire contract)
- The layout of the site and / or its accesses and site installations, and its guarding
- Disposal of packaging waste (DIB, wood, cardboard, plastics, etc.)
- The electrical connection of electrical items installed, unless electrical package has been quoted by Fews to supply
- Maintenance and / or periodic regulatory inspections of the structure and its equipment
- Additional costs for Site Survey & Ground scan
- Additional costs for Utility drawings
- Additional costs for change of fixing method due to ground conditions
- Waiting times greater than 1 hour during the site, linked to situations beyond our control
- The fees, if any, of a control office or any other body commissioned by the client
- Fews will not be undertaking the role of PC (Principal Contractor) during the planning and installation phase of this project., This role remains the responsibility of appointed client or other designated main contractor.
- Generally everything that is not explicitly stipulated in this offer

Customer Signature & Tick Page

I hereby accept the dimensions and specifications of the Fews structure as stated in this proposal document (subject to an operational visit which could incur additional charges). I also accept the terms and conditions of Fews (a copy which is available on request) and I also agree to the payment terms as set out in the proposal.

IMPORTANT – As per Industry norms, surface mounted structures will allow water to ingress at ground level depending on the local topography and ground conditions. Fews are delighted to advise on methods to reduce this. The work would need to be completed by OTHERS and is outside of our scope of works.

Please also note that these are surface mounted structures and that they are designed to fit onto and through an existing hard standing no matter the variance in gradient or condition of the existing surface. Obviously the better the condition and flatter the surface the better aesthetically the building will look and also perform.

Name _____ **Position in Company** _____

Company name _____

Address of site _____

Signature _____ **Date** _____

Official PO Number _____

PLEASE READ BELOW AND THEN TICK AT THE BOTTOM OF THE PAGE TO SHOW YOUR ACCEPTANCE

Once you have filled in the above and ticked the box please print and return it to Fews Industrial. This confirms official acknowledgement of the specification and terms as laid out in this proposal.

A proposed sketch layout of the building will follow shortly after receipt of the above acknowledgment from you for you also to approve or amend if need be. After this your order will go into full planning & production where will also issue you with FULL technical drawings and any other supporting documentation you and your company may need.

Once you have filled in the above and ticked the box please print and return it to Fews Industrial. This confirms official acknowledgement of the specification and terms as laid out in this proposal.

A proposed sketch layout of the building will follow shortly after receipt of the above acknowledgment from you for you also to approve or amend if need be. After this your order will go into full planning & production where will also issue you with FULL technical drawings and any other supporting documentation you and your company may need.

I ACCEPT THE BUILDING / CANOPY SPECIFICATION AND PRICES AS DETAILED IN THE ABOVE PROPOSAL ☐

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SCAN ME

EVENT PRODUCTION AWARDS 2023
WINNER
SUSTAINABILITY

6 points of sustainability

SCAN ME

Fews are committed to environmental sustainability, and it forms part of our long-term planning.

Wherever possible we look for ways to adopt sustainable working practices. We generate our own power through Biomass and Solar, invest in the latest efficient vehicles and machinery, and recycle carpets and other goods consumed in the process of running the business.

We divide our approach into six key areas and ensure that each is maintained and reviewed.

- Biomass Heat Generation
- Solar Powered Energy Generation
- Energy Efficient Structures
- Sustainable Processes
- Vehicle Fleet
- Recycling

QMS ISO 14001 : 2015 REGISTERED

future Net Zero STANDARD

ALBERT Supplier

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