Specification

Drainage Repairs and related services

Reference number HISDR20102025

Closing date Wednesday 19th November at 12 noon

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### Specification

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## Specification

1.1 Background

Homes in Somerset is seeking a professional construction company to undertake drainage repairs and related services within their residential properties.

It is anticipated that works will be on a call off basis as and when required and there is no guarantee of minimum numbers of jobs over the life of the contract. Orders will be placed on an as and when required basis, there is no minimum guaranteed volumes of work during any year. Homes in Somerset require these services within the district of Somerset.

There are currently approx. 4000 properties within Homes in Somerset. Tenderers should use this number only as a guide to the portfolio size and not as an indication of the volume of work required as not all properties will have the need for drainage services. As work is often unplanned there is no guarantee as to the exact properties which will require maintenance. Under the terms of the contract there can be no claim made by the appointed company if no work is forthcoming during the contract period.

To give a guide as to spend over the last contract period the value of work averaged £100k per annum. However, this level of spend cannot be guaranteed and is a guide of expectation only.

1.2. Requirements

Homes in Somerset requires that any work required should be completed as promptly as possible. This should be agreed upon with Homes in Somerset in advance.

SPECIFICATION

MEASUREMENT PREAMBLES

The following are provided as indicative examples only

Generally Rates Quoted in the Pricing document are deemed to Include:

1. All work that can reasonably be deemed to be included either as good workmanship, including the provision of materials and plant, or accepted practice whether or not specifically referred to in this document, the Client Representative’s decision on this will be final.

1. Clearing away all arisings, redundant materials, debris, rubbish etc., from site including damping down to reduce dust, loading into skips at ground level, skip hire or equivalent, transport and landfill and other waste disposal charges including any recycling costs.
2. Scaffolding, staging, towers, hoists, cradles and access ladders etc., as required up to and including second storey eaves level above ground level (including chimneys, gables, dormers and the like to two storey structures and below), including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
3. Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
4. Temporary dustproof, weatherproof and security screens, etc., as required complete with doors including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.

6. All setting and marking out.

7. Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.

8. Taking off and re-fixing gutters, downpipes, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables and the like to facilitate the renewal or repair of any component.

9. Removing all screws, nails, plugs and the like associated with the removal of any item.

10. Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.

11. Setting aside, protecting and reinstating tenants’ goods, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.

12. Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.

13. Jointing or finishing new materials to existing.

14. Matching all materials to existing.

15. Making good existing structure, finishings etc., as necessary

16. Protecting the whole of the works.

17. Seeking the approvals of the Client and or Client Representative in respect of any Works including any reasonable waiting or other down time whilst awaiting approval.

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

Drainage Rates Deemed to Include:

B. Rates for drainage are additionally deemed to include as appropriate for the following:

1. Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relating and watering and application of weed killer.

2. Excavation by hand or machine as necessary and appropriate for the location of the work.

3. Working in or next to existing buildings.

4. Working next to public footpaths, roads and the like.

5. Working next to or around existing services, maintaining and protecting as required.

1. Levelling and compacting formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.

7. Earthwork support including everything necessary to uphold the sides of the excavations.

8. Allowances for working space as necessary for formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.

9. Blinding surfaces of hardcore beds and filling to excavations with approved fine material.

10. Disposal of ground and surface water.

11. Breaking up and removing concrete, brickwork, blockwork, rock and other obstructions.

12. Sulphate resisting cement where required.

13. Formwork and temporary support to concrete where required.

14. Temporary diversion of existing drains, maintaining flow and subsequently reinstating on completion of the works.

15. Stopping off ends of redundant drains.

16. Jointing new drains to existing.

17. Vertical expansion boards to concrete surrounds at pipe joints.

18. Coring, cleaning and flushing all drains, gullies and manholes etc., on completion.

19. Testing all drainage, commissioning and providing all certificates required by the relevant authorities, bodies or the Client.

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

1.3 Performance measures

Contractors will be required to respond to requests to carry out routine works within 14 days.

Where an urgent call out is required contractors will need to be available on site within 2 hours.

Contractors will be required to submit photographic evidence to support the work being carried out – before and after photos will need to be submitted with invoices for payment. Where photos are not provided HIS reserve the right to withhold payment.

## 1.4 Social Value

##### Homes in Somerset have considered how the services they commission and procure might improve the economic, social and environmental well-being of their administrative areas. The obligation is compulsory in relation to proposed service contracts that are governed by the Procurement Act 2023 and discretionary for all other contracts.

##### “Social value” is a way of thinking about how scarce resources are allocated and used. It involves looking beyond the price of each individual contract and looking at what the collective benefit to a community is when a public body chooses to award a contract. Social value asks the question: "If £1 is spent on the delivery of services, can that same £1 be used to also produce a wider benefit to the community?"

##### In the circumstances of the matter Homes in Somerset has determined that the procedures set out in the Public Services (Social Value) Act 2012 will be applied to this procurement exercise.

## 1.5 Contract information

Homes in Somerset intends to award a contract for an initial period of 24 months with an option to extend by up to 36 further months.

## 1.6 Payment terms

Homes in Somerset standard payment terms are to pay in arrears following the delivery of the Goods, services or Works. Suppliers will be required to submit an invoice with photographic evidence quoting a valid Authority Purchase Order number and details of the goods/services provided. Payment will be affected within 30 days of receipt of an undisputed invoice for goods/services received. Submission of invoices without the inclusion of the Purchase Order number may be rejected or payment could be delayed.