

Grange Farm Regeneration – Phase 1

Employer's Requirements Review

31/05/2018

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1. Introduction



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Senior Employer's Agent

2. What are the Employer's Requirements

The Employer's Requirements (ERs):

- Lovingly known as the ERs:
- Number of homes AND type of buildings
- Quality standard of spaces AND materials
- Technical performance, design AND specification of all materials, fittings, fixtures, products, equipment, systems etc. to be installed
- Operation AND maintenance requirements of the buildings

Employer's Requirements

Definition

3. Content of the Employer's Requirements

Employer's Requirements key areas:

■ General Requirements

- Parties to the contract
- Name and type of contract
- List of documents

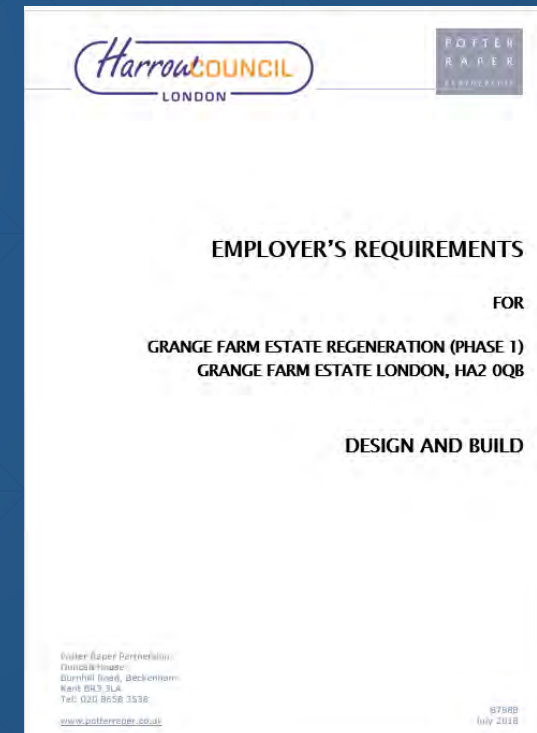
■ Contract Requirements

- List of drawings
- Statutory Requirements
- Legal Requirements

■ Design and Performance Requirements

- Foundations, Frame and Roof
- Internals e.g. walls, doors, kitchens, flooring
- Externals e.g. windows, balconies, landscaping

Employer's Requirements – Key Areas



4. Key areas for the Resident Steering Group

Pre - During - After

Key Areas for RSG

4.1 Pre-site works:

- Contractor communications
- Indicative Timeline
- Establish hoarding and site compound
- Discharge Planning conditions
- Surveys and investigations
- Naming and postal numbers
- Construction management plan
- Phasing

4.2 Onsite works:

- Social Value
 - Working hours
 - Demolitions
 - Cranes
 - Service disruptions
 - Security
 - Construction noise and dust
 - Access for emergency vehicles
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Key Areas for RSG

4.3 During Construction:

- Resident Choice Items
- Gifted Items
- Kitchen Layouts
- Resident demonstrations
- Resident Handbook / User Guide
- Show Apartments

4.4 Post Construction:

- Defects management and monitoring
 - 12-months defects period
 - Defects reporting via Access Harrow
 - Contractor Key Performance Indicators (KPIs)
 - End of defects process
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Communications Strategy:

- Site Manager and Resident Liaison Officer
- Contractor contact details / Emergency out of hours
- Attend Resident Steering Group Meetings
- Considerate Contractors Scheme
- Complaints procedure
- Newsletters
- Site hoarding updates
- Specialist Meetings and Exhibitions
- Via the Resident Choice process
- Email
- Telephone
- Contractor's website
- Delivering Social Value
- Aftercare arrangements

Contractor Communications

Vital for a successful project

Grange Farm Regeneration – Phase 1

PROCUREMENT

Notification of Tender Shortlist (4x Contractors)	1 st June 2018	Harrow Procurement
Finalising Tender Documentation including the Employer's Requirements	Jun – Jul 2018	Employer's Agent
Tender Period	Jul – Sept 2018	Employer's Agent
Tender Evaluation and Harrow Approvals	Sept – Dec 2018	Harrow, Harrow Procurement and Employer's Agent
Appointment of the preferred Contractor	Jan 2019	Harrow

CONSTRUCTION

Site possession and establishing hoarding	Jan - Feb 2019	Contractor
Demolition, road works and service diversions	Feb - May 2019	Contractor
New Build Construction	May 2019 - Aug 2020	Contractor
Demonstration Events with Residents and Harrow	Aug – Sept 2010	Residents and Contractor
Handover	Sep 2020	Contractor, Harrow and Employer's Agent
Residents move in to New Homes	Sep – Oct 2020	Residents and Harrow
Celebratory Event	Oct 2020	Harrow
Defects Liability Period and Aftercare	Sep 2020 – Sep 2021	Residents, Contractor, Harrow and Employer's Agent

Indicative Timeline

Timeline subject to change

- The Public Services (Social Value) Act 2012



- Social Value Commitments



- Supporting Social Value Method Statement

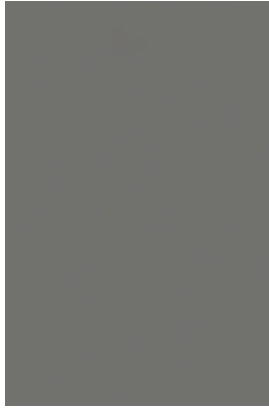
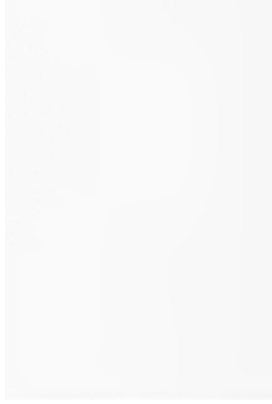


Social Value Policy	Social Value – Key Priorities	Promotion and Signposting
Meeting targeted recruitment and training needs	Creation of New Jobs	Job Centre Plus and Council's Xcite team
Community benefits	Creation of Apprenticeships	Prospects Services @ Harrow Youth Stop
Promoting fair employment practices	Payment of the London Living Wage @ £10.20 per hour	Council's economic development service
Encouraging a diverse base of suppliers	Deliver at least 15% spend with Local Suppliers	Harrow Business Directory and Voluntary Action Harrow Co-operative

Social Value

Harrow's key priorities

Doors



Worktops



Handles



Resident Choice Items - Kitchens

Doors, Worktops, Handles –
Indicative Options A B C

Carpets – living rooms, bedrooms, hall, stairs, landings



Flooring (Vinyl non-slip) – Kitchens, Bathrooms, utility rooms



Resident Choice Items - Flooring

Carpets and Vinyl Non Slip –
Indicative Options A B C

- Carpets



- Shower curtain and pole



- Roller blinds to windows



Gifted Items

Installed but not Harrow's responsibility to maintain after the Defects Liability Period

Social Rent:			
1B/2P	19	100%	Open Plan
2B/4P	18	40%	Open Plan
2B/4P	26	60%	Enclosed
3B/5P	4	100%	Enclosed
Shared Ownership:			
All unit types	22	100%	Open Plan
Total	89		

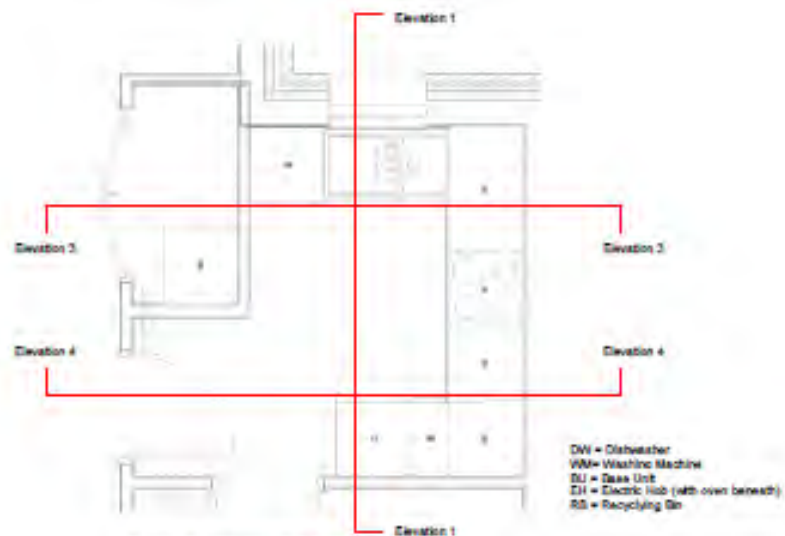
Overall:

- Type 1 - Enclosed = 30 units out of 89 units = 33.7%
- Type 2 - Open Plan = 59 units out of 89 units = 66.3%

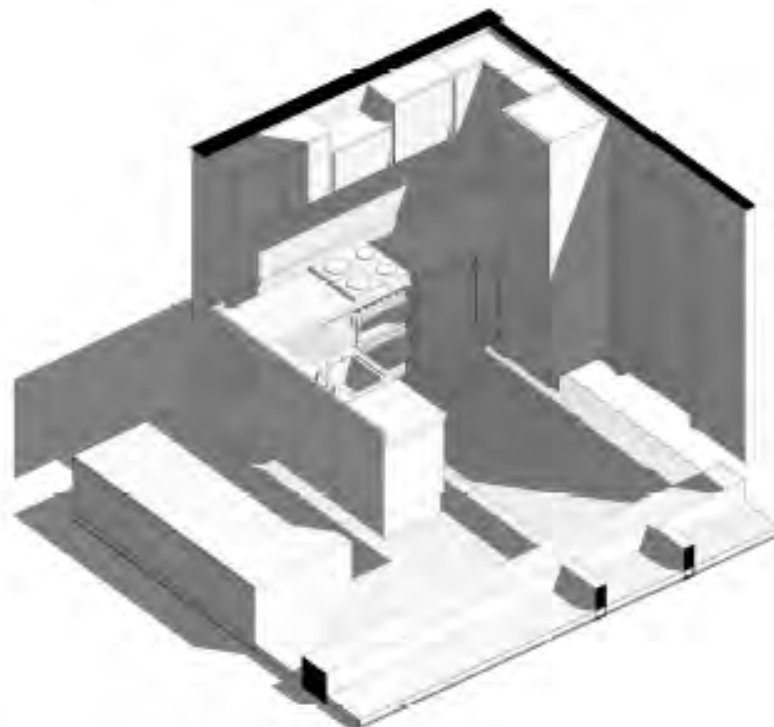
Kitchen Layouts

Type 1 – Enclosed

Type 2 – Open Plan



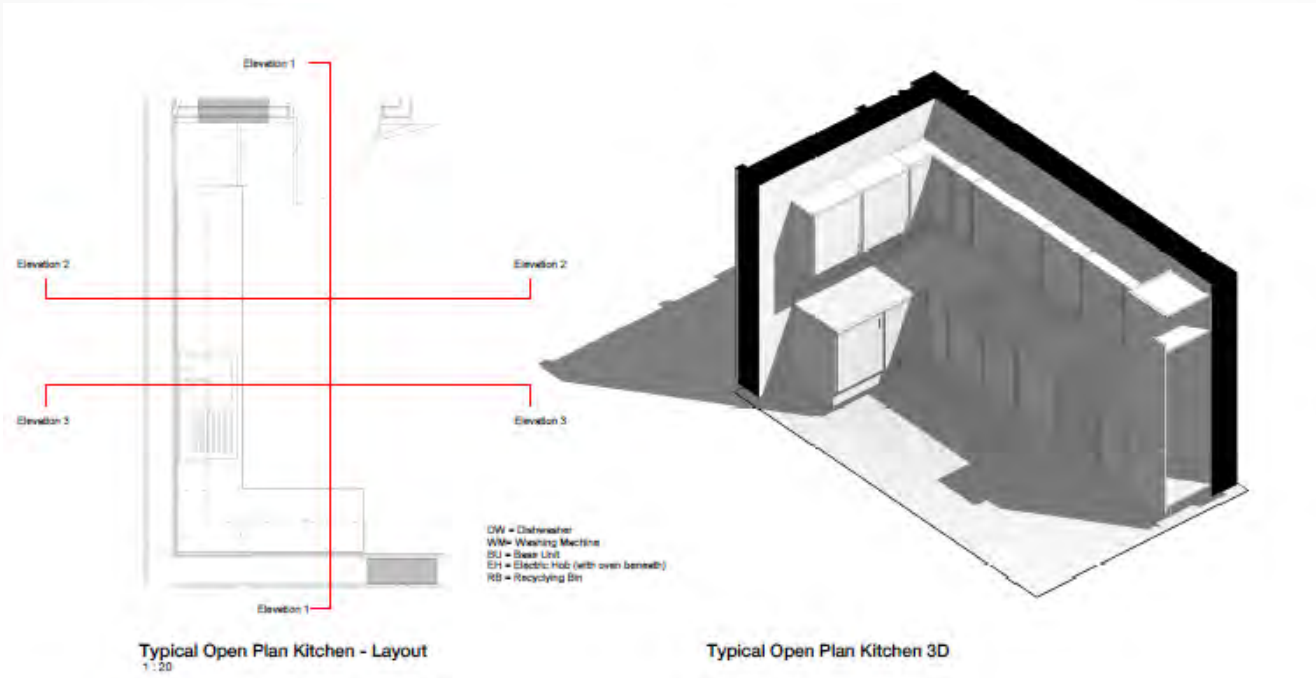
Typical Enclosed Kitchen Layout
1-20



3D Enclosed Kitchen Exploded Axo Copy 1

Kitchen Layouts

Type 1 – Enclosed



Kitchen Layout

Type 2 – Open Plan

Kitchen Layout

Type 2 – Open Plan Image



Mechanical and Electrical Package:

- **HIU = Heat Interface Unit**
- Billing and Metering arrangements
- Smart metering
- No gas for cooking
- Hot water
- Lighting
- Heating and ventilation



Access arrangements:

- **Postal boxes**
- **Lifts**
- Proximity Access via fobs
- Video Entry System



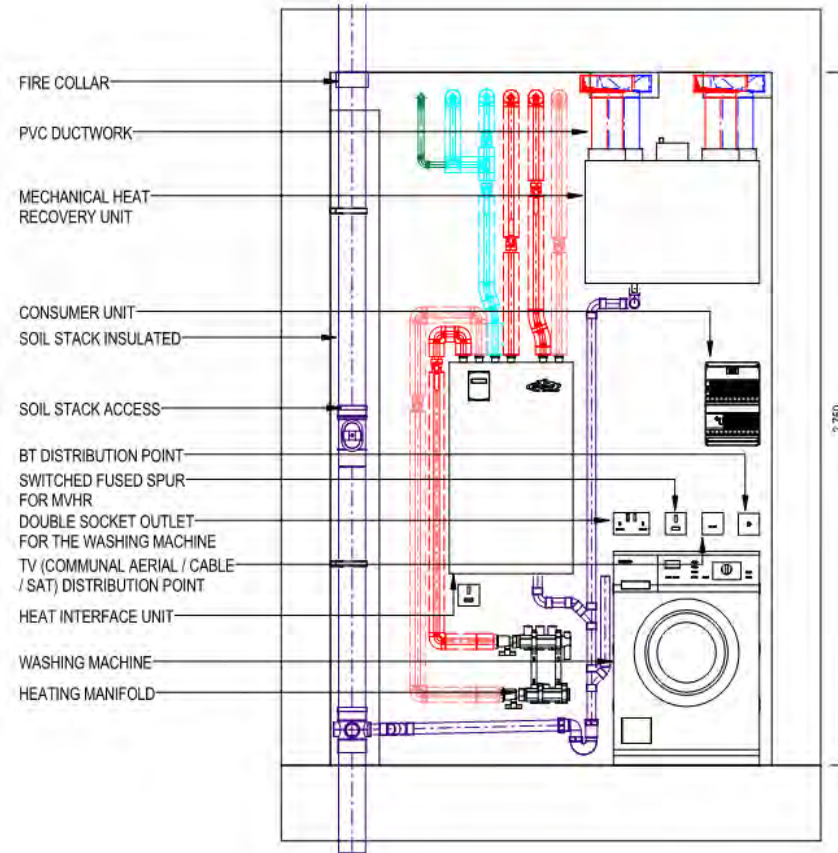
Resident Demonstrations

Understanding how your New Home works

What is a Heat Interface Unit (HIU)?

- Heat interface units (HIU's) ® are typically installed in large multi apartment complexes with numerous dwellings, acting as a 'bridge' between a central boiler(s) and individual heating and hot water systems within apartments.

Located in the utility cupboard of Apartments



HIU?

Like a Gas Boiler without the gas supply for heating and hot water



Postal Boxes

Secure, Safe and Fire Protected



Lifts

Passenger Lifts maximum 8 People



Residents' HANDBOOK

Supporting local communities
to thrive

Government Soft Landings (GSL) is about getting a level of service and information focus to help achieve the following:

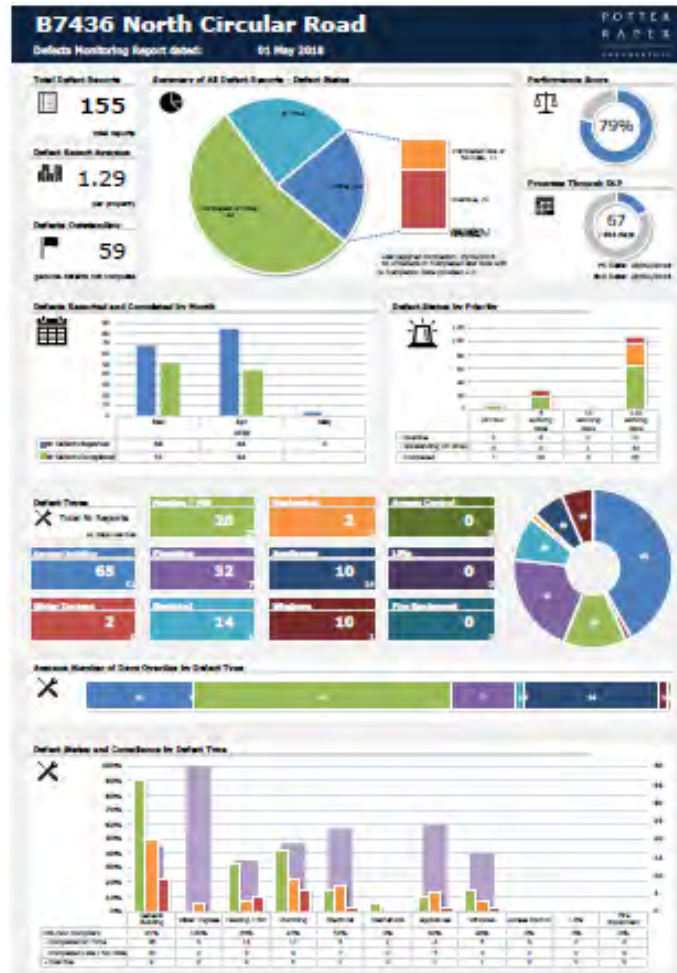
Service level required by Harrow Council

- **Simple operating instructions – Resident Handbook**
- Early warnings of problems
- Targets – running cost, capital cost, environment and functionality
- Contractor's Aftercare arrangements
- **Harrow having all required operational data – Operational and Maintenance Manuals**
- Comparison of predicted performance against targets
- Metered data on performance
- Ready access to all digital data about Harrow's new buildings
- Cost effective transfer of data from construction to operation
- Actual measured performance of Harrow's new buildings
- Ability to fine tune the actual performance

Resident Handbook / User Guide

What to expect and how to make the
best of your New Home

- Defects Reporting via Access Harrow
- Contractor Aftercare Arrangements
- Contractor Defects Monitoring via Key Performance Indicators



Defects management and monitoring

Defects Reporting

5. Timescales for Employer's Requirements Feedback to PRP

Your input is vital

Monday, 18th June 2018



Deadline

Via The Independent Resident's
Advisor

6. Questions and Answers



THANK YOU

End of Employer's Requirements Review with the Resident Steering Group