

## **Notice of Intention to enter into a long-term qualifying agreement, where a public notice is needed (1st Notice)**

The Service Charges (Consultation Requirements) (Wales) Regulations 2004

Schedule 2 – Consultation requirements for long-term agreements for which a public notice is required.

Notice of Intention – Valleys to Coast have opted to procure the following work streams in order to support the provision of continuous improvement and repairs to our existing housing stock of which includes leaseholders:

- Roofing & Associated Works
- External Wall Insulation & Associated Works
- Kitchen & Bathroom Upgrades
- External Works
- Whole House Refurbishment & Reactive Repairs
- Scaffolding
- Responsive Foul Water and Surface Water Drainage Repairs
- Pest Control

The contracts are to be procured for an initial term of two (2) years. Following the initial contract period there will be an option to extend with each Service Provider by two (2) further periods of up to twelve (12) months or as otherwise considered appropriate by V2C.

### **Address of the property:**

Valleys to Coast intends to enter into a long-term agreement, and must consult with you under s.20 of the Landlord and Tenant Act 1985 (as amended). If Valleys to Coast enters into this agreement, you may be required to make a financial contribution towards works carried out under the agreement.

1. In general terms the services/work that are likely to be provided under the agreement are as follows:

## **2.1 Roofing & Associated Works**

This will consist of where required: Whole Pitched Tiled Roof replacements, replacements of Gutters Soffits Fascias Rainwater Goods, removal of chimneys, repointing of chimneys , extending of eaves and gable ends, topping up of loft insulation, potential party wall repairs to lofts, warm/cold deck flat roofing and works in association with these.

Works will predominantly be required for planned roofing upgrades however works of that are of an emergency in nature will also be conducted.

## **2.2 External Wall Insulation & Associated Works**

This will consist of where required: Extraction of Cavity wall insulation, wall ties, enabling works, potential UPVC window replacement, insulation, external insulation and rendering, Whole Pitched Tiled Roof replacements, replacements of Gutters Soffits Fascias Rainwater Goods, removal of chimneys, repointing of chimneys , extending of eaves and gable ends, topping up of loft insulation, potential party wall repairs to lofts, warm cold deck flat roofing and any works associated with completion of this.

## **2.3 Kitchen & Bathroom Replacements**

This will not apply to leaseholders as internal replacements are the responsibility of the owner of the flat.

## **2.4 External Works**

This will consist of where required: replacements and upgrades to retaining wall, walls, fencing, pathways, retaining walls, turfing/ grass seeding drainage works and works of this nature.

## **2.5 Whole House Refurbishment and Reactive Repairs**

V2C are seeking to appoint suitably qualified, accredited and experienced Service Providers to provide labour and materials in order to deliver high quality and timely responsive repairs and planned works and other limited scope small packages of construction works.

Whole house refurbishments will not apply to leaseholders.

## **2.6 Scaffolding**

The types of works required over the contract period are varied but would be expected to include, Receiving scaffold orders, interpreting and advising on scaffold requirements, delivering scaffold, safely erecting scaffold on V2C's residential and commercial properties of various sizes, scaffold handover notices, removing and reinstalling TV aerials and Satellite dishes, installing pedestrian protection, installing loading bays, installing rubbish Chutes, Scaffolding inspections & Safely dismantling scaffolding.

## **2.7 Responsive Foul Water and Surface Water Drainage Repairs**

The types of works required over the course of this contract are varied and could include both reactive and planned maintenance to foul and surface water systems but would be expected to cover blockages of toilets, baths, sinks and manholes, CCTV camera work to check the source of blockage or to see if there is a crack in the pipe, emergency plumbing, blockage clearance, high pressure drain jetting, interceptors, cesspits, CCTV drainage surveys including reports and rainwater downpipe clearance.

## **2.8 Pest Control**

The types of works required over the course of this contract are varied but would be expected to include the following: control of rodents ( this includes PPW (Proofing Party Wall), PP (Pest Proofing - the meshing of

either the party wall or the cavity wall respectively) loft clearance and decontamination, disinfection of contaminated area, flying insects, biting insects, wasps, garden ants, cockroaches and other crawling insects. In the event of any call out, a full survey is to be provided.