

December 2022

## **Refurbishment works in the Sunnylands Estate, Carrickfergus**

### **1. The value of the lowest acceptable tender received for the provision of these services following your tender process**

The Housing Executive's view on the lowest acceptable tender received in the provision in this contract is commercially sensitive. We have concluded that the exemption in Section 43(2) of the FOI Act 2000 applies to that information, because disclosure under the Act would like to prejudice the commercial interests of the Housing Executive and relevant contractors.

#### ***43 Commercial interests***

(1) Information is exempt information if it constitute trade secret.

(2) Information is exempt information if its disclosure under this Act would, or would be likely to, prejudice the commercial interests of any person (including the public authority holding it).

#### ***Factors in favour of disclosure***

There is a reputable presumption in favour of disclosure. General public interest in transparency and accountability, and in understanding the reason why certain decisions were made and how public is spent.

#### ***Factors in maintaining exemption***

There is a strong public interest in public bodies being able to contract services effectively, so anything which prevents that (such as companies being fearful that commercially sensitive information such as pricing of services will be disclosed to their competitors) will not be in the public interest.

### **2. The basis of calculation of the professional fee for these services, and specifically whether this fee is in any way proportional to or related to the value of construction works to be managed under this service contract**

Based on previous costings. Works estimate was unknown at procurement stage, calculating the estimated construction costs was part of the Professional Service providers brief

**3. The qualifications of the Building Surveyor(s) who carried out the survey(s), both external and internal, of the building; reference Selection Questionnaire SQ for Project Ref. 22.91.1003, Section B-06, 'Licences, Accreditation and Certification'**

The winning tenderer had to comply with the Selection Criteria of the procurement – specifically section B-06 of the SQ1. Please refer to the extract below:

**[B-06] LICENCES, ACCREDITATIONS AND CERTIFICATION**

Where the Economic Operator is required to provide the relevant professional discipline/service under a contract awarded under this Framework, the Economic Operator will be required to confirm the discipline/services will be provided by personnel with the following relevant / professional qualifications specified below:

1	Building Surveyor	must be RICS (Building Surveying) qualified or equivalent
2	Quantity Surveyor	must be RICS qualified or equivalent
3	Clerk of Works / Inspectorate	Must be a member of the Institute of Clerk of Works and Construction Inspectorate
4	Structural Engineer	IStructE (Institute of Structural Engineers) qualified or equivalent

**4. A copy of the Structural Engineer's report referenced within paragraph 2 of Section 3.04 of Appendix B, 'Scheme Brief' within the tender documentation for this services contract**

There is not a structural engineer's report. There was an Outline Proposals Document [Condition Survey Report and Proposals] generated for the original Sunnylands External Cyclical Maintenance (ECM) Outline Proposal meeting. See attached relevant sections of OPM report for the questions below.

**5. Copies of all work reports, survey reports and maintenance records that relate to the item within paragraph 1 of Section 3.04 of Appendix B, 'Scheme Brief' within the tender documentation for this services contract evidencing that the 'pre-cast concrete window surrounds ... are causing water ingress'**

The original Sunnylands ECM Outline Proposal meeting booklet refers to the removal of the concrete surrounds, this was proposed by the consultant Moore McDonald, see extract.

- 6. Copies of all work reports, survey reports and maintenance records that relate to the item within paragraph 1 of Section 3.04 of Appendix B, 'Scheme Brief' within the tender documentation for this services contract evidencing that cavity wall insulation is "sodden"**

The original Sunnylands ECM Outline Proposal meeting booklet records the District office's experience in relation to Cavity Wall Insulation (CWI), see extract.

- 7. Copies of all work reports, survey reports and maintenance records that relate to the item within paragraph 1 of Section 3.04 of Appendix B, 'Scheme Brief' within the tender documentation for this services contract evidencing that brickwork is porous;**

The original Sunnylands ECM Outline Proposal meeting booklet records the condition of the external brickwork, see extract. Brickwork is known to be porous material in general.

- 8. Copies of all work reports and maintenance records that relate to the item within paragraph 1 of Section 3.04 of Appendix B, 'Scheme Brief' within the tender documentation for this services contract evidencing how it is expected that repointing of brickwork could solve any issues relating to the brickwork itself being porous**

The original Sunnylands ECM Outline Proposal meeting booklet which records the condition of the external brickwork, see extract. There is no statement that repointing of the brickwork would stop the brick from being porous. It merely states that the porous brickwork will be repointed.

- 9. A copy of the policy referenced within Section 5.01 of Appendix B, 'Scheme Brief' within the tender documentation for this services contract.**

We believe the text in 5.01 is referring to 'consultation' which is part the consultant's duties, as set out in the Scheme Delivery Process, see extract below.

*3.14 Following Area Clearing House approval the Consultant will ensure the District Manager is furnished with a complete set of project data (ie, dwelling worksheets, work schedules, design options and material samples) to facilitate stakeholder consultation in accordance with the Housing Executive's Customer Charter, Sale of Flats policies and HRAN/B&PM/04/09. Stakeholder consultation will be carried out by the District Manager's representative and the Consultant.*

### 2.03 External Walls – Condition

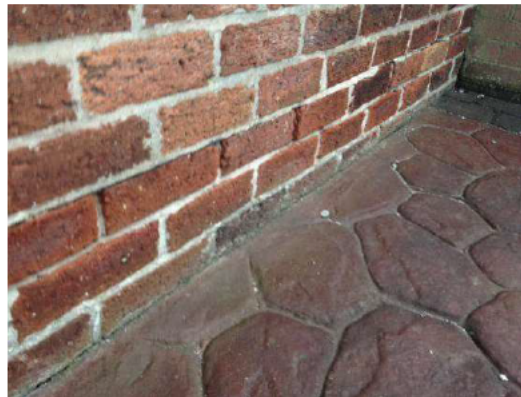
The dwellings are generally finished with facing brick, painted smooth/textured render or dry dash render.

Facing brickwork is generally in satisfactory condition however sections of mortar pointing, particularly to exposed locations and below DPC level is in poor condition with sections friable.

NIHE District Office have advised that wet blown quilt cavity wall insulation is present to Bridewell Drive and Shaftesbury Cross flats. (The consultant has not carried out a borescope survey to confirm this.) (Refer also to 2.04.2.)

The brickworks to these blocks of flats has been previously repointed however the previous mortar, which is very friable, was not raked out sufficiently and is causing the new mortar to flake and fall out of the joints.

Painted smooth/textured render and dry dash render is generally in satisfactory condition with only a few minor areas of boast, loose, missing or cracked render which may allow water ingress.



### 2.03 External Walls – Recommendations

Repoint brickwork to isolated area (240m<sup>2</sup>)

Repoint brickwork to all elevations of Bridewell Drive and Shaftesbury Cross flats (1025m<sup>2</sup>) (This will require scaffolding over the commercial units at the ground floor.)

NIHE to consider removal of existing defective blown quilt cavity wall insulation and replacement. **NIHE to confirm.**

Replace render (16m<sup>2</sup>/128nr)

Repoint reveals (18m)

Replace render reveals (10m)

Patch repair render (128nr)

Repoint crack in render (70m)

Replace individual facing bricks (537nr)

Replace ventilating grille (45nr)

Point waste pipes (154nr)

Clip loose cables (46m)

Seal cable with mastic (12nr)

Replace extract fan cover (16nr)



### 2.04.2 Concrete Window Surrounds, Cills and Lintels - Condition

- I. Pre-cast concrete window cills and lintels are generally in satisfactory condition; however a small number of these are damaged and require repair work.
- II. Pre-cast concrete picture frame window surrounds are present to 12nr flats in Bridewell Drive and 48nr flats in Sunnylands Grove.

Nrs [REDACTED] Bridewell Drive and all the Sunnylands Grove flats have 1 nr concrete picture frame window surround around the living room window whereas Nrs [REDACTED] Bridewell Drive have a concrete picture frame window surround around the living room and gable windows. (64nr window surrounds in total)

The concrete picture frame window surrounds are generally in poor condition with cracking and spalling evident externally. We understand that these have been a constant source of tenant complaints due to draughts.

There are 17nr sold flats that have these windows.

The Bridewell Drive and Sunnylands Grove flats are 3 storeys high.





## 2.04.2 Concrete Window Surrounds, Cills and Lintels - Recommendations

- I. Replace pcc window cill (24nr)
- II. Repair pcc window cill/lintel (32nr/780nr)

Remove existing concrete surrounds to all living room and gable windows with new traditional jamb, steel lintel and precast concrete cill to achieve better weatherproofing, eliminate cold bridging and risk of further concrete spalling to existing surrounds. Provide smooth render bands to heads and reveals externally (63nr). Replacement of concrete surrounds will necessitate replacement of windows affected as windows are fixed through the PVC framing directly into the concrete surrounds. To safely access the works, scaffolding will be required.

Refer to Appendix D for existing and proposed details. (Bridewell Drive 12nr flats/16nr windows) (Sunnylands Grove 48nr flats/48nr windows)

**Note: Details are indicative as no opening up works have been carried out. Tenants could remain in the flats during the duration of the works however there would be significant disruption to living room as works are undertaken. 17nr sold flats are included within the above proposal.**



## 2.05 External Doors – Condition

The majority of the front doors are hardwood two, three, four or five panelled doors, set in a softwood frame, however some PVC and GRP doorsets have been provided.

The majority of the rear doors are hardwood two or five panelled glazed doors, set in a softwood frame, however some PVC and GRP doorsets have been provided.

Many doors are twisted, splitting or delaminating compromising their integrity and allowing wind and water ingress. Tenants complained of draughts emanating from these doors.

Timber sidelights in many cases are decayed/damaged with joints opening up. Their integrity is affected and water penetrating joints will accelerate their decay.

Timber sidelights in some cases have single skin plywood lower panels and single glazed upper panels or both single glazed lower and upper panels. Tenants complained of excessive dampness/condensation internally causing mould growth around/on the plywood panelling.

In isolated instances the mastic seal around external doors has come away which may allow water ingress.

Fergus Court dwellings have Premelli Boxes built into the front door sidelights.

