

Summary of the Works

Background

Woking Borough Council has responsibility to maintain its residential properties including communal areas. It fulfils this responsibility through a number of contractors each with a specialist focus. This particular Agreement is for significant refurbishment and improvement works to blocks at Lakeview.

These works are a combination of expected major works (roof replacement, new windows etc) and one-off works (such as the cladding/wall system replacement). All of these works are required within the next 5 years and the Council will focus on one block at a time, subject to an agreed programme and sequencing of works that ensures all works to a block are completed simultaneously to ensure the minimum disruption to residents and to ensure that Leaseholders receive the best value for money (for example, paying for scaffolding once, rather than paying for scaffolding relating to each individual works component).

Where cladding has been removed and a temporary cover applied, the cover and the remaining cladding will be removed. Where required, the make up of the external walls will be reformed and a new wall finish or external wall system will be fitted.

These Works are still at the design stage. The specific details of products to be used and how the blocks will look upon completion will be available as part of Stage 2 of this consultation.

The Agreement will be based on a priced schedule of works. Tenderers for the contract will be assessed on the prices that they propose and an assessment of their competence and quality of approach to the work. The Council evaluates this on the basis of 70% quality and 30% price.

The Council's expenditure on these Works will relate to the structure of the blocks and communal areas. Where the lease specifies, Leaseholders contribute towards the cost of works to the communal areas as well as works to the structure of the block.

It is important that the structure and communal areas be regularly maintained for a number of reasons:

To ensure the safety of residents and visitors

To ensure that the area continues to be a provide a good environment in which to live by ensuring that damaged fixtures, fittings, and all other communal aspects are properly maintained.

To prevent deterioration of the building.

Key elements of the services are described overleaf.

How to comment on the services

You are invited to comment on the services to be tendered. Your comments should be made in writing to Woking Borough Council at:

Civic Offices, Gloucester Square, Woking, Surrey GU21 6YL

or you may send your comments by email to: housing.commercialenquiries@woking.gov.uk

Please be sure to include your name and address so that we know who is writing and where you live so that we can accurately log your comments. Formal comments should be made by

29/06/2025

Key elements of the Works are:

The follow summarises the responsibilities of the contractor contained within an extensive specification:

1. Undertake all Works as specified in a timely, safe and efficient manner.
2. Receive calls and other communications from residents as required.
3. Arrange convenient appointments to attend to inspect or undertake the work as required.
4. Appoint and manage sub-contractors where specialist works are required, for example asbestos inspection and removal.
5. Undertake works promptly in line with the agreed works programme.
6. Liaise with residents on progress with works.
7. Report to the Council on performance.
8. Complete accurate administrative records, including itemised invoices so that appropriate charging can be made.
9. Employ trades operatives who are suitably skilled and trained in the area in which they operate.
10. Manage and care for the works area, ensuring that the works do not cause damage to any surrounding areas.
11. Comply with the Council's Code of Practice for Contractors.
12. Provide added social value through providing employing and training opportunities.

The potential Works* are (the specification is still being developed):

1. Roof replacement, repairs and structural alterations
2. Structural alterations to blocks as needed
3. Window and door replacements or repairs
4. Communal decorating
5. Communal flooring repairs or replacement
6. Fire stopping works
7. Electrical upgrades if required
8. New signage
9. Aabstos removal
10. Upgraded railing and balcony systems
11. Removal of the remaining cladding/wall system and replacement with a new suitable external wall system

*the final specification and associated costs consulted on as part of Stage 2 of this consultation shall form the basis for charges to leaseholders. The above list is illustrative only.