

Date: 30 November 2023
Contract Ref: 23/006
Property ref:



Property Management
Supporting People
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
camden.gov.uk

Enquiries to: Leaseholder Services



The Leaseholder(S)
Goldthorpe
Camden Street
London
NW1

54114/64031/C1
375D/00043/0001187

Dear Leaseholder,

Re: Property Address: Goldthorpe, Camden Street, London, NW1

Qualifying Long Term Agreements relating to the appointment of Construction Works Framework.



The Council is planning to enter into "qualifying long term agreements". These are agreements which lasts for more than 12 months, and concern services to be carried out in relation to the building or estate in which you are a leaseholder.

The previous construction works framework will expire during Autumn 2024. Therefore, the Council intends to establish a framework for delivery of the works that meets the Council's requirements and has been subject to leasehold consultation. The aim of the proposed framework is to make it more efficient for the Council to secure contractors to deliver the works when these are required.

Where works relate to your building or estate you will be liable to pay a proportion of the cost by way of a service charge. This will relate to, but not be limited to, the categories described overleaf called 'Lots'. Each lot may contain up to eight contractors who will be able to compete for the works.

Please read the notice enclosed with this letter, which sets out further details of our proposal and the reason why the Council intends to enter into these new long term agreements.

Also enclosed is a frequently asked questions document which we hope will answer most queries, but if you have any comments or questions about our proposals please complete the enclosed observation form.

Please note that this letter and the frequently asked questions page do not form part of the statutory notice.

Yours sincerely,



Geraldine Littlechild
Leaseholder Services Manager

Enclosed:

1. Statutory Notice of Intention
2. Observation form
3. Appendix 1 – proposed framework lots
4. Frequently asked questions

Date: 30 November 2023
Contract Ref: 23/006
Property ref: [REDACTED]

Enquiries to: Leaseholder Services

The Leaseholder(S)
;
Goldthorpe
Camden Street
London
NW1 [REDACTED]

Leaseholder Services
Supporting Communities
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
camden.gov.uk

54114/64031/C1
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NOTICE OF INTENTION TO ENTER INTO QUALIFYING LONG TERM AGREEMENTS
(Section 20 of the Landlord and Tenant Act 1985 (as amended) ("the Act") and Schedule 2 of the Service Charges (Consultation Requirements) (England) Regulations 2003 ("the Regulations").



Dear Leaseholder(s),

Re: Property Address: [REDACTED], Goldthorpe, Camden Street, London, NW1 [REDACTED]

Qualifying Long Term Agreements relating to the appointment of Construction Works Framework.

I am writing to inform you that the London Borough of Camden ('the Council'), as your landlord, proposes to enter into long-term agreements ("the Agreements") for works, details of which are given below.

1. Description of the agreement.

The Council is planning to enter into "qualifying long term agreements". These are agreements which lasts for more than 12 months and concern building works to be carried out in relation to the building or estate in which you are a leaseholder.

The previous construction works framework will expire during Autumn 2024. Therefore, the Council intends to establish a framework for delivery of the works that meet the Council's requirements and have been subject to leasehold consultation. The Council's requirements are to maintain homes to ensure that they are safe, warm and dry. The aim of the proposed framework is to make it more efficient for the Council to secure contractors to deliver the works when these are required. Setting up a framework will reduce delays and provide better value for money for leaseholders.

Where works relate to your building or estate you will be liable to pay a proportion of the cost by way of a service charge. This will relate to, but not be limited to, the following categories called 'Lots':

Lot No	Lot Description
1a	General Building and Retrofit works up to £500k
1b	General Building and Retrofit works over £500k
2a	Fire Safety Improvement & Upgrade works
2b	Fire Safety Works – Fire Doors (Supply and Install) – up to £1.5m
2c	Fire Safety Works – Alarms – up to £1m
2d	Fire Stopping & Compartmentation
3	Façade Works – concrete repairs
4	Lift Replacement and Major Upgrades
5a	Commercial & domestic electrical systems replacement and major upgrades below £500k
5b	Commercial & domestic electrical systems replacement and major upgrades above £500k
5c	Door Entry systems
6a	Commercial & domestic heating systems replacement and major upgrades below £500k
6b	Commercial & domestic heating systems replacement and major upgrades above £500k
6c	Renewable heating systems (low carbon heating systems)
6d	Water management systems
7	Retrofit Specialist Work

More details on these lots can be found in Appendix 1.

2. Duration of the agreement.

The agreement is planned to run from January 2025 for a period of four years.

3. Value of the agreement.

The total cost of provision of all works across the Council is envisaged to be approximately £300-500 million.

4. Reasons why the agreements are necessary.

The proposed agreement is necessary so that the Council can comply with its contractual and statutory obligations to tenants and leaseholders, without excessive delays in obtaining the services outlined above and in Appendix 1.

The services obtained through the framework will help the Council to deliver works required to maintain Camden properties.

The framework agreements should reduce procurement costs for the Council and should secure savings from suppliers.

5. Observations.

All relevant information relating to the Councils intention to enter into this agreement is contained within this notice, there are no further documents to view at this stage.

You are invited to make any written observations regarding the proposals contained in this notice. If you wish to do this, you must send them to this office in writing to be received within 30 days from the date of this notice. All observations must be received by the **5 January 2024**. Observations should be sent to the following address:

Geraldine Littlechild (Leaseholder Services Manager)
Leaseholder Services
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

Or PREFERABLY BY EMAIL

Email capitalservices@camden.gov.uk and include the contract reference: **23/006** and your property address and : in the email subject field.

Please note that most of our staff continue to work from home, so resources to process postal submissions are limited. Therefore, we recommend observations be submitted by email if possible.

6. Reason why the Council is not inviting nominations from leaseholders.

In the case of this proposed agreement, the Public Contracts Regulations 2015 (PCR 2015) and the Public Procurement (Amendment)(EU Exit) Regulations 2020 (PPAR 2020) requires the Council as a public authority to advertise the agreement by way of a public notice, in the United Kingdom FTS (Find a Tender Service) because of the estimated value of the services. Where it is necessary to issue such a public notice (as in this case), the right of leaseholders to nominate a contractor does not apply.



The public notice must give details and invite tenders from suitable contractors in respect of the proposed agreement. In view of this requirement, the Regulations state that it is not possible for leaseholders themselves to propose a person or contractor to tender for the contract, as would otherwise be the case. The Regulations also state that leaseholders must be informed of this fact.

Once observations have been considered and the consultation period has closed, the Council intends to place a public notice in the UK FTS to invite expressions of interest in this framework.

7. Further consultation – Notification of Landlord’s Proposal.

Once this initial consultation has concluded, and upon receipt of the tenders/ estimates, we will send you a further notice regarding the Council’s detailed proposal. This will inform you of the proposed contractors for each lot and provide you with a further opportunity to ask any questions about the proposed agreement.

8. Cost of the services.

As a leaseholder you will only be liable for a proportionate part of any costs incurred in relation to your building or estate under the agreement.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Littlechild', located below the 'Yours sincerely,' text.

Geraldine Littlechild
Leaseholder Services Manager

**Sections 20 and 20ZA of the Landlord and Tenant Act 1985 (as amended)
Schedule 2 to the Service Charges (Consultation Requirements) (England)
Regulations 2003**

Written Observations

Please complete this form and return it by **5 January 2024**

Send to: Geraldine Littlechild (Leaseholder Services Manager)
Leaseholders Services
London Borough of Camden
Camden Town Hall
Judd Street
London, WC1H 9JE

Email: capitalservices@camden.gov.uk quoting **23/006** and property reference :

Leaseholder Name:

Property Address: | , Goldthorpe, Camden Street, London, NW1 .

Property Reference: |

Contract Reference: 23/006 – Construction Works Framework

Please tick which box applies to you.

- I have no observations
- I wish to make the following observations: (please detail these below)



Please note you do not have to use this form, you can send a separate letter or email with your observations

Signed by _____

Dated _____

Appendix 1: Outline of works to be covered by the Framework

Outline of works to be covered by the Framework:

Lot 1 – General Building Works

Covers all works including high value projects.

1a - General Building and Retrofit works up to £500k

General Building Services including Retrofit works and qualified installers. Will provide the services to the Council in matters related to all aspects of Building Works and Retrofit Works. This will include but not exhaustive:

- Compliance: all required compliance checks including fire safety, electrical safety, gas safety and asbestos surveys, with associated reports and certificates, in association with the works outlined below.
- Internal Works:
- Structural: repair / replacement of structural elements e.g., concrete floors /ceilings walls, damp proofing and infestation to include wood boring insects (beetles) and Japanese Knotweed.
- Fire protection and means of escape:
- compartmentation and fire precaution
- fire doors and signage
- smoke detection and dispersal
- Carpentry:
- First fix carpentry and carcassing: repair replacement of floor and ceiling joists, partitions, frames.
- Second fix carpentry: repair replacement of architraves, skirting's, doors, rails, ducts, boards.
- Finishes: repair replacement of plaster finishes, wallboards, ceiling boards, preparation and decoration of surfaces, floor coverings, tiling, wallpaper etc.
- Kitchen fittings: repairs, replacement of wall and floor mounted cupboards, carousels, sink tops, worktops.
- Bathroom fittings: repair replacement of baths, showers, washhand basins WCs, cisterns and all accessories.
- Electrical installations: repair renewal of concealed and surface mounted wiring, consumer units, controls, switches, switchgear, timers and outlets.
- Plumbing and waste:
- repair and replacement of domestic water and waste services including pipes, valves, tanks, cylinders, outlets, pumps and connections to drains,
- professional cleaning.
- External building works:
- Main structure: Repairs and replacement of structural elements including underpinning, crack repair, brick stitching, resin bonding, helibar repairs, wall repairs, concrete repair and protection, cladding, render, and external insulation systems.
- Roof: Repair or replacement of roof coverings, carcassing, sheathing, insulation, asphalt, felt, slate, profiled roofing, ventilation, flashings, pointing and soakers.
- Above and below ground drainage: repairs and replacement of gutters, downpipes hoppers, lead work, outlets, clips, shoes, gratings etc.
- Windows and doors: repair and replacement of doors and windows in timber, PVC (U), aluminium, crittal etc



- Decorations: general external, communal decorations and flooring.
 - Internal/External Wall insulation
 - Access: provision, certification and maintenance of all high-level access to works including scaffolding, abseiling lifting platforms, boards, hoists.
 - Means of escape: repair and maintenance of Means of escape (MOE) including stairways, fire escapes, ladders.
 - External estate works: landscaping, paths, roads, boundaries and fencing.
 - Any works associated with the above, as deemed necessary.
- It also provides the services to the Council in matters related to Heritage & Conservation, Planning and Building Control Professionals.

1b - General Building and Retrofit works over £500k

1a plus:

Retrofit is where we're merging various work streams together so a block or estate has new windows installed, together with doors, internal/external wall insulation + roof insulation. As part of the fabric upgrades, projects could also include M&E components, such as new mechanical ventilation systems, heat pump heating systems and solar panels.

The Retrofit lot will work to British Standard (BS) PAS2035 designs, implementing to BS PAS2030. Ideally contractors will be PAS2030 accredited in their installable measure, relying less on the subcontractors to fulfil the PAS requirements.

Lot 2 – Fire Safety

2a - Fire Safety Improvement & Upgrade works

Fire Safety Improvement & Upgrade works. - Will provide the services to the Council in matters related to all aspects of Fire Safety Works. This will include but not exhaustive:

Fire detection and alarm systems

- Installation of domestic smoke, heat, and carbon monoxide alarms to tenanted properties and leasehold properties (recommended in the Fire Risk Assessment or by borough Fire Safety Advisers on high-risk buildings) to comply with smoke and carbon monoxide regulations 2022 or to provide residents with an early warning system in the event of a fire.
- Installation of communal alarm system including linked heat detectors within individual flats to three to six storey houses converted to self-contained flats, purpose-built blocks, houses converted into self-contained flats to the simultaneous evacuation strategy of the block.
- Repairs or replacement or testing of existing smoke, heat, and carbon monoxide detectors within individual flats.
- Any other associated or enabling works for the above such as asbestos testing, removal of asbestos materials upgrading or landlord's electrical wiring and fuse board etc.

Communal and Emergency Lighting

- Installation or upgrading of communal lighting and power including emergency lighting to street properties converted to self-contained flats, purpose-built blocks, sheltered accommodation, hostels etc. Any works associated with above as deemed necessary for example removal of asbestos containing material to enable the installation works to be carried out safely.
- Repairs / renewal of communal lighting and power including emergency lighting to street properties converted to self-contained flats, purpose-built blocks, sheltered accommodation, hostels etc.
- Installation of fire rated cable support clips on electrical cables, telecom, door entry, CCTV etc within the escape routes and within communal areas.

Means of escape

- Repair or maintenance of means of escape (MOE) including stairways, fire escapes, ladders. Any works associated with above as deemed necessary.

Fire doors

- Renewal of flat entrance fire doors with FD30S fire-resisting, self-closing door meeting current fire door standards fire
- Upgrade existing notional heritage doors (Grade 2 listed building, or Conservation Areas) with intumescent strips and smoke seals, and with any other necessary work to satisfy the requirement of a 30-minute integrity and control of smoke.
- Renewal of communal fire doors and screens with fire rated doors and screens.
- Renewal of internal fire doors within individual flats and sheltered accommodation, hostels and assisted living accommodation.
- Renewal of fire doors to electrical meter rooms/cupboards, gas meter rooms, lift motor rooms, plant rooms, roof access, refuse chute rooms, sheds, and storage rooms.
- Installation or maintenance of fire safety signage, fire action notice.

Fire Suppression system and fire sprinklers

- Installation or maintenance of fire suppression system, fire sprinkler system.
- Repairs and maintenance of fire suppression system, fire sprinkler system.

Dry Risers System

- Installation of dry riser system in buildings over 18 meters high including external inlet, piping and outlets on each floor
- Repairs and maintenance of existing dry riser system

Smoke control

- Installation or maintenance of natural ventilation system (such as opening windows, smoke shafts, vents) permanently opening vents (PVs), manually



opening vents (OVs), automatically opening vents (AOVs) and associated works.

Compartmentation and fire stopping

- Compartmentation works within individual flats, between flats and the common parts, protected corridors or lobbies or between the common parts and refuse chutes and plant rooms etc.
- Fire stopping and compartmentation works to communal and escape staircases, meter cupboards, plant rooms etc.
- Works to means of escape within individual flats and escape routes within the common parts.
- Repairs or upgrading of surface finishes including walls, ceilings and flooring in escape corridors, lobbies, and stairways to achieve class 0 finish.
- Installation of additional fire doors to limit the travel distance between the flat entrance door and the door to a lobby or stairway 7.5m
- Loft compartmentation works to prevent the spread of fire between flats and communal areas and any associated works.
- Repairs or renewal of electrical meter cupboards with fire resistance meter cupboards

Bin chutes

- Works to bin chute rooms including installation or maintenance of automatic fire-resisting shutter with fusible link to restrict the spread of fire and smoke, maintenance or renewal of chute hopper heads with fire rated hopper heads and associated works.
- Installation of premises information on purpose-built blocks.

Risk Assessments

- Type 2 Risk Assessment including destructive inspection in order to check the integrity of separating construction in communal areas and flats to identify deficiencies which could lead to spread of fire.
- Type 3 Risk Assessment – Common parts and flats (non-destructive) to consider arrangement for means of escape and fire detection (i.e., smoke alarms) within sample flats.
- Type 4 – Common parts and flats (destructive) surveys to inspect the integrity of the fire separation between flats and communal areas and between residential housing and commercial premises.

Asbestos surveys and removal of asbestos containing materials.

- Asbestos survey to enable the works to be carried out safely and identify any asbestos related materials that could potentially be disturbed while carrying out any fire safety works including intrusive surveys on fire door frames.
- Removal of asbestos containing materials including door headers, panels to enable fire safety works to be carried out safely.

2b - Fire Safety Works – Fire Doors (Supply and Install) – up to £1.5m

Fire Safety Works – Fire Doors (supply and install) - Will provide the services to the Council in matters related to all aspects of fire doors and screens This will include but not exhaustive.

Fire doors

- Renewal of flat entrance fire doors with FD30S fire-resisting, self-closing door meeting current fire door standards fire
- Upgrade existing notional heritage doors (Grade 2 listed building, or Conservation Areas) with intumescent strips and smoke seals, and with any other necessary work to satisfy the requirement of a 30-minute integrity and control of the of smoke.
- Renewal of communal fire doors and screens with fire rated doors and screens.
- Renewal of internal fire doors within individual flats and sheltered accommodation, hostels and assisted living accommodation.
- Renewal of fire doors to electrical meter rooms/cupboards, gas meter rooms, lift motor rooms, plant rooms, roof access, refuse chute rooms, sheds, and storage rooms.
- Installation or maintenance of fire safety signage, fire action notice.

Asbestos surveys and removal of asbestos containing materials.

- Asbestos survey to enable the works to be carried out safely and identify any asbestos related materials that could potentially be disturbed while carrying out any fire safety works including intrusive surveys on fire door frames.
- Removal of asbestos containing materials including door headers, panels to enable fire safety works to be carried out safely.

2c - Fire Safety Works – Alarms – up to £1m

Fire Safety Works – Alarms - Will provide the services to the Council in matters related to all aspects of electrical installation and maintenance works related to fire safety. This will include but not exhaustive.

Fire detection and alarm systems

- Installation of domestic smoke, heat, and carbon monoxide alarms to tenanted properties and leasehold properties (recommended in the Fire Risk Assessment or by borough Fire Safety Advisers on high-risk buildings) to comply with smoke and carbon monoxide regulations 2022 or to provide residents with an early warning system in the event of a fire.
- Installation of communal alarm system including linked heat detectors within individual flats to three to six storey houses converted to self-contained flats, purpose-built blocks, houses converted into self-contained flats to the simultaneous evacuation strategy of the block.
- Repairs or replacement or testing of existing smoke, heat, and carbon monoxide detectors within individual flats.



- Any other associated or enabling works for the above such as asbestos testing, removal of asbestos materials upgrading or landlords electrical wiring and fuse board etc.

Communal and Emergency Lighting

- Installation or upgrading of communal lighting and power including emergency lighting to street properties converted to self-contained flats, purpose-built blocks, sheltered accommodation, hostels etc. Any works associated with above as deemed necessary for example removal of asbestos containing material to enable the installation works to be carried out safely.
- Repairs / renewal of communal lighting and power including emergency lighting to street properties converted to self-contained flats, purpose-built blocks, sheltered accommodation, hostels etc.
- Installation of fire rated cable support clips on electrical cables, telecom, door entry, CCTV etc within the escape routes and within communal areas.

Asbestos surveys and removal of asbestos containing materials.

- Asbestos survey to enable the works to be carried out safely and identify any asbestos related materials that could potentially be disturbed while carrying out any fire safety works including intrusive surveys on fire door frames.
- Removal of asbestos containing materials including door headers, panels to enable fire safety works to be carried out safely.

2d - Fire Stopping & Compartmentation

Fire Stopping and Compartmentation works - Will provide the services to the Council in matters related fire stopping and compartmentation works this will include but not exhaustive.

Compartmentation and fire stopping

- Compartmentation works within individual flats, between flats and the common parts, protected corridors or lobbies or between the common parts and refuse chutes and plant rooms etc.
- Fire stopping and compartmentation works to communal and escape staircases, meter cupboards, plant rooms etc.
- Works to means of escape within individual flats and escape routes within the common parts.
- Repairs or upgrading of surface finishes including walls, ceilings and flooring in escape corridors, lobbies, and stairways to achieve class 0 finish.
- Installation of additional fire doors to limit the travel distance between the flat entrance door and the door to a lobby or stairway 7.5m
- Loft compartmentation works to prevent the spread of fire between flats and communal areas and any associated works.
- Repairs or renewal of electrical meter cupboards with fire resistance meter cupboards

Risk Assessments

- Type 2 Risk Assessment including destructive inspection in order to check the integrity of separating construction in communal areas and flats to identify deficiencies which could lead to spread of fire.
- Type 3 Risk Assessment – Common parts and flats (non-destructive) to consider arrangement for means of escape and fire detection (i.e., smoke alarms) within sample flats.
- Type 4 – Common parts and flats (destructive) surveys to inspect the integrity of the fire separation between flats and communal areas and between residential housing and commercial premises.

Asbestos surveys and removal of asbestos containing materials.

- Asbestos survey to enable the works to be carried out safely and identify any asbestos related materials that could potentially be disturbed while carrying out any fire safety works including intrusive surveys on fire door frames.
- Removal of asbestos containing materials including door headers, panels to enable fire safety works to be carried out safely.

Lot 3 – façade Works - Concrete repairs

Façade replacement/Improvement works - Will provide the services to the Council in matters related to all aspects of Façade replacement/Improvement works. This will include but not exhaustive:

- External building works:
 - Main structure: Repairs and replacement of structural elements including underpinning, crack repair, brick stitching, resin bonding, helibar repairs, wall repairs, concrete repair and protection, cladding, render, and external insulation systems.
 - Any works associated with the above, as deemed necessary.
- It also provides the services to the Council in matters related to Heritage & Conservation, Planning and Building Control Professionals

Lot 4 - Lift Replacement and Major Upgrades

- Lifts: installation, replacement, refurbishment and upgrading of lifts, including removal of existing redundant infrastructure and design and preparatory work.
Any works associated with the above, as deemed necessary

Lot 5 - Electrical Systems Replacement and major upgrades

5a - Commercial & domestic electrical systems replacement and major upgrades below £500k

- Compliance: electrical check and tests with associated reports and certificates.
- Lateral mains & risers: installation, upgrading, refurbishment and replacement of the electrical supplies and networks providing electricity to individual properties
- Communal lighting: installation, upgrading, refurbishment and replacement of
- Lightning protection: installation, upgrading, refurbishment and replacement of lightning protection systems
- Integrated reception service (IRS): installation, upgrading, refurbishment and replacement of the communal aerial and satellite dish systems
- CCTV: installation, upgrading, refurbishment and replacement of any CCTV systems installed
- Any works associated with the above, as deemed necessary.



5b - Commercial & domestic electrical systems replacement and major upgrades above £500k

- Compliance: electrical check and tests with associated reports and certificates.
- Lateral mains & risers: installation, upgrading, refurbishment and replacement of the electrical supplies and networks providing electricity to individual properties / blocks / estates.
- Estate & communal lighting: installation, upgrading, refurbishment and replacement of estate and communal lighting to blocks and estates.
- Lightning protection: installation, upgrading, refurbishment and replacement of lightning protection systems to blocks and estates.
- Integrated reception service (IRS): installation, upgrading, refurbishment and replacement of the communal aerial and satellite dish systems installed to blocks.
- CCTV: installation, upgrading, refurbishment and replacement of any CCTV systems installed on blocks or estates.
- Any works associated with the above, as deemed necessary.

5c - Door Entry systems

- Door entry systems: installation, upgrading, refurbishment and replacement of door entry systems used for access control on blocks and estates.
- Roller shutters: installation, upgrading, refurbishment and replacement of roller shutters associated with blocks/estates.
- Motorised Gates: installation, upgrading, refurbishment and replacement of motorised gates used to control access to blocks and estates.

Lot 6 - Heating systems replacement and major upgrades

6a – Domestic and Commercial heating systems replacement and major upgrades

- Compliance: gas safety checks with associated reports and certificates.
- Communal heating: installation, upgrading, refurbishment and replacement of all elements of the communal / district heating systems which provide heating and / or hot water to numerous blocks within the borough. Elements include boiler houses, plant, distribution pipework, radiators, controls, hot water cylinders etc.
- Heat metering: installation, refurbishment, upgrading and replacement of any heat meters associated with communal / district heating systems.
- Bulk gas networks: installation, refurbishment, upgrading and replacement of the bulk gas distribution networks operated by the Council.
- Remote monitoring: installation, refurbishment, upgrading and replacement of the remote monitoring systems used to monitor the efficiency, condition and status of communal heating systems.

6b - Renewable heating systems (low carbon heating systems)

The supply and Installation of renewable heating systems including air source and ground source systems, solar pv and thermal systems, combined heat and power generating boilers, biomass

Any works associated with the above, as deemed necessary

6c - Water management systems

- Water mains, risers & tanks: replacement, refurbishment, upgrading and installation of the mains cold-water distribution networks within each block or estate, including the supply and fix of booster pumpers where required as well as the storage tanks associated with the installation.
- Dry risers: Repair, upgrade or renewal of dry and wet risers.
- Any works associated with the above, as deemed necessary.

Lot 7 - Retrofit Specialist Work

A Small and Medium Size Enterprises (SME) lot comprising contractors which can install energy efficiency measures who are accredited themselves for their specific measure, which is to be installed to the PAS2030 standard.

Measures would include:

- Internal / external wall insulation
- Secondary / double / triple glazing
- Insulated doors
- Loft / roof / flat roof insulation
- Mechanical ventilation
- Solar photovoltaics / thermal panels
- Domestic air source heat pumps
- Domestic heating timer controls / TRVs



Frequently asked questions;

What am I being consulted on?

We are consulting with you about our plans to tender for a framework of construction specialists. We plan to use these specialists in connection with works on Camden's properties, but as yet we are not consulting you on the exact nature and scope of any works. We believe that a framework will save you and the Council money. Moreover we are required to tender for works by UK legislation.

I recently had a lot of work done on my property, are you going to do more?

We only intend to carry out maintenance when it is necessary, so if you have had recent work we are unlikely to be carrying out similar work soon. However, most programmed works schemes will focus on a particular part of a building (e.g. external areas or a communal heating system), so it is possible that another part of your building or apparatus within it may require attention during the term of the agreement. This is why we are required to consult all leaseholders now.

What work and services must I be consulted about?

As your landlord, the Council must consult you before it does the following:

- carry out work which will cost any one leaseholder more than £250. This covers repairs, maintenance and improvements to your building and estate;
- enter into long-term agreements (for more than 12 months) with external contractors for work, supplies or services (or all three) where the cost to any one leaseholder will be more than £100 a year. Examples include agreements for supplying goods or services (such as cleaning) and agreements for repair and maintenance work (such as day-to-day repairs); and
- carry out work under a long-term agreement where the work will cost any one leaseholder more than £250.

What is a UK FTS notice?

This is a notice which must be published in the United Kingdom Find a Tender Service website (UKFTS).

It is needed where the total amount of a proposed contract, whether for work or long-term agreements, is at a level where the Public Contract Regulations 2015 and the Public Procurement (Amendment) (EU exit) Regulations 2020 procurement rules apply. These rules cover all large contracts let by public and government organisations. Public notices are currently needed for:

- supply/service contracts awarded by contracting authorities (Camden is a "contracting authority" over £213,477; and
- works contracts (e.g. building refurbishment) over £5,336,937.

If a public notice is needed, you do not have the right to nominate a contractor to tender for the work or long-term agreement. But, the council must still carefully consider any observations you make about the proposals.

What are Retrofit works?

Retrofit works relates to the process of making changes to existing buildings so that energy consumption and emissions are reduced. Retrofit works bring further benefits such as more comfortable and healthier homes for residents. Retrofit works can include installing loft or wall insulation, double or triple glazing windows, or replacing an existing gas boiler with a ground or air heat-source pump.

