

# Northern Ireland Housing Executive

Creggan Heights

Multi Elemental Improvement Scheme

Supplier Engagement Day

28th May 2024



# AGENDA

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# Background To The Scheme

# Introduction



The Creggan Heights Multi-Elemental Improvement initiative aims to refurbish 109 homes in the Waterloo Place District of Derry City.



In 2021, the Northern Ireland Housing Executive appointed AtkinsRéalis (formerly Faithful+Gould) as the lead consultants for this project.



After conducting thorough surveys to identify historical issues with dampness and mold, a comprehensive remediation approach for the entire house was recommended.

# The Properties



109 homes situated on an exposed site on the high NW bank of the Foyle within the City of Derry.



Consists of terraced and semi-detached - two storey dwelling houses.

Built between 1952-1956.

Previous scheme for rear extensions in 2003/2004.

A few properties have been adapted with large extensions.

# Structure & Fabric



Cavity wall brick construction with loose white beads and/or mineral fibre insulation.

Solid walls to alleys.

Rendered externally.



Pitched roofs with concrete roof tile covering and chimney.

Newly installed PVC double glazed windows and composite doors.

# Defects Observed

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## Main Walls

- Bricks are hygroscopic and render is inadequate.
- Defective cavity wall ties i.e., corroded and covered in mortar snots.
- Cavity debris is present (and higher than the DPC).
- Insufficient insulation i.e., cavities and at openings/reveals.
- DPC is lower or same level as finished floor level to many / external ground level.
- Cold bridging to lintels and windowsills.
- Rear extensions have no cavity trays to abutment with the main structure.

## Roof / Chimney's

- Interstitial condensation is present - bitumen felt is deteriorating.
- Moisture penetration is present to chimneys and surrounding timbers.
- Inadequate pitch to the rear returns.
- Rear return rafters are not suitably fixed to wall plates.



# Defects Observed

## Windows / Doors

- Generally, all are good due to a recent replacement scheme, however there are no visible drip edge on windowsills causing further water ingress.
- Some properties still have timber framed windows and doors requiring upgrade.

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## Internals

- Damp / moisture levels are high at finished floor level with condensation, rising and penetrating damp present - leading to an overall poor quality of habitability for the tenants.

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## Externals

- Due to a combination of high external hardstanding's and poor detailing of weatherproofing – moisture ingress is persistent.

# Defects Observed



# Defects Observed



# Remedial Actions & Proposals



# Remedial Actions & Proposals

## Main Walls



- External render and brick leaf - removed along with defective cavity wall ties.
- Replaced with lightweight blocks, appropriate breathable render and new cavity ties.
- New bead cavity insulation, liquid injected DPC's and renovation plaster, cavity trays, insulated cavity closers and new thermally broken lintels and short back windowsills.

## Roof / Rainwater Goods / Chimney's



- Chimney stacks and chimney breasts are to be removed.
- Roof coverings, felt and lath to be replaced, structure to be upgraded where required.
- RWG's are to be removed and replaced;
- Insulation in roofs is to be upgraded along with ventilation increased;

# Remedial Actions & Proposals

## Windows / Doors



- Recently installed PVC framed windows and composite doors are to be removed and set aside for reuse.
- Remaining timber framed windows and doors to be replaced.

## Internals



- Full new kitchen and bathroom.
- New doors, skirtings and architraves.
- New insulated solid ground floor construction.

## Externals

- Minor adjustments and installation of slot drainage channels.

# Remedial Actions & Proposals

## M&E



- Full M&E strip out and completely new installation.
- Gas boilers are to be removed and refitted due to recent install in 2021/2022.
- To include for new Solar PV panels, Solar Batteries and HW & CW tanks.
- New radiators and pipework throughout.
- Oil fueled properties are to be changed to gas – few remain.

# Social Value



# Social Value NI – PPN01/21

## Mandatory part of public procurement – 1st June 22

The policy aims to create a range of positive social, economic and environmental impacts.

Promoting the wellbeing of individuals, communities and the environment.

Rewarding those companies that think socially and in an innovative manner for the common good.

Designed to deliver outcome under the Programme for Government.

## Themes;

- Increasing secure employment and skills
- Building ethical and resilient supply chains
- Delivering Zero Carbon
- Promoting Well-being



“Social value refers to wider financial and non-financial impacts on the wellbeing of individuals, communities and the environment” PPN 01/21

# Social Value NI – PPN01/21

10% minimum weighting within public contracts

100 points required for every £1m of contract value

NIHE will select Themes and Indicators relevant to this contract, which will include feedback following engagement with the local community

## Evaluating

Tenders submit;

- Written Methodology response
- Social Value delivery plan

## Monitoring System – post award

- Form part of the progress reporting
- Monthly updates required to the NI Social Value Portal



## Useful links;

<https://socialvalueni.org/thinking-social/>

<https://buysocialni.org/contractors/find-a-broker/>

# PROGRAMME TIMELINES, DELIVERY & DECANTING

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## Start on site and Contract

Aiming for approximately October 2024.

NEC 4 – Engineering and Construction Contract – Option B

*Priced Contract with Bill of Quantities.*



## Phased construction

109 Properties. Initially 20 weeks of construction for Phase 1 – 10 properties.

10 Phases of approximately 16 weeks each thereafter for the remaining 99 properties.

Approximately 3 ½ years on site.



## Decanting

Contractor led tenant consultation and decanting.

12 NIHE properties held for decant at present – 6 within Creggan Heights/6 within Creggan Heights locality.

Contractor to provide for storage of tenant belongings for the duration of the works and decanting.