

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



CONTENTS

Nr	Section	Page No.
1.0	Introduction	3
2.0	Executive Summary	4
3.0	Project Summary	5
3.1	Project Description	
3.2	Key Project Parties	
3.3	Project Timescales	
3.4	Main Contractor Procurement	
3.5	Statutory Approvals and Consents	
3.6	Capital Expenditure Funding Limits and Controls	
4.0	Design	9
4.1	The Design Team	
4.2	Design Information	
4.3	Reports, Surveys, and Investigations	
4.4	Planning, Consents and Statutory Approvals	
5.0	Financial Review	13
5.1	Construction Costs	
5.2	Development Appraisal (Cash Flow)	
5.3	Building Contractor Payment	
5.3	Liquidated and Ascertained Damages	

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



5.4	Performance Bonds	
5.5	Parent Company Guarantees	
6.0	Programme	15
6.1	General Review	
6.2	Procurement Phase	
7.0	Contract	16
7.1	Building Contract	
7.2	Collateral Warranties	
7.3	Other Contracts	
8.0	Project Risk	18
8.1	General Review	
8.2	Design risk	
8.3	Price inflation	
8.4	Market volatility	
8.5	Ground conditions	
8.6	Client change to scope of works	
8.7	Contractor availability	
8.8	Materials supplies	
	Appendix A – Insurance Schedule	19
	Appendix B – Documents reviewed	20
	Appendix C – Procurement Programme	21
	Appendix D – Project Risk Schedule	22

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



1.0 Introduction

- 1.1 Holloway Squire Partnership has been appointed by The Parochial Church Council (PCC) of St Mary with St Francis and St Faith Alverstoke Parish to carry out an independent assessment as project manager for the pre-construction phase of the project only, in respect of the Alverstoke Parish Centre Regeneration Project (APCRP).
- 1.2 Holloway Squire Partnership's appointment is in accordance with our letter of appointment dated 6th January 2021.
- 1.3 The purpose of this report is to provide to the PCC an independent technical due diligence assessment, the 'Pre-Construction Report', which will review the following (with report references):
 - Parties involved, insurances and appointments (3.2, 4.1 and Appendix A)
 - Planning Permission and other consents (3.5, 4.4 and Appendix B)
 - Design (3.1, 4.2)
 - Survey and specialist reports (4.3 and Appendix B)
 - Procurement route (3.4)
 - Procurement programme (3.3, 6.1 to 6.2 and Appendix C)
 - Construction contract (7.1 to 7.3)
 - Construction costs (3.6, 5.1 to 5.5)
 - Project risks (8.1 to 8.7 and Appendix D)
- 1.4 This is a confidential report prepared for the benefit and use of PCC. The contents of this report, in full or part, should not be disclosed to any third party without the express permission of PCC and Holloway Squire Partnership (HSP).
- 1.5 The scope of this report is limited to the pre-construction phase and does not include commentary on the tender returns which will be addressed by the HSP as project quantity surveyors. It also does not include any review of furniture, fixings and equipment which are being procured outside of the main project.
- 1.6 This report does not include commentary on fund raising, grant applications or the like.
- 1.7 Documents reviewed in preparing this report are listed in Appendix A and B are available for inspection if required.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



2.0 Executive Summary

- 2.1 PCC are seeking to construct a new Parish Centre on the site of the existing Centre at Green Road, Alverstoce.
- 2.2 Project funding will be required to include the cost of demolition, construction of a new Centre with associated car parking and landscaping, professional fees, survey costs and the like, furniture, fittings and equipment and VAT.
- 2.3 The project design team has been appointed (or selected) with appropriate professional indemnity insurance in place.
- 2.4 A Planning Application has been made and Consent granted by the local planning authority, with fourteen conditions. These conditions are typical for projects of this type.
- 2.5 PCC intends to engage a building contractor to construct the Centre following a competitive tender procedure with tenderers selected following a pre-qualification process. Appointment of the contractor being dependant on securing the required funding for the build phase of the scheme.
- 2.6 The contractor will be appointed under a formal contract with appropriate terms and conditions governing their appointment.
- 2.7 HSP have prepared an Order of Cost Estimate dated April 2021 which estimates a construction cost for the Centre and associated works including a risk allowance at £1,994,328.
- 2.8 Project risks are being managed with mitigation strategies in place.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



3.0 Project Summary

3.1 Project Description

- 3.1.1 The scheme comprises the demolition of the existing Parish Centre and the construction of a new replacement Parish Centre built in part over two floors with associated car parking and landscaping.
- 3.1.2 At ground floor the arrangement comprises an Entrance Foyer leading to the Main Hall with attached stores, an adjoining Kitchen accessed from the Hall and Foyer, a Small Hall with attached store and Galley, an Office/Reception with attached store and Print room, an Adult Change room and Assisted, Female and Male toilets. A stair and lift serve the first floor.
- 3.1.3 At first floor level the arrangement comprises a Lobby leading to a Meeting Room, Training Room and Rectors Office. These rooms are supported by a Galley, Store and Assisted WC. The first-floor accommodation is built into the roof space.
- 3.1.4 The external envelope consists of a facing brick façade with a clay tile roof. Rainwater goods are cast iron with uPVC fascia and soffits. Windows and doors are composite timber aluminium framed with security doors. The entrance porch has a Green Oak framed structure.
- 3.1.5 The structure of the Centre is supported by a steel frame, masonry walls and timber roof construction. Foundations are traditional strip footings with a concrete ground bearing slab.
- 3.1.6 Internal finishes are designed to accord with the use of the individual spaces and are in line with normal expectations for a building of this type.
- 3.1.7 Whilst furniture is excluded from the Cost Plan allowance has been made for the kitchen, two gallies and a reception/office. WC areas are provided for assisted, male and female occupants.
- 3.1.8 A lift and full mechanical and electrical provision is included.
- 3.1.9 External works include footpaths, roads, parking, fencing, landscaping, bike racks and a bin store. The scheme includes foul and surface water drainage and mains services (electricity, water, and telecoms).

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



3.2 Key Project Parties

3.2.1 Employer

The Parochial Church Council (PCC) of St Mary with St Francis and St Faith Alverstoake Parish.

3.2.2 Main Contractor

Will be appointed following the completion of the procurement process (see 3.4) and the PCC securing funding.

3.2.3 Design Team

See 4.1

3.3 Project Timescales

3.3.1 The project has two distinct phases procurement and construction. These are commonly referred to as Pre and Post Contract. Intrinsicly linked to the step from Pre to Post Contract is the securing of the project funding by PCC.

3.3.2 Sufficient funds have been secured to allow the PCC to instruct the design team to proceed to prepare Tender documentation. The design team is currently preparing design and tender documents with issue to contractors anticipated in early September 2021. Tender period for projects of this size and complexity are typically 5 to 6 weeks, returns are anticipated for mid to end of October 2021.

3.3.3 Following receipt of tenders a checking and review process will follow this typically takes 2 weeks. Following review contractors will be interviewed and potentially a preferred contractor identified by early November 2021.

3.3.4 Commencement of the works will be dependent on funding.

3.3.5 The decision to proceed to obtain tenders is based on two requirements. Firstly, it will establish the actual cost for the project to confirm the total funding required and secondly the receipt of tenders is a prerequisite for certain funders.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



3.4 Main Contractor Procurement

- 3.4.1 Tenders will be issued to a select list of contractors proposed by the design team and approved by the PCC. The proposed contractors will be known to one or more of the team and will be suggested based upon previous projects undertaken and experience of work of a similar nature. The contractors will where possible be local contractors who are 'family' run businesses with excellent reputations. We would suggest four or five tenderers are invited to bid with one or two reserves in case of withdrawal from the process.
- 3.4.2 The tender process will be managed by HSP, and the documents issued will comprise a detailed price document, preliminaries and general terms and conditions, drawings and specifications and appropriate accompanying documents (Planning Consent, survey reports etc.).
- 3.4.3 The contractors will be required to provide complaint competitive tenders which will be carefully reviewed by HSP, and a tender report prepared and issued to the PCC with our recommendations.
- 3.4.4 The PCC will not be obliged to select any of the submitted bids or bear any tendering cost from the contractors.
- 3.4.5 The potential delay from receipt of tenders to appointment and commencement of works resulting from the need to obtain funding will be addressed in the tender documents. Several options for addressing this can be utilized once timescales are clearer and this will be reviewed in detail by HSP as project QS.
- 3.4.6 Selection of the contractor will consider several criteria including cost, time, experience, proposed site personnel etc. We strongly recommend that at least the two lowest bidders should be invited to interview.
- 3.4.7 The PCC have engaged with specialist mechanical and electrical contractors who have provided design services. They will also be invited to tender for the work as sub-contractors to the main contractor.

3.5 Statutory Approvals and Consents

- 3.5.1 The scheme has been awarded Planning Consent on 9th March 2020. The consent is conditioned (see 4.4) and works must commence within three years of the date of consent.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



3.6 Capital Expenditure Funding Limits and Controls

- 3.6.1 The PCC maintains its own finance and reporting procedures and no commentary is made within this report upon those procedures.
- 3.6.2 HSP has prepared a detailed Order of Cost Estimate dated 19th April 2021 which assesses the potential cost of construction for this project to be £1,994,328.32. See 5.1 for further details.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



4.0 Design

4.1 The Design Team

4.1.1 Plum Architects (Architect)

Plum Architects are appointed as the project Architect with Richard Bullen the lead consultant responsible for this scheme. Plum Architects were appointed before our involvement with the project, and we have not reviewed their appointment as part of this report. Details of their Professional Indemnity Insurance are included within Appendix A.

Plum Architects are also fulfilling the role of Principal Designer in accordance with the Construction (Design and Management) Regulations 2015 (CDM 2015).

4.1.2 WRD Engineers Ltd (Structural and Civil Engineers)

WRD Engineers Ltd are appointed as the project Structural and Civil Engineers with responsibility for the design of the building structure (above and below ground), foul and service water drainage (below ground) and the design of road and footpath construction. Details of WRD Engineers Ltd Professional Indemnity Insurance details have been requested.

4.1.3 P&J Electrical Contractor (Electrical Engineer)

P&J Electrical have been assisting the PCC with design and cost advice for the proposed electrical installation to the Centre. Following a meeting with HSP and Plum Architects, P&J Electrical will be issuing a revised fee proposal to include for the provision of construction monitoring services including testing and commissioning, if they are not appointed by the main contractor to undertake the works, to ensure that the installations are installed in accordance with their design. Details of their Professional Indemnity Insurance are included within Appendix A.

4.1.4 DSR Mechanical Services Ltd (Mechanical Engineer)

DSR Mechanical have been assisting the PCC with design and cost advice for the proposed mechanical installation to the Centre. Following a meeting with HSP and Plum Architects, DSR Mechanical will be issuing a revised fee proposal to include for the provision of construction monitoring services including testing and commissioning, if they are not appointed by the main contractor to undertake the

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



works, to ensure that the installations are installed in accordance with their design. Details of their Professional Indemnity Insurance are included within Appendix A.

4.1.5 Holloway Squire Partnership Ltd (Quantity Surveyor)

HSP are appointed as the project Quantity Surveyor and Contract Administrator. Details of our Professional Indemnity Insurance are included within Appendix A.

4.1.6 TecFire Ltd (Fire Safety)

TecFire are fulfilling the role of Fire Safety Advisor to the PCC. They have carried out an initial design review to ensure that any fire risk is minimised, and this has been reflected in the current design. TecFire are to be requested to provide PII information.

4.1.7 SOCOTEC Building Control (Approved Inspector)

Butler and Young were appointed as the Approved Inspector to fulfil the Building Control function for this project. Butler and Young were acquired by the SOCOTEC Group in 2019 and has subsequently rebranded to SOCOTEC Building Control. SOCOTEC are to be requested to provide PII information.

4.2 Design Information

4.2.1 The design team have prepared plans and details sufficient for the planning application (RIBA Stage 3) and have continued to develop these for tender issue (RIBA Stage 4), see 3.4.

4.3 Reports, Surveys, and Investigations

4.3.1 Several specialist reports have been commissioned by the PCC (see Appendix B) either to satisfy the Planning Conditions or to assist the design team. Plum Architects have advised that no further surveys will be required for design or planning.

4.3.2 Soil Limited have carried out both the desk top study and intrusive investigations required under Planning Conditions 13. No contamination has been discovered, and the Architect has confirmed he is reviewing how Condition 14 monitoring of removal of contamination etc. will be discharged given none is present.

4.3.3 A demolition level asbestos survey may be required dependant on the age of the building or if asbestos has already been removed and a survey undertaken.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



4.4 Planning, Consents and Statutory Approvals

4.4.1 Planning

As previously noted, the project has the benefit of a full planning approval granted by Gosport Borough Council, application number 19/00435/FULL dated 9th March 2020.

4.4.2 Planning consent

The consent is subject to 14 individual conditions (a number with parts) of which 12 conditions or parts of require action to discharge (4 as pre commencement, 9 as pre-occupation and 1 post occupation) as follows.

- Condition 1- The development must be commenced within 3 years of the award.
- Condition 2- The development must be carried out in accordance with the approved plans.
- Condition 3- Construction above slab level must not commence until all external facing and roof materials are approved in writing (Pre-Commencement [above slab] condition)
- Condition 4- Construction above slab level must not commence until all window profiles and finishes and materials and colours of soffit and barge boards are approved in writing (Pre-Commencement [above slab] condition)
- Condition 5- Detailed landscaping scheme to be completed in accordance with an approved scheme (Pre-Occupation condition)
- Condition 6a- Detailed soft landscaping scheme to be approved in writing (Pre-Occupation condition)
- Condition 6b- Soft landscaping to be planted within the next planting season following occupation (Post Occupation condition)
- Condition 7- Tree protection works to be installed pre demolition and maintained throughout the project (Pre-Commencement condition)
- Condition 8- Biodiversity and ecological enhancement measures to be approved in writing and then retained (Pre-Occupation condition)
- Condition 9- Parking measures to be complete (Pre-Occupation condition)
- Condition 10- New access to Green Lane details to be submitted and approved in writing and installed (Pre-Occupation condition)
- Condition 11- Existing access to Green Lane to be closed off details to be submitted and approved in writing and installed (Pre-Occupation condition)
- Condition 12- Secure cycle parking details to be submitted and approved in writing and installed (Pre-Occupation condition)

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



Condition 13- (a) a desk top study documenting previous and existing land uses, (b) a site investigation report and (c) a detailed scheme for remedial works for contamination and/or gas; to be submitted and approved in writing (Pre-Commencement condition)

Condition 14- Verification by a competent person that condition 13(c) has been discharged (Pre-Occupation condition)

All reports and details are included within the design team appointments or by direct appointment of specialists (Conditions 8 and 13). Input will be required on Condition 6a which the Architect confirms he has discussed with the PCC and will be able to draw on their expertise. Regarding Condition 14 see 4.3.2

4.4.3 Statutory Approvals

PCC have appointed SOCOTEC as Approved Inspectors to undertake the Building Control role. The architect will coordinate the design team submissions to SOCOTEC.

SOCOTEC will review any fire approval requirements.

The Architect has confirmed that SOCOTEC have undertaken to provide SBEM calculations. Simplified Building Energy Modelling (SBEM) is the approved national calculation methodology used to calculate the energy efficiency of commercial properties.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



5.0 Financial Review

5.1 Construction Costs

5.1.1 As noted HSP have provided an Order of Cost Estimate which has been discussed with the PCC separately to this report, as such no detailed commentary is included here.

5.1.2 We would note that the Estimate is intended to predict the likely construction cost of the scheme and as such it excludes several costs which are detailed in the Estimate. We would highlight the following costs which the PCC must include within their overall budget amongst others.

- Design Team fees
- Costs of specialist surveys
- Inflation
- Value Added Tax
- Fixtures and furniture
- Temporary accommodation, removals, storage etc.

5.2 Development Appraisal (Cash flow)

5.2.1 Once a contractor has been selected and the project duration and contract sum agreed, then a construction phase cash flow can be provided which will detail the likely expenditure during the project. Construction schemes are often said to follow an 'S Curve' of expenditure, this has a relatively low level of spend at the beginning and end of the scheme with a peak generally at the mid-way point or slightly after same.

5.3 Building Contractor Payments

5.3.1 The standard form of contract (see 7.0) includes periodic payment provisions with payment in arrears for works correctly completed with a retention allowance. This process ensures that the PCC will only pay for completed work and does not make payment for works in advance unless specifically agreed (for example for specialist materials).

5.3.2 HSP, as project QS, will undertake the valuation responsibilities throughout the project.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



5.4 Liquidated and Ascertained Damages

5.4.1 The contract will include damages in the event of failure of the contractor to complete on time. Please note the contract includes mechanisms for adjusting the completion date should pre-defined events occur for example severe weather.

5.5 Performance Bonds

5.5.1 The contractor may be requested to provide a Performance Bond as a protection against default. This does carry a charge but may be a funder requirement. We would advise discussing this when contracts are to be prepared.

5.6 Parent Company Guarantees

5.6.1 The contractor will be required to provide Parent Company Guarantees where they are subsidiary to a parent company.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



6.0 Programme

6.1 General Review

6.1.1 As noted the scheme is considered in two phases. The contractor will be required to provide a detailed construction programme which amongst other uses will be a benchmark against which to measure their progress on site.

6.2 Procurement Phase

6.2.1 A procurement programme is included within Appendix C of this report. As noted in 3.3 this programme indicated tenders returned at the end of October 2021 with contractor selection to follow.

ALVERSTOKE PARISH CENTRE REGENERATION PROJECT

PRE-CONSTRUCTION REPORT



7.0 Contract

7.1 Building Contract

7.1.1 It is proposed that a standard JCT form of contract is used for this project. The JCT provide suite of contracts which are industry standard forms. The various forms address different levels of scheme value, complexity, design, and risk apportionment. This project is a relatively straight forward project with the requirement for a fixed contract sum (except where the works are varied by instruction) and a level of contractor design (for the mechanical and electrical installation, lift provision etc.). As such we would propose that the JCT Intermediate Form of Contract with Contractors Design would be appropriate to be used for this scheme.

7.1.2 As project QS we shall review the contract with PCC as part of the tender process.

7.1.3 Administration of the contract will be by HSP as Contract Administrators. The design team retain responsibility for design matters throughout the project.

7.2 Collateral Warranties

7.2.1 As noted several works packages will be designed by specialists, in these instances a Collateral Warranty will be required between the specialist and PCC to ensure a contractual link to those designers.

7.3 Other Contracts

7.3.1 All works will be included within the construction contract under the management and control of the main contractor.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



8.0 Risk

8.1 General Review

- 8.1.1 A risk register has been maintained by the PCC for the project. We have prepared a Register from a construction perspective only which is attached in Appendix D.
- 8.1.2 The Risk Register should be viewed as a dynamic document continually reviewed, added to, mitigation reviewed, and the schedule regularly updated. We use a traffic light system to identify risk with the perceived risk increasing from green to red.
- 8.1.3 The Risk Register should be managed by an individual, but all parties should contribute to it. The number of items on the Register may therefore grow as the project proceeds. Equally important to identification of the risk is an agreed mitigation strategy which should be agreed by all parties. The following items are highlighted as potential risk at this stage.

8.2 Design risk

- 8.2.1 Design development may lead to scheme changes which potentially have a cost and time risk.

8.3 Price inflation

- 8.3.1 An uncertain project commencement date does lead to the risk of inflation the longer the start date pushes into the future.

8.4 Market volatility

- 8.4.1 The effects of Brexit/Covid in the coming months are already showing cost inflation and this may continue for some time. This is a high project risk.

8.5 Ground conditions

- 8.5.1 Whilst the investigation report does not show any problems with ground conditions and contamination there is always a risk in any excavation works.

8.6 Client change to scope of works

- 8.6.1 Future adjustments to the project may cause both delay and increased risk of cost rises.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



8.7 Contractor availability

8.7.1 Work loads are increasing for contractors and those of high reputation quickly fill their order books. This risk is linked to 8.4.

8.8 Materials supplies

8.8.1 Currently there are severe shortages of key materials leading to price inflation. This may be resolved by the time this project proceeds to site if this is a short-term problem.

8.9 Funding

8.9.1 Scheme funding is still to be secured, this is the major risk to the scheme proceeding and therefore to time and cost.

8.10 Planning Consent

8.10.1 The planning consent Condition 1 requires that the works should commence within 3 years of the award. As the award was March 2020, we are nearly halfway through the period in which it must be enacted. This is linked to 8.9.

8.11 Asbestos

8.11.1 Requirement for asbestos survey to be reviewed.

8.12 Main services

8.12.1 Adequacy of existing services to be established.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



Appendix A – Insurance details currently available

INSURANCES SCHEDULE

DISCIPLINE	HOLDER	TYPE	BROKER	COVER	EXPIRY DATE
Architect	Plum Architects	Professional Indemnity	Requested		
Structural Engineer	WRD Engineers Ltd	Professional Indemnity	Requested		
Electrical Engineer	P&J Electrical Contractor	Professional Indemnity	AXA Excel Insurance	£1,000,000	21/05/2022
Mechanical Engineer	DSR Mechanical Services Ltd	Professional Indemnity *	Alliance Insurance plc	£2,000,000	30/06/2021
Quantity Surveyor & Contract Administrator	Holloway Squire Partnership Ltd	Professional Indemnity	Alice Castle	£2,000,000	30/04/2022

* An additional £3,000,000 excess layer PII is also provided by Folgate Insurance Company Limited with same expiry date.

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



Appendix B – Documents Reviewed

Plum Architects:

- Drawings and specification as issue sheet dated 20th November 2020

WRD Engineers:

- Drawings and specification as issue sheet dated 20th November 2020

P&J Electrical and DSR Mechanical:

- Project data issued September 2020

Gosport Borough Council:

- Planning Consent (9th March 2020)

Eco Support:

- Ecological Enhancements to Satisfy Condition 8 of the Planning Permission dated October 2020.

Soils Limited:

- Phase 1 Contamination Desk Study and Site Walkover (Preliminary Risk Assessment)
- Intrusive Investigation
- Contamination Analysis
- Geotechnical Analysis

TecFire Ltd:

- Fire Strategy Report
- Pre-Occupation Fire Safety Report (future report to be prepared pre-occupation)
- Fire Risk Management Plan (assistance with Plan to be prepared pre-occupation)

Holloway Squire Partnership Ltd:

- Order of Cost Estimate 19th April 2021

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



Appendix C – Procurement programme

**ALVERSTOKE PARISH CENTRE
REGENERATION PROJECT**

PRE-CONSTRUCTION REPORT



Appendix D – Project Risk Schedule