

	Brief Overview of the Employer's Requirements
	<u>Background</u>
	<p>The four blocks of flats known as Drake Court, Grenville Court, Nelson Court & Rodney Court each contain 62 flats (except Nelson Court which has 63) are let under secure tenancies to tenants and leaseholders of the Poole Housing Partnership (Borough of Poole council).</p> <p>The buildings were constructed in the period 1960 to 1970.</p> <p>The properties were refurbished between 1988 & 1991 using an insulated render system, now failing, comprising 50mm mineral wool, expanded metal lathing and cementitious render coats.</p>
	<u>Aims and Objectives</u>
	Poole Housing Partnership has the following requirements:
	<ul style="list-style-type: none"> • Improve thermal insulation of the buildings and improve thermal comfort for the residents, • Reduce fuel poverty, • Reduce energy consumption in use, • Reduce the carbon footprint of the buildings in use, • Improve appearance of the buildings, make an impact statement in the landscape and provide facades that benefit the townscape, • Alter the building silhouette, • Improve amenity space within the site, • Provide outside living spaces in the form of adaptable balcony spaces, • Generate renewable energy, • Improve the ventilation system. • Improve fire protection, control and detection, where possible using addressable integrated systems, including the introduction of a sprinkler system. • Provide community spaces which will encourage community cohesion and involvement, • Improve security, lighting and defensible space. • Modernise access control and future proof systems, • Provide television, satellite and radio reception and distribution to all dwellings, and where possible make provision for future cabled networks.
	Generally the project will be expected to contribute positively to the Mission Statement and Strategic Objectives of the Poole Housing Partnership as follows:
	<p>Mission Statement</p> <p>“Working in partnership with residents to deliver quality homes in strong communities”</p> <p>Strategic Objectives</p> <ul style="list-style-type: none"> • Strong and sustainable communities • Adding value to everything we do

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	<ul style="list-style-type: none"> Delivering quality homes <p>Values</p> <ul style="list-style-type: none"> Do what we say we will Treat each other with respect and understanding Recognise value in people Continue to be an open and transparent organisation Be a self-aware and learning organisation Be a willing and trustworthy partner Ensure compliance with all regulatory requirements Strive for excellence
	<u>Quality</u>
	<p>The project will be required to deliver excellent quality including, but not limited to:</p> <ul style="list-style-type: none"> Health and Safety, Design, Construction products, detailing and finishing, Consultation and community involvement, Project and site management, Cost control and cost certainty, Risk management, Sustainability, Waste management, disposal and recycling, Environmental protection,
	<u>Overview of Technical Requirements</u>
	<ul style="list-style-type: none"> Buildings to have a future beneficial life of at least 30 years, Rainscreen cladding and flat roofs to have guaranteed future life of at least 25 years, Windows and external entrance doors to be A rated and to have a guaranteed future life of at least 25 years, Thermal performance of building walls to be a U value of 0.3 W/m²K or as agreed with building control, Heating systems that increase control for residents, reduce electrical load by 25% and reduce costs in use, Improve fire protection through use of AOV smoke control louvers, mist / sprinkler systems, fire detection and alarm systems which are zoned and addressable and where possible integrated with each other. Provide digital television, satellite and radio reception and distribution, Generate electricity, through roof mounted solar photovoltaic systems, with capacity across for each block of at least 10 kwp, Ducted ventilation to current building regulation standards, to improve extraction from kitchens and bathrooms, Reduced maintenance and cleaning requirements over the remaining building lives.

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	<u>Community Engagement, Projects and Contributions</u>
	The Employer wishes that the project will deliver additional benefits and will seek proposals from the Contractor, including for:
	<ul style="list-style-type: none"> • Training and job creation opportunities in the locality, particularly for the age group 16 to 24 years and for the long term unemployed, • Work experience opportunities and engagement with schools • Opportunities for residents to contribute to the design and delivery of aspects of the works, to promote "ownership" and "buy in" to the project, • The Principal Contractor, through his community programmes will provide enhancements for the benefit of community groups and buildings, • Address the needs, concerns and statutory rights of leasehold tenants.
	<u>Phasing of works</u>
	<u>Enabling Phase</u> <u>Television Service</u> <ul style="list-style-type: none"> • The current TV service (Virgin Media & PHP IRS) is provided to each flat via external cables on each corner. These service need to be re-routed internally to enable the cladding works. It is <u>a requirement</u> of this contract that these works are completed prior to the main external cladding works. Early engagement with Virgin Media is essential. <u>Utilities</u> <ul style="list-style-type: none"> • The construction of the new entrances may result in the need to re-direct one or more of the utilities (gas, electric, telephone, water) that enter the building. This may also be required should it be necessary to provide new foundations for the new balcony system. It is <u>a requirement</u> of this contract that these works are completed prior to the main external works. Early engagement with the utility companies is essential. <u>Construction Phase</u> <ul style="list-style-type: none"> • To be agreed with the successful contractor.
	<u>Poole Standard Materials – applicable to this contract</u>
	<p>The material listed below are form part of the Poole Standard whereby these materials have been agreed by a residents panel as standard fitting to be used across the PHP stock.</p> <p>Electrical – Crabtree Vent Axia – Lo-Carbon</p>

Project Admiral

	Material/Component fitting requirement
	It is a requirement of this contract that all AOV's fitted in corridors can be serviced and replaced from the inside of the building without the need for external access to the AOV.

Employer's requirements