

Taunton Deane Borough Council

Tenant Services Management Board – 18th March 2013

Report on Contract Specifications

Report of Housing Property Services Manager- Phil Webb

(This matter is the responsibility of Executive Councillor Jean Atkins)

1. Executive Summary

Housing Property Services are about to start new contracts for the replacement of timber fascias and soffits with uPVC, and new heating installations using air source heat pumps. It was agreed previously that the content of new contracts would be presented before the Board for information and for any concerns to be aired.

This report sets out the relevant information and seeks the Board's approval for the planned contracts.

2. Background

It was requested by the Board, and agreed, earlier in the year that Housing Property Services would present future plans of contracted work for the year ahead, and inform Members of more detailed specifications when that information was available.

Members were previously briefed of the planned Capital workload for 2013/14 and budgets have now been confirmed; the Housing Capital budget being in the sum of £7.7 Million.

3. Report

Fascias and Soffits

In order to be able to properly deliver the works necessary within the HRA 30 year Business Plan it is essential Housing Property Services prepare a number of contracts within the next six months. This will ensure that arrangements are in place to cover all the eventualities for planned and responsive work to be covered.

The first in this line of contracts is for the replacement of existing fascias and soffits to roofs with uPVC cladding. This work would have originally been part of our planned external repairs and redecoration works but it has not been part of it for the last five years. Access to high level within those contracts was inordinately expensive for the volume of work that was to be done and as savings were needed at the time to afford Decent Homes work it was decided to postpone this work until such time as a full

programme could be devised. In the meantime, if roofing work has been carried out then we would have replaced fascias and soffits as part of that work. We are now in a position where fascias and soffits can be programmed as a stand-alone contract.

This year's contract is a trial project on one type of gutter system (concealed) and is being part funded by budget slipping from 2012/13 into the new year. We shall take what we learn from this one type of guttering and expand it into a longer term contract later in 2013/14.

The specification for the components is detailed below.

SCOPE OF THE WORKS

Description of scope of works

'Renew gutter' shall mean removal of existing Marley clipped eaves system comprising gutter, fascia and soffite, including all components and replacing with new white plastic deep flow gutter on brackets as described herein.

'Renew fascia' shall mean removal of existing timber fascia including making good brickwork and replacing with new white plastic 16 x 150mm, White plastic fascia board, fixed in accordance with the manufacturer's instructions and the installation of white plastic eaves ventilators fitted between timber rafters.

'Roofing felt repair' shall mean the cutting back of the existing roofing felt and installing a 750mm approx wide strip of new breathable (blue) membrane, nailed to rafters and dressed into new gutter, including pushing back or temporary removal of Stonewold and Regent 49 tiles and replacement.

'Downpipe' shall mean the removal of the existing downpipe and replacement with new white plastic downpipe including junction to gutter outlet and drain connector to stoneware drain and hacking out any cement joint or flaunching. Fix downpipe on concealed bracket, plugged and screwed to faced brickwork re-using existing holes where possible and making good old holes where visible.

Quantities

Houses

The houses have been described in location and by type. Each house is a complete installation with components described for each roof slope or elevation. The "Total" figure is the number of that type of house in that location. Downpipes are replaced in the existing positions

Flats

The blocks of flats have been described as a single installation to be replaced in totality, with downpipes replaced in the same position as existing.

White plastic rainwater installation

Deepflow gutters and pipework shall comply with British Standard Kitemark BS EN 607:2004/BS EN 12200-1:2000 /BS EN 1462:2004 and the manufacture to hold ISO Quality Management System accreditation.

Air Source Heat Pumps

We generally consider the work we have already been doing in this area a success story with any problems usually being attributed to individual set-up or usage, and as such we are not aiming to change much at all. The appliances used are those that have been selected by our Procurement Club, Advantage South West, so we shall take advantage of the work they have done on our behalf and continue with their selection.

The specification for this is detailed below.

Extract from preliminaries and general conditions

Design and installation

The works comprise the design and installation of air source heat pump central heating and hot water installation in occupied council dwellings including removal of existing heating and hot water installation and builders work in connection with the removal and installation.

The works described in this document are phase one of the council's programme to install heat pump systems in 400 dwellings throughout the portfolio. The programme will be spread over four years with the option to negotiate a fifth year. The dwellings described herein are the first 100 dwellings.

The systems are to be designed and installed in the following types of dwellings:-

One bedroom flats: ground and first floor

One bedroom bungalows: end and mid-terrace

Three bedroom, two-storey houses: end and mid-terrace

The Contractor will be provided with a list of addresses at the pre-contract meeting. Any variations to the works as a result of the list being provided at that stage will be agreed at the pre-contract meeting.

Supply of Equipment – Advantage South West

Air source Heat Pumps and Cylinders

Daikin Air conditioning UK Ltd is the current supplier of ASHP equipment under the Advantage South-West (ASW) supply arrangement. The ASHP will be supplied under a

contract to the Contractor direct from Daikin to the Contractor at the rates and prices agreed between Daikin and ASW. The rates and prices referred to herein will be supplied to the Contractor on appointment.

Therefore this tender is to be priced on the basis of Design of the installation using Daikin Equipment, installation, builders work in connection (BWIC) with removal of the existing heating and hot water system in each dwelling and BWIC with the installation of the new system.

Do not include the cost of the ASW supply in this tender, the advised cost will be communicated to the successful tenderer at the pre-contract meeting.

The Daikin contract is due for re-negotiation, should a different supplier be appointed, the installing Contractor will be required to continue this contract with the new supplier at no additional cost. Any variation in the supply price will be notified to the Contractor.

Radiators and Valves

The radiators are Stelrad and will be supplied under the ASW procedure.

The lockshield and TRVs are also supplied under the ASW procedure. The type / make is to be advised.

Tender to be priced as complete works

This tender is to be priced as taking supply of ASW goods, paying for them at the notified rates during the Contract, installing the systems and executing the whole of the works.

Maintenance, defects liability and servicing

The air source heat pump equipment is supplied through the Advantage South-West procurement arrangement with a direct supply contract between the contractor and Daikin. The Daikin equipment is provided with a five year manufacturer's warranty.

The Contractor will accept a 12 months defects liability period under the minor works contract with Taunton Deane Borough Council

The Contractor will enter into a servicing Contract with Taunton Deane Borough Council as described herein for both previous installations and the works currently being tendered for.

Taunton Deane Borough Council Tenants

The Contractor will be required to liaise with the tenant in terms of the design and installation of the Daikin system and prior to the handover, instruct the tenant in the use of the equipment and provide the tenant with the operating hand book.

It is intended that the void properties will be added into this contract and the Contractor will be required to return to the property to instruct the new tenant in the use of the equipment as described above at no additional cost.

Design Criteria

General

The appointed Contractor will be an accredited Daikin design engineer with full access to Daikin design information

Daikin are the approved supplier of air source heat pumps under the Advantage South-West scheme (ASW) and only equipment offered under that scheme is to be used in the design.

If a situation arises where equipment not available under the ASW scheme is required by the optimum design, then instructions are to be sought by the Design Contractor from the Contract Administrator.

The individual property design is to be achieved with discussion with the resident and due regard to the resident's possessions and furniture layout. Each individual property design is to be approved by the Supervising Officer before implementation.

Individual Properties Design Criteria

The following design criteria are to be adopted in respect of each individual property. Where a property is presented when these design criteria are not met, the property is to be drawn to the attention of the Supervising Officer.

1. External walls to be insulated cavity walls with facing brick external skin and blockwork inner skin.
2. Windows to be UPVC double glazed
3. Roofs to be insulated to a minimum thickness of 200mm

Radiator position and pipe run

The radiators are to be positioned in the most optimum heat efficiency position but still with due regard to the layout of the room.

Pipe drops are to be positioned in the most optimum position and cased with clip on casings.

External Units

External units, either split units or Monoblock, are to be positioned in the most heat efficient position with regard to the visual and environmental impact of the Unit.

External units are to be positioned with regard to the vehicular or ambulant circulation around the building and positioning proposals are to be discussed with the resident and the Supervising Officer before implementation.

Consideration is to be given to the resident's particular usage of the property.

Where necessary, consideration is to be given to the layout of the garden and access to the building, including both front and rear doors, and where re-design of the pathways to accommodate both the unit and its drip tray arrangements is required, this is to be implemented with the submitted design.

We have a current contract with Otter Heating Services who are continuing to install until such time as the new contract is in place; this is likely to be late Spring time.

A consistent problem we seem to have is that not all tenants that we offer it to actually welcome it and although we may have a list of prospective addresses for installation, we do meet with a fair amount of resistance. We are visiting tenants comfortably in advance of the works now in an attempt to convince them of the benefits available. We are using technical input, facts and figures, DVD presentations and records of personal recommendation. This is improving the situation but we still have a way to go. We are also referring to other authorities and ASW members for their input and advice.

4. Finance Comments

This work is necessary to be able to deliver the Medium-Term Capital Programme and the HRA 30 year Business Plan.

5. Legal Comments

There are no legal issues arising from this report.

6. Links to Corporate Aims

This work will feed into "Quality Sustainable Growth and Development" and in addition will help to deliver the HRA 30 year Business Plan.

7. Environmental Implications

Heating systems that are powered by air source heat pumps use less energy, work more efficiently, and therefore reduce CO₂ emissions and the environmental impact.

8. Community Safety Implications

There are no implications arising from this report.

9. Equalities Impact

This is not applicable.

10. Risk Management

The financial risk of not managing the Capital budget correctly may lead to pinch points with peaks and troughs of spend. An even, planned regular spend would be a far better approach with more accurate forecasting awareness.

11. Partnership Implications

There are no implications arising from this report.

12. Recommendations

The Tenant Services Management Board is asked to note the specifications of the contracts mentioned in the report. Comments would be welcomed on the information, and any concerns, or technical preferences that Members may have.

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