# APPENDIX A

**Repair and maintenance services framework 2024**

(revised December 2023 following consultation and prior to tender)

## Lot 1 Drainage and Underground Services

Works may include:

* Clear manholes and blocked drains including rainwater goods
* Clear any size blocked, waste, soil or sewerage pipe.
* Renew/repair any sized waste soil or sewer pipe when client has issued instruction.
* General plumbing
* Renew/repair rainwater goods
* Making good

## Lot 2 General Building Reactive (including some external works and fencing)

Works may include:

* Carpentry and joinery
* Plasterwork and other wall finishes to internal and external surfaces
* Wall, floor tile and other specified sheet finishes
* Structural repairs
* Emergency lighting
* Ventilation system (Extractor fans etc.)
* General plumbing repairs domestic and commercial buildings
* General electrical repairs domestic and commercial buildings
* Foundations
* Groundworks
* Brickwork/Blockwork
* Masonry
* Painting and Decoration

## Lot 3 Voids up to £25k

**To be in line VOIDS standard and WHQS**

Works may include:

The contractor will coordinate and undertake all required works to void properties. All works must be completed within the agreed and allocated timeframe and properties must be returned to NCH for re-letting in a snag-free state.

Work will be within unoccupied properties and will range in requirements.

Work within one property could include decoration, repairs, renewals, kitchen/bathroom upgrade, plastering, carpentry, plumbing, partial or full electrical rewire.

The property requirements within each void will vary.

Pricing for full rewire/partial rewire in void properties to be delivered in line with the specification.

## Lot 4 Roofing and rainwater goods including scaffolding

Works may include:

* Day to day maintenance repairs, removals and replacements to include all types of roof coverings and roof associated components
* Roofing repairs and renewals
* Chimney stacks, removal and disposal of all debris including making good
* Chimney stack, repairs including all masonry and flashing detail repair/replacement
* Roof ventilation and insulation
* Fascias, soffit and barge board repairs/replacements
* All rainwater goods, down pipes, gutters etc.
* The provision for access for roofing works must be included in the percentage adjustment.

## Lot 5 Gas, Heating and Plumbing

**Workload will be managed based on capacity and performance**

Works may include:

* Replacement heating systems and gas fired boilers
* Domestic and commercial servicing, maintenance and repairs gas/plumbing
* General plumbing repairs domestic and commercial buildings
* Oil fired boilers servicing, maintenance and repairs
* Solid fuel wood burners servicing, maintenance and repairs
* Solar thermal servicing, maintenance and repairs
* Air source heat pumps
* Unvented cylinders/pressurised water system/thermostatic mixing valves servicing, maintenance and repairs
* Fumes investigation

## Lot 6 Decoration

Works may include:

Reactive and void painting/decorating works to be carried out in both unoccupied/occupied properties and will vary from a room to whole property.

To also include non-building works (damp and mould)

Lot 7 Electrical

(must be delivered in line with WHQS2 and fit for Human Habitation Act)

Works may include:

* Electrical repairs to domestic and commercial buildings
* Electrical rewires
* Fire, smoke and carbon monoxide alarm repairs maintenance and testing (AICO)
* Electrical condition reports
* Emergency Lighting
* Ventilation systems (extractor fans etc.)
* PAT and fixed appliance testing
* Installation and fault finding of central heating wiring
* Outside lights – LED and sensor activated

To cover out of hours

## Lot 8 Garden and External Works

Works may include :

* General garden works
* Fencing
* Excavation
* Tarmac
* Brickwork
* Retaining walls
* Patios
* Concrete works
* Drainage
* Shrub/tree removal
* Grass and hedge cutting
* Steps
* Metal fencing and gate