



# Leigh-on-Sea Town Council

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Chair: Cllr Dr David Bowry / Vice-Chair: Cllr Owen Richards  
Town Clerk: Clare Milligan

## Boiler Supply and Installation Specification February 2026

### 1. Introduction

The Town Council is seeking to enter into a contract for the purchase and installation of new gas fired boilers for Leigh Community Centre as detailed in the outline of the specification of works required.

The Town Council has a full repairing lease on Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea, Essex, SS9 1SP.

### 2. The Installation and Works Description

The existing gas boiler at Leigh Community Centre requires urgent replacement. The current boiler is obsolete, and parts are difficult to obtain making it difficult to maintain. The Community Centre has a large hot water heating circuit that runs throughout the building with heat being distributed by radiators.

The current boiler is a Seagold Broga 200KW that is around 30 years old.

The installation and works required are outlined in the specification below. The tenderer must provide details of how each installation will be delivered and the level of quality standards that will be provided and the ongoing maintenance requirements on an annual basis.

The contract commencement date will be spring/summer 2026 but all works must be completed by 31<sup>st</sup> August 2026.

### 3. Response Requirements

Any questions regarding the quote should be submitted to the Town Clerk, Mrs Clare Milligan, via either email [clerk@leighonseatowncouncil.gov.uk](mailto:clerk@leighonseatowncouncil.gov.uk) or phone 01702 716288.

## Specification

### 1. General

1.1. This Specification sets out the requirements of the Town Council with regard to the supply and installation of gas boilers in Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea, Essex, SS9 1SP. The Town Council reserves the right to issue

further guidance to tenderers before the closing date.

1.2. The Contractor is under a general obligation to maintain the site in a clean tidy and safe condition as set out in detail elsewhere and herein.

## 2. Working Hours

2.1. The contractor will only carry out work during the working day 08:00 and 17:00 Monday to Friday (excluding public holidays) except where other times are specified for particular operations. Work outside these times can only be undertaken with the prior permission of the Town Council. No additional payment will be made for work completed outside the normal working day.

## Specification –

1.	Supply and install 3 times A rated ultra-high efficient condensing, wall hung gas boilers, having at least a combined thermal output of 165kw, to the basement area.
2.	Supply and install new horizontal twin flue technology system
3.	Supply and install cascade rig/frame system with a low loss header and associated fittings
4.	Supply and install pressurisation unit and expansion vessel
5.	Supply and install magnetic filter to protect boilers from sludge/debris.
6.	Supply and install new pipework and fittings to basement area as required
7.	Undertake and complete all necessary electrical work required
8.	Flush through, fill heating system and commission / test complete heating system.
9.	Top up heating circuit with inhibitor to protect system from limescale/corrosion.
10.	Decommission, drain down and remove the existing Seagold Broga boiler from basement in accordance to all legal requirements.
11.	Decommission, drain down and remove storage tank from attic space in accordance with all legal requirements.
12.	Complete necessary commercial certification
13.	New installation must connect fully and efficiently with the existing Hive system.

## Additional Information

### 1. Provision and Manner of Carrying Out the Installation

1.1 The Contractor shall commence the Installation on the Commencement Date, which is to be agreed.

1.2 The Contractor shall provide the installation in accordance with the specification referred to above and in the Contract.

1.3 The Contractor shall comply with all the relevant Acts of Parliament, statutory regulations and codes of practice relating to the installation including compliance with any obligations which may be imposed by the same upon the Town Council.

1.4 The Contractor shall provide the installation safely and in a manner that is not, or is not likely to be, injurious to health or detrimental to the environment or the fabric of any property.

1.5 The Contractor shall undertake the installation (without prejudice to any other provisions contained in the Contract) in an efficient, effective and safe manner in accordance with the Contract.

1.6 The Contractor shall provide the installation in such a manner as shall promote and enhance the image and reputation of the Town Council.

1.7 The Contractor shall provide all the equipment necessary for undertaking the installation.

1.8 All equipment used in relation to undertaking the installation shall be at the Contractor's own risk. As well as being held and stored on site in accordance with the requirements of the Town Council and health and safety regulations.

1.9 The Town Council shall have the power to inspect and examine performance of the Contractor in relation to the provision of the installation.

1.10 Timely undertaking of the installation shall be the essence of the contract including commencing the installation within the time agreed or specified by or with the Town Council.

1.11 If the Town Council considers that any part of the installation has not been undertaken in accordance with or does not meet the requirements of the Contract and is other than as a result of the default or negligence of the Town Council, the Contractor shall at its own expense re-schedule and carry out the installation in accordance with the requirement of the contract and Leigh-on-Sea Town Council with such reasonable time as may be specified by the Town Council.

## **2. Standard of Works**

2.1 It shall be the duty of the Contractor well and properly to provide the installation to a standard that complies in all respects with the specification and with any quality standards, when executing the installation together with reasonable care and skill and in accordance with good industry practice.

2.2 The introduction of new methods or systems which impinge on undertaking the installation shall be subject to the Town Council's prior written approval.

2.3 Complaints about the boiler and system received by the Town Council will be investigated by the Town Clerk who may take such action considered appropriate.

2.4 The Contractor's staff must refer all enquiries and/or complaints to the Town Clerk.

2.5 The Town Clerk shall have the right at any time to interview any member of the Contractor's staff in connection with the carrying out of all or any of the installation.

2.6 The Town Clerk shall also be entitled to request any information relating to the carrying out of the installation and such information shall be supplied by the Contractor forthwith upon request.

### **3. Demonstration**

Following the satisfactory completion of installation, testing and start up, the Contractor shall:

3.1 Demonstrate to Leigh Town Council that the system successfully performs all the functions set out in the design specification.

3.2 Show the Town Clerk and all Caretakers how to carry out appropriate routine maintenance and testing procedures, and how to keep/update the Logbook.

3.3 Present an Acceptance Certificate for signature by Leigh-on-Sea Town Council.

### **4. Contractor's Appointed Installation Supervisor**

4.1 The Contractor shall ensure that at all times a named installation supervisor is appointed and empowered to act on behalf of the Contractor. This person must be suitably qualified, and this must be evidenced.

4.2 Prior to the commencement date the Contractor shall inform the Town Clerk in writing of the name of the Installation Supervisor.

4.3 The Installation Supervisor or the duly authorised deputy shall be the authorised representative of the Contractor for all purposes connected with the Contract. Any notice, information, instruction or other communication given or made to the Installation Supervisor, or the deputy shall be deemed to have given or made to the Contractor.

4.4 The Installation Supervisor or the duly authorised deputy shall consult with the Town Clerk as often as may be necessary for the efficient provision of the installation in accordance with the Contract.

4.5 The Installation Supervisor shall inform the Town Clerk promptly and in writing of any instances of activity or omission on the part of the Town Council which prevent or hinder or may prevent or hinder the Contractor from meeting his contractual obligations.

### **5. Supervision of Staff**

5.1 The Contractor shall provide a sufficient complement of supervisory staff in addition to the Installation Supervisor; to ensure that the Contractor's staff engaged in and about the provision of the installation are at all times adequately supervised and properly perform their duties.

5.2 The Contractor's staff engaged in and about the provision of the installation shall

primarily be under the control and direction of the Contractor's own supervisory staff but shall nevertheless while on the Town Council's premises comply with all reasonable instructions and requests given to them by the Town Council's employees.

## **6. Staff**

- 6.1 The Contractor shall employ in and about the provision of the installation only such persons as are appropriately qualified and certified, careful, skilled and honest and experienced in the work which they are to perform with confirmation that all operatives have the right to work in the UK status.
- 6.2 The Contractor shall employ sufficient staff to ensure that the installation is provided in accordance with the specification and functional requirements. Accordingly, it shall be the duty of the Contractor to ensure in particular that a sufficient reserve of staff is available to provide installation during staff holidays or absence through sickness otherwise.
- 6.3 The Contractor shall not unlawfully discriminate either directly or indirectly on such grounds as race, colour, ethnic or national origin, disability, sex or sexual orientation, religion or belief, or age and without prejudice to the generality of the foregoing, the Contractor shall not unlawfully discriminate within the meaning and scope of the Human Rights Act 1998, the Equality Act 2010 or other relevant legislation or any statutory modification or re-enactment thereof.
- 6.4 The Contractor shall ensure that every person employed by the contractor in and about the provision of the installation is at all times properly and sufficiently trained and instructed.
- 6.5 The Contractor shall take all reasonable steps to secure the observance of condition 6.4 above by all employees or agents of the contractor in undertaking the installation.
- 6.6 The Contractor will be monitored by the Town Clerk to ensure compliance with conditions 6.4 and 6.5.
- 6.7 The Contractor shall be entirely responsible for the employment and conditions of service of its own employees including without limitation the payment of wages.
- 6.8 The Contractor shall comply with and shall also procure that its staff shall comply with all relevant rules, codes, policies, procedures and standards of the Town Council which may be notified to the Contractor by the Town Council from time to time and with all relevant statutes, statutory orders and regulations.

## **7. Health and Safety**

7.1 The Contractor shall at all times comply with:

7.1.1 All relevant Health and Safety Acts, Health and Safety Regulations and Codes of Practice that are approved by the Health and Safety Commission.

7.1.2 All relevant and appropriate guidance and good working practices, as published or accepted by the Health and Safety Executive, professional/trade

bodies or other similar organisations.

7.1.3 Their own Health and Safety Policy, health and safety system and procedures. Notwithstanding this, the contractor shall ensure that their employees and any sub-contractors comply at all times with the Town Council's Health and Safety Policy in so far as it is relevant to the contract.

7.1.4 Any conditions stipulated by the Town Council in relation to Health and Safety.

7.2 The Contractor shall notify, in writing, to the Town Clerk all incidents, which either could have led or did lead to injury and/or damage. Where incidents are reportable under the Report of Injuries, Diseases and Danger Occurrences Regulations 1995, a complete copy of Form F2508/F2508A/F2508G must be supplied.

7.3 The Town Clerk shall be empowered to suspend the provision of the installation in the event of non-compliance by the Contractor with issues concerning health and safety matters. The Contractor shall not resume provision of the installation until the Town Clerk is satisfied that the non-compliance has been rectified.

## **8. Handover**

8.1 The Contractor, upon completion of the commissioning activity, shall hand over the installation to Leigh-on-Sea Town Council.

8.2 All works to come with 12 months warranty on all new installations and 5-year warranty on fixtures.

8.3 At the time of hand over, the Contractor shall provide Leigh-on-Sea Town Council with the following documentation:

1. Component and equipment list
2. Product description sheets
3. System operating and service manuals
4. Certificate of commissioning
5. Electrical Installation Certificate
6. Gas Certificate