Tender NCCT43220

**Gully & Gutter Cleaning Maintenance**

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**1. Introduction**

Norfolk County Council (NCC) is seeking proposals from qualified providers to deliver planned and remedial cleaning and maintenance of gullies and rainwater gutters, including hoppers, downpipes, and associated surface water drainage components. The NCC estate covers circa 200 properties including libraries, museums, fire stations, residential and semi residential properties for Children’s and Adult Social Services, offices, Traveller sites, farms, and vacant properties. For a full list of properties, please see annex 2.3.

**2. What’s in the Scope**

1. Safe access to roofline and drainage assets
2. Removal of all debris, moss, leaves, silt, and obstructions from:
   1. Gutters
   2. Hoppers
   3. Downpipes (to first accessible joint)
   4. Surface gullies and traps
3. Flushing with water to confirm flow (where appropriate)
4. Visual condition check of brackets, joints, and fixings
5. Minor realignment or tightening of fixings (within scope of visit)
6. Basic photographic evidence before and after cleaning
7. Completion of a site service sheet recording any damage, repairs needed, or blocked drains requiring escalation

**3. What We Expect**

**Planned & Remedial Work:**

1. The requirement covers the planned annual servicing, inspection, maintenance, and testing of equipment listed above.
2. The Contractor shall provide a compliant, safe, and efficient maintenance service that ensures the continuous, reliable, and legally compliant operation of all relevant plant and equipment.
3. All operatives must hold the appropriate qualifications for the specific system they are working on.

**Monthly Reporting**

On a monthly basis the contractor is to provide a reporting summarising progress in the period and their planned works for the next two months. The report is to cover at a minimum:

1. Works planned for the period
2. Works achieved in the period
3. Explanation of any differences
4. KPI progress in period (response times, documentation issued, downtime etc)
5. Summary of any health and safety issues or actions
6. Any issues, information or other action required from NCC
7. Two months forward look on planned work

**4. Documentation and Certification**

We require that certification and inspection documentation be received no later than 10 working days following each planned inspection.

**5. Asset Identification**

Not applicable for this tender.

**6. Instruction for Site Attendance and Health & Safety**

Site Access and Attendance Instructions

* The Contractor must book all site visits in advance through the Council’s nominated representative or CAFM system, where applicable.
* Upon arrival, engineers must report to site reception or designated contact, sign in and out, and comply with local access control procedures.
* No site access is permitted without prior agreement except in emergency situations.
* All personnel must carry:
  + Valid photo ID
  + Relevant trade and competency cards
  + Proof of DBS clearance where required (e.g., schools, care homes)
* Operatives must be familiar with site-specific risk factors including asbestos registers, confined spaces, working at height zones, or vulnerable occupants.

**Hours of Work**

* Normal working hours are 08:00–17:00, Monday to Friday, unless otherwise agreed.
* Any planned works outside of these hours, including weekends and public holidays, require prior written approval.

**Health and Safety Requirements**

* The Contractor shall ensure all works comply with the Health and Safety at Work etc. Act 1974, CDM Regulations 2015, and all other relevant UK legislation.
* Prior to any works being undertaken, a site-specific Risk Assessment and Method Statement (RAMS) must be:
  + Submitted at least 48 hours in advance (for planned visits)
  + Approved by the Client’s representative before commencement
* RAMS must cover all foreseeable hazards, including but not limited to:
  + Hot works, working at height, electrical safety
  + Manual handling, COSHH substances, pressure systems
  + Site-specific risks (e.g., asbestos, lone working, restricted access)
* RAMS must include emergency procedures, first aid arrangements, and PPE requirements.

**Contractor Obligations**

* All operatives must always wear appropriate PPE, including:
  + High-visibility clothing
  + Safety footwear
  + Gloves, eye protection, and face coverings where necessary
* The Contractor is responsible for:
  + Maintaining a clean, safe working area
  + Isolating plant and systems safely in accordance with lock-out/tag-out (LOTO) procedures
  + Minimising disruption to building users
  + Displaying appropriate warning signage and barriers
  + Reporting any near misses, incidents, or unsafe conditions to the Client immediately

**Permits to Work**

* High-risk activities (e.g. confined space entry, roof access) must be supported by a Permit to Work (PTW), issued and signed off by the site duty holder or nominated officer.
* The Contractor must not commence any notifiable works without an approved PTW and, where required, coordination with the site’s Responsible Person.

**Asbestos Awareness**

* All operatives must have valid UKATA or equivalent asbestos awareness training.
* Before intrusive works are undertaken, the Contractor must consult and sign the asbestos register.
* No work shall proceed if suspect materials are encountered—these must be reported immediately, and the area made safe.

**Witnessing / inspections**

During the works NCC will attend sites during planned activities to witness the works and check whether any permits are in place and whether RAMs are being followed.

It is anticipated for this to occur once per month, but the frequency may increase if frequent issues are found.

* 1. **Portfolio and Property Changes**

The portfolios and properties that NCC manage will change over time and as new sites are added to this contractor, the parties will agree the additional scope of works and costs on a case-by-case basis.

For the avoidance of doubt the rates for new properties will be based upon the costs agreed for the most similar sites already priced as part of this tender.

If scope of work cannot be agreed at Value for Money Costs NCC reserve the right to buy from alternative sources without liability.