

REPORT TITLE: HOBBS VIEW, SOUTHBROOK COTTAGES, MICHELDEVER –
LESSONS LEARNED

19 NOVEMBER 2025

REPORT OF CABINET MEMBER: Cllr Mark Reach, Cabinet Member for Good
Homes

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WARD(S): ALL WARDS

PURPOSE

This report advises on key outcomes, project costs, and lessons learned following completion of the pilot Passivhaus Plus project at Hobbs View, Southbrook Cottages, Micheldever.

The Constitution provides that any variation to a building contract (with a value in excess of £1m) that results in the total cost of the scheme exceeding the approved estimate by 10% is subject to an updated financial appraisal to be reported to the Overview and Scrutiny Committee and Cabinet explaining the reasons for the cost increase.

This project was identified as an Action Plan priority in the *Winchester Climate Emergency Carbon Neutrality Action Plan 2020 to 2030*. The Action Plan identified the project as a suitable pilot to develop a Passivhaus Plus development to support and inform future policy and development decisions.

The flats at Hobbs View have been completed by the contractor, Ascia Construction Ltd, and were formally handed over to the council on 29 October 2024.

This project review has identified the following six lessons learned which can be applied to future new build council schemes:

- Consider removing certification requirements for any future proposed Passivhaus Plus developments

- Identify the availability of Passivhaus Suppliers before the procurement of Passivhaus Plus developments
- Consider a Design and Build Contract for price certainty
- Appoint a Clerk of Works for future projects
- Increase contingency and professional fees for traditional build contracts
- Exclude off site projects from the main building contract

RECOMMENDATIONS:

1. That the reasons for the project overspend are noted and that procurement and management of future projects seeks to learn from this pilot scheme.

IMPLICATIONS:

1. COUNCIL PLAN OUTCOME

1.1 Greener Faster

The completion of 6 flats at Hobbs View to Passivhaus Plus standard, aligns with the council's Greener Faster Council Plan priority and is consistent with the priorities to be a carbon neutral district by 2030.

The Passivhaus Plus standard is an exacting standard. It is a low energy building specification which requires the building fabric to be extremely efficient and airtight, reducing the heating requirement and carbon emissions. The flats at Hobbs View have been completed to this exemplar standard, to deliver highly energy efficient and healthy affordable homes, resilient to extreme climate events.

1.2 Good Homes for all

The completion of flats at Hobbs View aligns with the council's commitment that all homes are energy efficient and affordable to run. The completed development has delivered highly energy efficient and comfortable homes, demonstrated by their *A rating* Energy Performance Certificate (EPC), resulting in reduced energy bills for tenants.

The delivery of new homes contributes to the council's ambition of delivering 1,000 homes by 2032. All flats have been allocated in accordance with Hampshire Home Choice's Scheme of Allocation.

1.3 Thriving Places

The construction of flats at Hobbs View utilised a brownfield garage site. In its place, the development of Hobbs View has provided high quality homes to allow local people to live and work in the district.

1.4 Healthy Communities

The delivery of 6 affordable flats at Hobbs View to Passivhaus Plus standard has produced extremely energy efficient, comfortable homes for tenants, which are resilient to extreme climate events and overheating.

The provision of good quality homes at Hobbs View will support physical and mental health and wellbeing. The development is in very close proximity to the Rank playing fields and public footpaths, so is well-served by open space.

1.5 Effective and Efficient

The repurposing of a brownfield garage site has provided an effective and efficient way to provide much needed affordable housing and has provided the council with a valuable and unique opportunity to utilise an existing asset.

1.6 Listening and Learning

The completion of homes at Hobbs View meets local need for affordable housing.

The completion of additional offsite parking for existing residents at Hobbs View has delivered the wishes of both existing residents and Micheldever Parish Council following a community consultation process.

2. FINANCIAL IMPLICATIONS

- 2.1. There have been significant increases in costs since construction was approved, and at final account the project is 27% (£535,491) over the approved budget.
- 2.2. The financial viability appraisal detailed at Final Business Case in October 2022 (CAB3364) did not pass the council's viability criteria. However, the scheme was approved by Cabinet Committee: Housing based on developing an exemplar pilot project identified in the council's Neutrality Action Plan, to be built to the highest energy saving standards to obtain maximum benefits for tenants.
- 2.3. Cabinet approved a budget of £1,990,513 following the formal tender process to proceed with the scheme (CAB3364). This comprised the build contract sum of £1,730,881, plus development costs (professional fees, surveys, staff time and contingency) of £259,632.
- 2.4. The project completed in October 2024, and in August 2025 the council's contract administrator, Baker Ruff and Hannon, advised a final account figure for the construction works of £2,155,000. This is a contract cost increase of £424,119.
- 2.5. Final expenditure for development costs (professional fees, surveys and staff time) for the project is £371,004, an increase on estimated development costs of £111,372.
- 2.6. This results in a total project cost of £2,526,004. This is a cost increase of £535,491 from the approved budget, which equates to a 27% increase over the approved budget.
- 2.7. The above final construction account figure of £2,155,000 includes £86,824 costs resulting from additional acoustic works. A professional indemnity insurance claim has been submitted by Baker Ruff and Hannon on behalf of the council to attempt to recoup these costs along with associated expenses which would reduce overspend.
- 2.8. The final construction account also includes the cost of reconfiguration and creation of 8 additional car parking spaces to the front of numbers 11 to 14 Southbrook Cottages.

- 2.9. The final construction account includes cost savings of £42,918 for changes made from ground source heat pumps to exhaust air source heat pumps as well as changes in the construction method of external walls.
- 2.10. The reasons for the contract cost expenditure increase are set out in the following paragraphs, and summarised in Table 1.
- 2.11. Contract Administrator's Instructions
- 2.12. Changes to the original build contract can arise because of unexpected site problems or because of design changes needed by the client. 72 instructions were issued by the Contract Administrator to vary the works.
- 2.13. The reasons for these variations are varied but include items omitted by the contractor from the original tender such as utility connections and performance bond, and changes required by the council such as amendments to the fire alarm system and the addition of floor coverings. A requirement to redesign the retaining wall was also a variation to the contract, attracting additional costs.
- 2.14. Acoustic remedial works were required owing to failed acoustic tests (a Building Control requirement). The additional costs and delay to rectify this were significant due to the requirement to "open up" completed works because of the late stage of the testing. The council is currently seeking remediation to recoup some of these additional costs and discussions are currently ongoing.
- 2.15. Extension of Time Claims
- 2.16. Two Extension of Time (EOT) claims were submitted by the contractor, and both were robustly scrutinised by the Contract Administrator.
- 2.17. EOT claim 1 was awarded to the contractor for delays to the programme due to roof setting out, PV panels and external door and window supplier delays, delays to plant hire and equipment services, and additional site security. The requirement to secure alternative PV panels and windows and doors which met Passivhaus Plus certification caused significant programme delays and additional costs. The specified entrance doors, Automatic Opening Vent (AOV) windows and PV panels, for example, were discontinued during the construction stage resulting in delays while suitable alternative "Passivhaus products" were sourced. This resulted in revisions to roof setting out, as well as additional costs associated with delay such as plant hire equipment and site security. Changes to the specification of these products required reviewing and approval by the independent certifier. The time taken to source suitable alternative products (from a more limited supply of "Passivhaus products") and obtain approval from the certifier was greater because of the requirement to meet the Passivhaus Plus standard.
- 2.18. EOT claim 2 of £65,000, was awarded to the contractor for delays associated with the mains power supply and meter cupboard.

2.19. **Additional Development Costs**

2.20. The prolongation of the project necessitated the payment of additional consultants' professional fees. There were also additional costs associated with the requirements of the S278 works for the additional parking (consultant and HCC fees and surveys). There were also additional capitalised staff costs which were omitted in the original financial appraisal.

Table 1 – Final Account showing main cost changes

Final Account	Savings	Additions	Key elements
Contract Sum		£1,730,880.88	Original contract sum
Contract Administrator's Instructions	£42,918	£326,601.74	Contract Variations: - Acoustic remedial works - Performance bond omission - Retaining wall redesign - Water connection - BT and SSE connection - Cavity barriers - PV redesign and roof vents - Changes to addressable fire alarm system and communal stair - Addition of floor coverings - Additional soil reports
Extension of Time Claim 1		£71,938.74	Due to: - Roof setting out - PV panels and external door and window suppliers delays - Delays to plant hire and equipment services - Site security
Extension of Time Claim 2		£65,000	Due to: - Mains power supply and meter cupboard delay

Agreement to Settle		£3,496.64	
Final Construction Account Agreed		£2,155,000	
Development Costs		£371,003	Additional fees associated with: - prolongation of project - redesign work - S278 works - PI claim Plus staff capitalised costs
Total Project Cost:	£42,918	£2,526,003	
Approved Budget		£1,990,513	
Total Over Budget		£535,490	

2.21. The overspend against budget has been financed by applying an additional £0.2m Right to Buy receipts, which are no longer available to apply to other housing development schemes and increased HRA prudential borrowing. The ongoing impact on the business plan was to increase the HRA capital financing requirement by £0.3m, with a consequent increase in the cost of borrowing estimated at £15,000 per annum.

3. LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1. The council's e-tendering portal (EU Supply/CTM Portal) was utilised to manage submissions electronically and the works were procured under the JCT Intermediate Building Contract with Contractor's Design, 2016 Edition (ICD 2016) using an open tender procurement process. A building contract was signed with Ascia Construction Ltd in December 2022. Legal and Procurement colleagues advised on this process.
- 3.2. A Deed of Easement was required between WCC and Micheldever Parish Council for connection to foul sewage on land owned and managed by the Parish Council. A Deed of Easement was signed prior to the signing of the construction contract in December 2022.

- 3.3. A S278 Agreement with Hampshire County Council (HCC) was required for part of the offsite additional car parking. A completion certificate for the works was issued by HCC in January 2025 to confirm that all works associated with the S278 have been completed to the satisfaction of HCC.

4. WORKFORCE IMPLICATIONS

None – within existing Business Plan Objectives.

5. PROPERTY AND ASSET IMPLICATIONS

- 5.1. The completion of homes at Hobbs View has provided 6 new affordable flats on land within the council's ownership and is a council owned asset. Following completion and handover the council will have ongoing maintenance responsibilities for the scheme following the 12-month defect period which ended on 28 October 2025.
- 5.2. Completion and handover of additional offsite parking on land owned by the council requires ongoing maintenance responsibilities following the end of the 12-month defect period in October 2025.

6. CONSULTATION AND COMMUNICATION

- 6.1. A public consultation took place in August 2020 to consult residents on the design proposals for Hobbs View. The proposed design of the flats was discussed and presented via an online event.
- 6.2. Because of parking concerns expressed by residents, a further online survey was conducted in Autumn 2020 with a view to providing additional parking on or near the street.
- 6.3. Local Councillors and Micheldever Parish Council have been kept updated on the additional parking and overall completion timescales over the course of construction. There is an opportunity on future projects for the New Homes team to improve consultation and manage expectations between the building contractor and parish council throughout the construction process.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1. Environmental considerations have been central to the design and construction of Hobbs View. The project was outlined in the council's Neutrality Action Plan and identified the site as a suitable pilot to consider the feasibility of a highly energy efficient project following the council's declaration of a Climate Emergency.
- 7.2. The project has been designed and constructed to the Passivhaus Plus standard. This is a variation of Passivhaus where the little energy which is required is provided by renewables. The delivered scheme at Hobbs View uses a combination of increased building fabric efficiencies paired with

renewable energy technologies including exhaust air source heat pumps, MVHR (Mechanical Ventilation Heat Recovery Units) and PV panels.

- 7.3. Environmental considerations including carbon emissions and energy use have been fundamental in the design, construction and delivery of the pilot Passivhaus Plus development at Hobbs View. The project has been modelled using the Passivhaus Planning Package model to ensure the high standards of Passivhaus Plus have been met.
- 7.4. Following a rigorous assessment by an independent Passivhaus certifier, Hobbs View was awarded Passivhaus Plus certification in May 2025.
- 7.5. The delivered scheme has taken account of the council's Air Quality Supplementary Planning guidance regarding noise reduction. Nilan Exhaust air source heat pumps were selected for the project. These have a very low acoustic level. Additionally, the housing cupboard was designed to ensure minimum noise emission.
- 7.6. Electric Vehicle charging points are provided for each flat as well as secure cycle storage.
- 7.7. The recommendations and enhancements identified in the ecological appraisal provided by Ecosupport, including the provision of swift boxes, have been provided at Hobbs View which aligns with the declaration of the nature emergency.

8. PUBLIC SECTOR EQUALITY DUTY

- 8.1. The completion of Hobbs View is consistent with the Council Plan and the Housing and Housing Development Strategies, all of which have been subject to Equality Impact Assessments.

9. DATA PROTECTION IMPACT ASSESSMENT

- 9.1. None required.

10. RISK MANAGEMENT

- 10.1. The Final Business Case approved by Cabinet Committee: Housing (CAB3364) identified cost as a key risk. Financial risk was identified because building to the enhanced Passivhaus Plus standard is more expensive than traditional build due to the enhanced building fabric specification and energy saving heating requirements. Interest rate increases and construction inflation were also identified as key risks in the Final Business Case approved by Cabinet.

Risk	Mitigation	Opportunities
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Financial Exposure	The Final Business Case financial appraisal, approved by Housing Cabinet in October 2022, did not pass the council's viability criteria. Scheme costs have further increased, and close cost monitoring has been undertaken by the council's external consultant.	
Exposure to challenge	Total development costs exceed the approved budget and the key reasons for this financial increase have been identified. The council's external cost consultant has robustly negotiated the final account with the contractor.	The delivered project provides an opportunity to showcase a small Passivhaus Plus project to support future developments consistent with the council's climate emergency priorities. It has delivered affordable housing for tenants which are comfortable to live in and tenants can take advantage of lower energy bills.
Innovation	The project has been delivered and certified to the exemplar Passivhaus Plus standard.	The delivered project provides an opportunity to showcase innovative and sustainable technology including exhaust air source heat pumps, PV panels and MVHR units. Delivery of the project demonstrates the council's commitment to its carbon neutral priorities.
Reputation	The delivery of affordable homes to the Passivhaus Plus standard at Hobbs View has provided the council with a platform to demonstrate the council's carbon neutrality targets whilst providing	

	comfortable, warm homes for applicants on the social housing register.	
Achievement of outcome	The project meets the performance requirements of Passivhaus Plus. All evidence relating to Passivhaus Plus certification has been assessed and the project has been awarded Passivhaus Plus certification in May 2025.	
Property	Hobbs View has provided the council with a highly energy efficient asset.	
Community Support	Hobbs View, including the delivery of additional offsite parking, has been delivered following community consultation and the statutory planning process.	The project has provided an opportunity to engage with the local community and Parish Council to deliver additional parking spaces in Southbrook Cottages to benefit existing residents.
Timescales	The project has been delayed owing to various factors. Nevertheless, the project has been completed to a very high standard. Delays were due to the need to source suitable alternative equipment and technology when required during construction.	
Project capacity	Staff resources were allocated.	
Other		

11. SUPPORTING INFORMATION:

- 11.1. Following the declaration of the climate emergency in 2019, The *Winchester Climate Emergency Carbon Neutrality Action Plan 2020 to 2030*, identified the delivery of a pilot Passivhaus Plus housing scheme in Micheldever as one of

the Action Plan priorities to support and inform future policy and development decisions.

- 11.2. Architecture PLB were appointed in late 2019 to investigate a brownfield garage site owned by the council at Southbrook Cottages in Micheldever, to consider feasibility of a Passivhaus Plus pilot scheme for affordable housing.
- 11.3. Following investigations, it was determined that the Passivhaus Plus standard could be achieved for the site at Southbrook Cottages. Architecture PLB were appointed to provide a feasibility study for 8 one-bedroom flats.
- 11.4. Further to design development and site analysis, it was evident the provision of 8 flats was not possible owing to site constraints, and the decision was made to reduce the number of flats to 6 and to provide four 1-bedroom flats and two 2-bedroom flats.
- 11.5. Passivhaus Plus is a tried and tested model providing an extremely high energy efficiency building standard focusing on achieving excellent levels of internal comfort with an energy input as close to minimal as possible. It adopts a whole building approach with clear measured targets, focused on high quality construction, certified through an exacting quality assurance process.
- 11.6. Passivhaus Plus is a variation of Passivhaus where the little energy which is required is provided by renewables.
- 11.7. To achieve the rigorous process of Passivhaus Plus certification, an independent certifier is required and the Council engaged "Warm" Consultants for this purpose. Following a rigorous certification process following completion, Hobbs View was certified as a Passivhaus Plus scheme in May 2025.
- 11.8. Approval was given at the Housing and Asset Management Decision Day on 7 December 2020 to submit a planning application for this pilot project and to tender the construction of 6 properties to support the council's climate emergency priorities for Winchester District to be carbon neutral by 2030.
- 11.9. Planning approval was given in August 2021, and construction started on site in October 2022. The flats were completed in October 2024 and are fully occupied.
- 11.10. As part of the building contract, additional offsite parking in Southbrook Cottages has also been completed on a grassed verge identified as open space. The reconfiguration and creation of additional car parking spaces was a result of feedback from existing residents following the consultation process. This required a separate planning application which was submitted in February 2022 with approval given in May 2022.
- 11.11. The additional car parking utilises an open grass verge to the front of numbers 11 to 14 Southbrook Cottages. This has resulted in a net gain of 8 parking spaces. Part of this parking design has required a S278 Agreement with HCC.

11.12. The additional parking was included in the construction contract for the new flats and has been undertaken by Ascia Construction Ltd.

12. KEY OUTCOMES:

12.1. Passivhaus Plus Standard and Certification

12.2. The Passivhaus Plus standard focuses on an energy input as close to zero as possible, producing energy through renewable/fossil fuel free sources such as solar PV or heat pumps. This exemplar standard has been achieved in the delivery of the 6 flats at Hobbs View with high levels of air tightness and thermal efficiency and utilising roof mounted PVs and exhaust air source heat pumps.

12.3. The standard is certified through an exacting quality assurance process throughout the design and construction stages. Certification is achieved through an independent specialist certifier. The Council appointed "Warm" Consultants to undertake this process.

12.4. Obtaining certification involved a rigorous process requiring a review of detailed information by an independent certifier which is provided to the Passivhaus Institute in Germany before issuing certification. Hobbs View meets the performance requirements of Passivhaus Plus and is now a fully certified Passivhaus Plus project.

12.5. Energy Efficiency

12.6. The energy efficiency of the flats is evidenced by the EPC certification. All 6 flats at Hobbs View have been awarded an A rating Energy Performance Certificate (EPC). This is the highest rating. The average energy rating score for the flats at Hobbs View is 109. In comparison, the average energy rating for England and Wales is D and the average energy rating score in the UK is 60.

12.7. The high energy efficiency of Hobbs View means that the 1-bedroom flats have an estimated expenditure on heating, hot water and lighting of £481 per year and an estimated -0.8 tonnes of carbon emissions per year. The 2-bedroom flats at Hobbs View are estimated to have an expenditure for heating, hot water and lighting of £525 per year and -0.95 tonnes of carbon emissions per year.

12.8. In comparison, average expenditure on heating, hot water and lighting in the UK is £1,292 per year for a flat or house for 1 to 2 persons (British Gas figures). Average carbon emissions for an average household are 6 tonnes of carbon per year.

12.9. Affordability and Housing Need

12.10. All 6 flats have been advertised and allocated in accordance with Hampshire Home Choice's Allocations Framework's Village Vacancy criteria and

Winchester City Council's Scheme of Allocations with a rent at or below the Local Housing Allowance (LHA) rate, within the government guidelines for affordable rent.

- 12.11. Only five households with a qualifying local connection bid for the new homes. All five applicants were given the opportunity to be considered for allocation to the properties. Three applicants chose to be allocated, and two declined or were allocated an alternative property at a different location which they preferred. The remaining three homes were offered to other Hampshire Home Choice applicants with a qualifying local connection to the wider Winchester City Council local authority area.
- 12.12. A recent tenant survey resulted in one response which highlighted an issue with patio drainage and outside storage, but overall the tenant was satisfied with the quality of their home and reported that their energy bills were slightly lower than their previous accommodation.

13. LESSONS LEARNED

To consider removing certification requirement for future Passivhaus Plus projects

- 13.1. It is generally accepted that Passivhaus Plus is more expensive than building to standard building regulation requirements. This is due to enhanced standards for air tightness, excellent thermal efficiency, and heat pump and MVHR technology.
- 13.2. The construction of Hobbs View has demonstrated that the certification process, in addition to the standard itself, has impacted programme and cost.
- 13.3. Typically, in construction projects, any changes to products or specifications during construction can be approved by the project team without significant delay. This contrasts with the experience at Hobbs View, where changes made to products (for example AOV windows, external doors and PV panels) led to delays because the review and approval process for Passivhaus Plus certification was lengthier.
- 13.4. The limited number of UK Passivhaus Plus certifiers exacerbated this problem resulting in capacity and response issues regarding the quality assurance and certification process.
- 13.5. If a Passivhaus project was delivered in future, cost savings and efficiencies would be realised if the project achieved the same EPC standard as Passivhaus, without obtaining Passivhaus certification.

Identify Availability of Passivhaus Suppliers Before Procurement

- 13.6. There are a limited number of suppliers who can provide appropriate and suitable products which meet the Passivhaus Plus standard. It is expected that this number will increase in the future. However, delays and cost

increases to the project at Hobbs View can, in part, be attributed to the limited number of specialist suppliers. This was particularly the case when alternative windows and doors were required.

- 13.7. If a Passivhaus project were considered in future, it should be ensured there are adequate suppliers available to source and fit Passivhaus products.

Consider a Design and Build Contract for price certainty

- 13.8. The contract was let under a traditional route using an Intermediate Building Contract with Contractor's Design 2016 (ICD 2016). It was considered that a traditional procurement route would enable the council and design team to retain close control of design of the scheme.
- 13.9. Using a Design and Build (D&B) fixed price contract may have mitigated risk associated with time and cost and it is possible this may have avoided associated EOT claims. Similarly, using a Design and Build contract may have reduced risk associated with design amendments as the contractor would have had design responsibility.
- 13.10. The council should assess the benefits and risks of D&B and traditional contracts on a site-by-site basis. It should be noted that a D&B contract provides price certainty, though with added risk built into the submitted price. A traditional contract allows greater design control, but significant additional contingency needs to be added as construction risk is transferred to the client.

Appoint a Clerk of Works for future projects

- 13.11. A Clerk of Works was engaged for the entire construction stage of Hobbs View, and this was considered extremely valuable. Not all projects engage a Clerk of Works. However, the construction and completion of Hobbs View demonstrated the valuable role of the Clerk of Works. This was demonstrated during the acoustic remedial works at Hobbs View, where invasive works were required and the Clerk of Works played a critical role on behalf of the council.
- 13.12. This project has demonstrated that a Clerk of Works should continue to be used for the entire construction contract of future council build projects.

Increase contingency and professional fees for traditional build contracts

- 13.13. Although a traditional contract allows close design control, the cost risk is held by the client. The delivery of Hobbs View has demonstrated that adequate professional fees and a sufficient contingency in the business case are required on traditional contracts to account for variation and cost increases. In contrast, a D&B contract requires less contingency and professional fee as most risk is transferred to the contractor. The original financial appraisal at Final Business Case did not allow for sufficient professional fees or contingency for the project.

Exclude off site projects from the main building contract

- 13.14. It was considered that adding the separate car parking project to the main building contract would be the most efficient way of completing this separate project as quickly as possible. However, the timescale of the parking project was hampered by the contractual and procedural requirements of the S278 Agreement with HCC. Undertaking this offsite project separately may have completed the parking project more quickly.
- 13.15. The advantages and disadvantages of combining or separating projects should be carefully considered in future.

14. OTHER OPTIONS CONSIDERED AND REJECTED

- 14.1. There are no other options presented. This report is required as the overspend on the project meets the threshold for a formal review of process in Cabinet.

BACKGROUND DOCUMENTS:

[Climate Emergency Plan Final web.pdf](#)

[Planning Application 21/01279/FUL Removal of existing garages and construction of a single two storey building for affordable housing, containing 4x one bed flats and 2x two bed flats.](#)

[Planning Application 22/00279/FUL Removal of 12 on-street parking spaces including 3 disabled spaces. Provision of 20 new parking spaces including 10 off-street spaces, 5 off-street disabled spaces, 5 on-street spaces](#)

Previous Committee Reports:-

DD16 Housing and Asset Management 07 December 2020 [Approval of Outline Business Case DD16 Outline Business Case, Southbrook Cottages, Micheldever 7th December 2020](#)

[CAB3364 CABINET COMMITTEE: HOUSING, FINAL BUSINESS CASE, SOUTHBROOK COTTAGES, MICHELDEVER , 31 OCTOBER 2022](#)