

**Section 20 Landlord and Tenant Act 1985 (as amended)
Notice of Proposal (SI 2003/1987 Schedule 1 Part 2)**

Date: 30/11/2023

Dear Leaseholder,

Procurement of Responsive Repair and Maintenance – Additional Electrical Services.

Why are we writing to you?

I write further to the S20 Notice of Intention dated 07/12/2021 describing the Long-Term Agreement to be entered into and explaining why it is necessary, and the S20 Notice of Proposal dated 16/12/2022 that provided the tendered rate for the proposed contractors, a summary of observations made in the first stage of consultation and invited leaseholders to make further observations.

Subject to the above-mentioned consultation, Leathermarket JMB entered into a 5-year (with an option to extend to 10-years) Long-Term agreement with Grout Electrical and Property Maintenance Ltd to undertake responsive repair and maintenance works on the JMBs Electrical, Lighting & Smoke Alarm services.

What is the service to be procured?

It has become apparent to the JMB that there are electrical elements of our blocks and estates that are beyond repair or maintenance due to age or a change in statutory regulations. An example of this would be our fluorescent lights on the communal stairwells, which are beyond repair and need to be replaced with LED lighting due to the government phasing out the supply of fluorescent light bulbs.

Leathermarket JMBs existing contract with Grout Electrical and Property Maintenance Ltd does not currently include all of the electrical service requirements now identified and therefore have asked for a schedule of rates to be prepared by Grouts ready for inclusion into the existing contract:

- Communal Electrical Installation Condition Reports (EICR)
- Block cabling and communal lighting repair/ replacements
- Moving from communal fluorescent to LED lighting
- Emergency lighting repairs

Why is the JMB proposing this work?

Your lease is a legal agreement between you, the leaseholder, and the landlord, the freeholder and it sets out the rights and responsibilities for both parties. Generally, as a

leaseholder you will be responsible for the area within the flat. The freeholder will be responsible for the exterior of the building including windows, and the land on which the property is situated. The JMB is therefore responsible for the repair, maintenance and renewal of the building and services.

Leaseholders will not pay towards the cost of internal works to rented homes and if you are in the process of selling your property please pass a copy of this notice to your solicitor.

The JMB believes that the works outlined above are necessary because:

- To be able to deliver its repair and maintenance obligations in an efficient and cost-effective manner.
- To ensure all relevant statutory and regulatory provisions are adhered to especially in relation to fire and health and safety issues.

Statement under Paragraph 5 of the Service Charges (Consultation Requirements) (England) Regulations 2003

When entering into agreements like this, the JMB is required to provide a statement of the tenders, service charge costs, and a summary of leaseholder observations.

Summary of Observations from the S20 Notice of Intention dated 07/12/2021:

- The JMB received 2 observations asking for the scope of works and confirmation that this notice did not relate to major works. All observations were given regard and responded to within 21 days.
- No nominations of contractors were received from leaseholders pursuant to the invitation contained in the Notice of Intention.

Leathermarket JMB asked the consultancy firm, Pinnacle ESP, to carry out an assessment of Grouts schedule of rates to ascertain value for money against the marketplace in regard to labour and wholesale costs of each element. This exercise is still taking place; however, the elements of the schedule that the JMB are most keen to include in the contract so that urgent remedial works can take place, have been assessed as acceptable.

Details of the Schedule of Rates:

There is no connection, as defined in The Commonhold and Leasehold Reform Act 2002, between the JMB and Grout Electrical and Property Maintenance Ltd outside of the existing Long-term agreement.

Attached to this notice is a schedule of rates, giving you information about the subject of the appraisal exercise (in accordance with sub paragraphs (5) to (11) of paragraph 4 of the regulations set out at the lead of this notice).

The attached schedule shows the proposed additional services and their associated costs, which if required on a block or estate will be utilised under the current long-term agreement.

The table below shows the agreed uplift on the schedule of rates assuming the full possible 10-year term is utilised.

Response time	Uplift%
Out of Hours	15.5-47.25%
2 Hours	13-41.3%
24 Hours	13-38.5%
3 Days	13-35%
30 Days	13-35%
Target Date	13-35%

Viewing of Documentation

The price Lists received from contractors together with the tender appraisal reports are being held at Leathermarket JMB's offices for inspection. If you wish to inspect the tenders or other documentation you should contact:

Jennifer Dawn
Homeownership Services Manager
Leathermarket JMB
26 Leathermarket Street
London, SE1 3HN
Email: jennifer.dawn@leathermarketjmb.org.uk

The JMB offices are open 9am-4.45pm Monday - Friday where you will be able to inspect the scope of work and other documentation without appointment if appropriate staff members are available. Facilities will be made available for you to take a copy of the scope of work, for a small fee, if required. Please contact me should you wish to arrange an appointment. Electronic versions of contract documentation can be emailed free of charge.

Your service charges

Under the terms of your lease you will be required to pay your due proportion of the cost of carrying out repairs, maintenance and renewal to your block and estate. You will only be charged if work is carried out to your block or estate and the costs will be in your annual revenue estimated and actual service charges. Should a single qualifying work, based on the schedule of rates, be deemed to incur a cost of more than £250 per dwelling you will receive a S20 schedule 3 Notice of Intention stating the estimated service charge cost.

Legal observations

The JMB invite you to make any observations you may have with regard to the estimates, or any other matters, contained in this notice of proposal. Your observations should be made within 30 days and sent to:

Jennifer Dawn
Home Ownership Services Manager
Leathermarket JMB
26 Leathermarket Street
London, SE1 3HN
Email: jennifer.dawn@leathermarketjmb.org.uk

Any observations you may wish to make should be received by 03/01/2024.

If you have any further questions regarding the contents of this notice, please contact me at your earliest convenience.

Yours sincerely



Jennifer Dawn
Homeownership Services Manager
Leathermarket JMB

Tender Return Audit Report

SOR Code	Description	Unit	Price
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B.ADD005	Supply and Install Designplan Squarecore LED Emergency fitting	ITEM	206.99
B.ADD006	Supply and Install 50w LED Floodlight	ITEM	121.96
B.ADD007	Supply and Install 100w LED Floodlight	ITEM	183.02
B.ADD008	Supply and Install 200w LED Floodlight	ITEM	350.77
B.ADD009	Supply and Install Coughtree 2by13w Circular Fitting	ITEM	153.31
B.ADD011	Supply and Install ASD LED square fitting	ITEM	124.54
B.ADD012	Supply and Install ASD LED Emergency Square Fitting	ITEM	159.37
B.ADD013	To Core drill 32mm Holes through concrete Lintels	ITEM	67.10
B.ADD014	Supply and Install 100w LED Galaxy Floodlight	ITEM	279.33
B.ADD015	Supply and Install LED Emergency fitting with Running Man	ITEM	280.80
B.ADD016	Supply and Install ASD LED Stealth Fitting	ITEM	267.23
B.ADD022	Supply and install 16w 110V bulkhead fittings	ITEM	53.16
B.ADD023	Supply and install 1.5kva 110v Transformer 2x 16amp	ITEM	73.43
B.ADD032	Attend site to Survey & asset block for already installed emergency lighting systems (up to 4 floors)	ITEM	96.81
B.ADD033	Attend site to Survey & asset block for already installed emergency lighting systems (above 4 floors)	ITEM	147.30
B.ADD036	Attend site & open up intake cupboard for electrical supply company - wait on site for the duration and lock up on completion.	ITEM	97.60
B.ADD037	Trace and Locate Fault (upto 3 hours spent on site)	ITEM	195.20
B.ADD042	MICC Termination for 1.5mm	ITEM	19.48
B.ADD043	MICC Termination for 2.5mm	ITEM	20.54
B.ADD044	Attend to high risk area (x 2 men)	ITEM	170.80
B.ADD045	Supply & Install D Line fire saftey clips for MT2 Trunking & MT4 Trunking	ITEM	5.69
B.ADD047	Supply & Install LSF Single core OR Double Insulated 1.5mm cable	LM	2.32
B.ADD048	Supply & Install LSF Single core OR Double Insulated 2.5mm cable	LM	2.72
B.ADD049	Supply & Install LSF Single core OR Double Insulated 4.0mm cable	LM	5.89
B.ADD050	Supply & Install LSF Single core OR Double Insulated 6.0mm cable	LM	6.05
B.ADD051	Supply & Install LSF Single core OR Double Insulated 10mm cable	LM	6.25
B.ADD052	Supply & Install LSF Single core OR Double Insulated 25mm cable	LM	7.44
B.ADD053	Supply & Install LSF Single core OR Double Insulated 35mm cable	LM	11.74
B.ADD054	Supply & Install LSF Single core OR Double Insulated 50mm cable	LM	16.41
B.ADD055	Supply & Install BASEC approved 1.5mm or 2.5mm SWA LSF Cable	LM	11.31
B.ADD056	Supply & Install BASEC approved 4.00mm or 6.0mm SWA LSF Cable	LM	16.37

B.ADD057	Supply & Install BASEC approved 10mm SWA LSF Cable	LM	19.97
B.ADD058	Supply & Install BASEC approved 16mm SWA LSF Cable	LM	22.08
B.ADD059	Supply & Install BASEC approved 25mm SWA LSF Cable	LM	29.44
B.ADD060	Supply & Install BASEC approved 35mm SWA LSF Cable	LM	31.84
B.ADD061	Carry out underground cable & services scan.(upto 20M)	ITEM	68.32
B.ADD062	Supply & Install 60amp Fuse	ITEM	11.37
B.ADD063	Supply & Install 60amp Fuse complete with Carrier	ITEM	29.28
B.ADD064	Supply & Install Various Minature circuit breakers - Various amps & makes	ITEM	18.89
B.ADD065	Supply & Install LED 4 by 18w Modular fitting	ITEM	113.45
B.ADD066	Supply & Install LED Emergency 4 by 18w Modular fitting	ITEM	161.04
B.ADD067	Supply & Install DFX Planet saver LED Lamp	ITEM	136.85
B.ADD068	Supply & Install any size between 4ft to 6ft flourescent single fitting (non Emerg)	ITEM	96.53
B.ADD069	Supply & Install any size 4ft to 6ft Twin flourescent fitting (non Emerg)	ITEM	120.24
B.ADD070	Clean/relamp any Wattage Flourescent tube	ITEM	32.94
B.ADD071	Supply & Install 58w emergency flourescent fitting	ITEM	184.22
B.ADD072	Supply & Install 58w emergency vapourproof flourescent fitting	ITEM	241.56
B.ADD073	Supply & Install any Ballast to any flourescent fitting	ITEM	43.92
B.ADD074	Supply & Install High Level Ballast	ITEM	65.88
B.ADD075	Supply & Install any High Level Ignitor	ITEM	51.24
B.ADD080	Clean/relamp any High level floodlight lamp (son OR MH)	ITEM	44.16
B.ADD081	Supply & Install 6 way earth bar with drop out link	ITEM	157.38
B.ADD082	Supply & Install 4 way earth bar with drop out link	ITEM	173.24
B.ADD086	Supply & Install Royce thompson 30amp contactor	ITEM	173.24
B.ADD087	Supply & Install Royce thompson control unit complete	ITEM	273.28
B.ADD088	Supply & Install Sangamo Quartz timeclock	ITEM	212.28
B.ADD089	Clean/relamp any make / wattage 2D style lamp	ITEM	30.89
B.ADD093	Supply & Install prysmian FP200 1.5mm Cable	LM	20.54
B.ADD094	Supply & Install prysmian FP200 2.5mm Cable	LM	25.72
B.ADD095	Supply & Install upto 4 way NMH wylex Board Inclusive of MCB's	ITEM	226.92
B.ADD096	Supply & Install upto 10 Way NMH Wylex Board Inclusive of MCB's	ITEM	295.24
B.ADD097	Supply & Install above 10 ways NMH Wylex Board Inclusive of MCB's	ITEM	389.18
B.ADD098	Supply & install 1.5mm or 2.5mm Twin & earth Cable	LM	2.83
B.ADD099	Supply & install 4.0mm or 6.0mm Twin & earth Cable	LM	5.06
B.ADD100	Supply & install 10mm Twin & earth Cable	LM	7.44
B.ADD104	CLEAN/RELAMP any make / wattage PL Lamp	ITEM	41.48
B.ADD108	Containment: Supply and Install plastic trunking of size 25 x 40mm to any surface including all fixings. MMT4	LM	12.81

B.ADD109	Containment: Supply and Install plastic trunking of size 16 x 25mm to any surface including all fixings. MMT2	LM	11.29
B.ADD112	Supply & Install double RCD socket	ITEM	83.72
B.ADD113	Supply & Install upto 2 gang metalclad light switch	ITEM	25.86
B.ADD114	Supply & Install upto 4 gang metalclad light switch	ITEM	36.11
B.ADD115	Supply and install to trunking system - .Fire Protection Pillow	ITEM	27.45
B.ADD117	WEATHER PROOF MULTI RANGE TIME DELAY SWITCH	ITEM	79.54
B.ADD120	SUPPLY AND INSTALL OCCUPANCY SWITCH (PIR SENSOR)	ITEM	67.37
B.ADD121	Supply and Install 4-Way Earth Block	ITEM	29.67
B.ADD124	Supply & Install 5ft LED Fitting	ITEM	173.24
B.ADD125	Supply & Install 5ft LED Fitting (EMERGENCY)	ITEM	230.58
B.ADD126	Supply & Install any type / make 2D diffuser	ITEM	45.38
B.ADD127	Supply & Install any type / make flouescent diffuser	ITEM	32.94
B.ADD128	Diamond core drill through floors per hole	ITEM	183.00
B.ADD129	Holes through concrete	ITEM	29.28
B.ADD130	Holes through Metal	ITEM	18.65
B.ADD131	Intake clearanceon instruction by the Contract Administrator	ITEM	78.08
B.ADD132	LED battery charging indicator	ITEM	7.04
B.ADD133	Fused Disconnection Lead (emergency)	ITEM	12.85
B.ADD134	Cleaning of diffuser	ITEM	3.54
B.ADD139	BATTERY (2 cell to 6 cell)	ITEM	83.57
B.ADD140	Emergency BALLAST suitable for 2-6 cell fitting (single lamp)	ITEM	77.98
B.ADD141	BATTERY FIT ONLY (batt supplied under warranty)	ITEM	69.67
B.ADD145	Supply and Install ASD LED Stealth Emergency Fitting	ITEM	356.24
B.ADD149	SWA Metal Cable clips for FRA Jobs and 18th Edition BS7671	ITEM	11.71
B.ADD152	Class 2 heavy gauge steel conduit finish to BS 4568 part 1 - 1970 and BS EN 50086-2-1.screwed thread both ends - fitted with one coupler. protection: 20mm.	LM	23.52
B.ADD153	Class 2 heavy gauge steel conduit finish to BS 4568 part 1 - 1970 and BS EN 50086-2-1.screwed thread both ends - fitted with one coupler. protection: 25mm.	LM	26.45
B.ADD160	installation of hasp and class with lfb 14 lock to secure distribution equipment against unauthorised access.	NR	98.34
B.ADD161	repair of penetrations to containment and accessories to electrical items	ITEM	21.59
B.ADD162	remove and reinstate existing earth bar complete with all connections. supply and fix complete enclosure of earth bar.	ITEM	219.30
B.ADD164	builderswork - drill holes - anysize through brick/block walls and concrete slabs when installing containment or electrical cable only. as per instructed by the contract administrator. 25.0mm and over	NR	42.26

B.ADD165	builderswork - drill holes - anysize through steel when installing containment or electrical cable only. as per instructed by the contract administrator. up to 25.0mm.	NR	21.81
B.ADD166	builders work: firestop holes in building fabrics e.g. walls/ceilings	ITEM	46.07
B.ADD167	builders work: firestop electrics rate	ITEM	21.59
B.ADD168	after an initial eicr has be undertaken with an unsatisfactory outcome - after all remedial works have been completed and any appropriate certification completed - revised eicr with a satisfactory outcome to be completed - with all c1&c2 codes omitted and revised test readings included where appropriate	NR	93.57
B.ADD170	small size clean out of intake room	ITEM	107.97
B.ADD171	medium size clean out of intake room	ITEM	136.76
B.ADD172	large size clean out of intake room	ITEM	194.35
B.ADD173	SWA: terminate 16mm ² SWA cable - assemble gland and bolt to equipment/containment including banjo cpc connection - make all required termination to conductors. sor includes all materials to carry out the works.	NR	100.60
B.ADD174	SWA: terminate 35mm ² SWA cable - assemble gland and bolt to equipment/containment including banjo cpc connection - make all required termination to conductors. sor includes all materials to carry out the works.	ITEM	115.75
B.ADD175	SWA: terminate 50mm ² SWA cable - assemble gland and bolt to equipment/containment including banjo cpc connection - make all required termination to conductors. sor includes all materials to carry out the works.	ITEM	132.49
B.ADD176	SWA: supply and install 25mm ² lsf single core cable - cleated to any surface or tied to tray using nylon and metal cable ties. cable ties included in rate.	LM	23.64
B.ADD177	SWA: supply and install 35mm ² lsf single core cable - cleated to any surface or tied to tray using nylon and metal cable ties. cable ties included in rate.	LM	25.34
B.ADD178	SWA: supply and install 50mm ² lsf single core cable - cleated to any surface or tied to tray using nylon and metal cable ties. cable ties included in rate.	LM	27.04
B.ADD179	supply + fix typed circuit chart in pvc cover exceeding 9 ways incl investigative work	ITEM	98.44
B.ADD180	supply and install 20.0mm ² / 25.0 mm ² conduit boxes.	ITEM	17.65
B.ADD181	supply and fit single phase rcbo - up to 40 amp	ITEM	100.61
B.ADD182	supply - install and test 1 gang 1 way - surface or flush mounted grid switch with key switch (including 2 keys) or rocker switch	ITEM	65.29
B.ADD189	after eicr trace and locate	ITEM	217.72
B.ADD190	sarel box	ITEM	377.87
B.ADD191	check - tighten - or oversleeve - colour identify and reterminate lateral conductor	NR	17.81
B.ADD192	withdraw wiring from conduit(any cable size)withdraw existing wiring from conduit(any cable size)	LM	1.17
B.ADD193	supply and install single unistrut	LM	14.55

B.EW020	SWA: Terminate upto 4 core 10mm2 SWA cable - assemble gland and bolt to equipment/containment including banjo cpc connection - make all required termination to conductors. SOR includes all materials to carry out the works.	LM	52.62
B.EW022	SWA: Terminate 25mm2 SWA cable - assemble gland and bolt to equipment/containment including banjo cpc connection - make all required termination to conductors. SOR includes all materials to carry out the works.	LM	90.46
B.EW057	Light Fitting: After Vandalism - remove fitting and make safe background. Produce report to Client administrator	NR	11.00
B.EW067	Supply - Install - Test and Commission 600mm Earth Bar	NR	97.47
B.EW071	Supply - Install and Test 13A DOUBLE SOCKET SWITCHED OUTLET . 2946ALM	NR	47.81
B.EW072	Supply - Install and Test 13A CONNECTION UNIT FUSED SPUR MK 932ALM	NR	38.59
B.EW073	Supply - Install and Test 13A CONNECTION UNIT FUSED WITH PILOT LAMPMK 972ALM	NR	44.99
B.EW074	Supply - Install and Test 13A SENTRY SOCKET RCD PROTECTED OUTLET WITH ACTIVE CONTROL CIRCUIT 6302ALM	NR	113.74
B.EW080	Supply - Install - Test and Commission 100A MEM TP & N SWITCH/FUSED DISCONNECTOR	NR	466.49
B.EW081	Supply - Install - Test and Commission 63A MEM TP & N SWITCH/FUSE DISCONNECTOR	NR	463.53
B.EW082	Supply - Install - Test and Commission 63A MEM SP & N SWITCH/FUSE DISCONNECTOR	NR	370.37
B.EW083	Supply - Install - Test and Commission 32A MEM SP & N SWITCH/FUSE DISCONNECTOR	NR	129.95
B.EW084	Supply - Install - Test and Commission 32A MEM TP & N SWITCH/FUSE DISCONNECTOR	NR	183.48
B.EW085	Supply - Install - Test and Commission 20A MEM SP & N SWITCH/FUSE DISCONNECTOR	NR	120.71
B.EW086	Supply - Install - Test and Commission 20A MEM TP & N SWITCH/FUSE DISCONNECTOR	NR	161.37
B.EW098	Supply and Install 150x150x20mm adaptable box plugged and screwed to existing concrete / block work.	NR	32.45
B.EW121	Supply and Install ASD - BAT025 - Battery	NR	32.31
B.EW150	Supply and Install DESIGNPLAN QUADRANT REPLACEMENT BATTERIES (FOR EMERG. UNITS	NR	46.92
B.EW162	Supply - Install - Test and Commission CP ELECTRONICS TIME DELAY SWITCH ANY RATING ADJUSTABLE OR FIXED TIME DELAY	NR	54.70
B.EW163	Reset Time Clock Or Switch	NR	7.39
B.EW164	Supply - Install and Test replacement Photocell 70/35 LUX SETTINGS Photocell	NR	39.60
B.EW165	Supply and Install ROYCE THOMPSON RELAY B15	NR	76.82
B.EW166	Supply and Install ROYCE THOMPSON OVERRIDE SWITCH . EP1228	NR	67.03
B.EW167	Supply and Install ROYCE THOMPSON ELECTRONIC CONTROLLER ER4 INCL COMMISSIONING	NR	63.07

B.EW173	Supply and Install - LED gear tray to an existing emergency light fitting complete with batteries and drivers to provide 3 hours of light output on loss of supply. Lamp Lux output/colour and temperature to match adjacent fittings and be suitable for the installed location. Clean diffuser and base - test and commission and update the asset register. Submit commissioning report to the CA.	NR	171.43
B.EW174	Supply and Install - LED gear tray to an existing light fitting complete with drivers. Lamp Lux output/colour and temperature to match adjacent fittings and be suitable for the installed location. Clean diffuser and base - test and commission and update the asset register.	NR	119.68
B.EW175	EMERGENCY LIGHTING DESIGN ONLY - Supply & Install New Emergency Lighting System and provide detailed technical specification. Update asset register as instructed by the Contract Administrator. 18 months warranty (Schedule of rate does not include - containment - wiring - sundries - testing and the like. SOR Includes for EM Light Fitting Only).	NR	270.12
B.EW260	Light Fitting: Disconnect & remove luminaire - put aside for reuse and after other works refix & reconnect luminaire - inclusive of any additional fixings and c.p.c fly leads as required	NR	31.50
B.SOD001	ATTENDANCE CODE: Prepare and submit a quotation for specified repair/installation of circuits and equipment at the request of the CA. To include: Submitting a report as detailed in the Contract Preliminaries to the CA and any one or more of the following items: Survey the estate for all defects. Survey the block for all defects. Breakdown of works and associated costs using SOR codes.	ITEM	27.99
B.SOD002	Call out for upto 5x items/types of Communal lighting failure of building - column or bollard mounted fittings. To include: Any one or more of the following items:- Trace and locate fault - to include any testing of circuits/equipment. Carry out upto 5x clean and relamp works. Works Label fitted internally to fitting as detailed in the Contract Preliminaries. Type of fittings and Locations to be provided in notes field of Council's IT system - lworld. Reset any control equipment to remedy fault. Test for correct operation of the system and equipment. Submit a report at the request of the CA.	ITEM	64.27
B.SOD003	Communal Lighting: Call out to any individual item/type of estate lighting - building - column or bollard mounted. To include: Any one or more of the following items:- Trace and locate fault - to include any testing of circuits/equipment. Carry out upto 1x clean and relamp works. Works Label fitted internally to fitting as detailed in the Contract Preliminaries. Type of fittings and Locations to be provided in notes field of Council's reporting system - Currently lworld. Reset any control equipment to remedy fault. Test for correct operation of the system and equipment. Submit a report at the request of the CA.	ITEM	49.41

B.SOD004	Reported Communal lighting on 24hrs. To include: Submitting a report as detailed in the Contract Preliminaries to the CA and any one or more of the following items:- Trace and locate fault - to include any testing of circuits/equipment. Reset any control equipment to remedy fault. Test for correct operation of the system and equipment	ITEM	58.32
B.SOD005	Reported Communal lighting system suffered complete failure. To include: Submitting a report as detailed in the Contract Preliminaries to the CA and any one or more of the following items:- Trace and locate fault - to include any testing of circuits/equipment. Reset any control equipment to remedy fault. Test for correct operation of the system and equipment. Supply and Install photo cell or control device. Supply and Install control device. Report to call centre the loss of incoming electrical supply to the intake room.	ITEM	129.52
B.SOD006	Supply to dwelling: Order to locate fault in any supply to a dwelling. To include: Any one or more of the other following items:- Trace and locate fault - to include any testing of circuits/equipment. Reset/replace any protection equipment to remedy fault. Test for correct operation of the system and equipment. Replace HRC fuse to Ryefield DB. Report to call centre the loss of incoming electrical supply to the intake room. Submit a report at the request of the CA.	ITEM	56.89
B.SOD007	Electrical Supply Company: Contact Organisation(s). To include: Submitting a report as detailed in the Contract Preliminaries to the CA and any one or more of the following items:- Provide emergency site attendance to accompany the Electrical Supply CA. Provide on site attendance for isolation and or reconnection of electrical supplies. Attend for the whole duration of the Electrical Supply Company Representatives visit to site. Provide access to landlords equipment. Isolate landlords equipment when requested by the CA or the Electrical Supply Company Representatives. Provide documentation or certification on the condition of electrical system(s) prior to re connection. Reinstate any landlords supplies and or equipment on completion	ITEM	125.31
B.SOD008	Electric Meter Replacement. To include: Any one or more of the following items:- Attend for the whole duration of the Electrical Supply Company Representatives visit to site. To disconnect existing supply to dwelling. Supply and Install Henley Series 5 or suitable approve equivalent cut out within dwelling. Supply and Install replacement meter tails and main earth conductor. Submit certification and commissioning documentation to the CA.	ITEM	119.55
B.SOD009	Survey and report on landlord's systems fixed to structure of building upto the 4th floor. Only to be used when instructed by the CA. To include: Any one or more of the following items:- Provide a detailed report on distribution and power circuits up to and including the 4th floor of a low rise block of flats or maisonettes - including all circuits and accessories including to utility rooms - lift motor rooms - tank rooms - stairs - balcony's. Provide a detailed report on all defective lamps - fittings - tubes. Provide a detailed report on all	ITEM	86.12

	control equipment and time clock(s). Submit the completed detailed report to the CA in writing (measured per access staircase and associated balcony's - walkways - landings - lift areas and corridors).		
B.SOD010	Survey and report on landlord's systems fixed to structure of building - for tower blocks with 5 floors and above. Only to be used when instructed by the CA. To include: Any one or more of the following items:- Provide a detailed report on distribution and power circuits of a high rise block of flats or maisonettes - including all circuits and accessories including to utility rooms - lift motor rooms - tank rooms - stairs - balcony's and corridors - rooftops - flood lights. Provide a detailed report on all defective lamps - fittings - tubes. Provide a detailed report on all control equipment and time clock(s). Submit the completed detailed report to the CA in writing (measured per access staircase and associated balcony's - walkways - landings - lift areas and corridors).	ITEM	129.19
B.SOD012	Refix any cable of any type up to 20m within the communal area. Only to be used when instructed by the CA. To include: Any one or more of the following items:- Refix loose cables to the internal or external communal areas of the block or within the estate area. Refix loose containment to the internal or external communal areas of the block or within the estate area. Supply and Install any missing fixings/capping/containment up to 6 meters. Submit a report at the request of the CA.	ITEM	70.31
B.SOD013	Remove any obsolete cable/containment. Only to be used when instructed by the CA. To include: Any one or more of the following items:- Remove all cables to the internal or external communal areas of the block or within the estate area as specified by the CA. Disconnect cables/circuits and make safe. Remove all containment to the internal or external communal areas of the block or within the estate area as specified by the CA. Remove all fixings/capping/containment up to 6 meters as specified by the CA. Remove all obsolete equipment as specified by the CA. Submit a completed detailed report to the CA in writing (measured per access staircase and associated balcony's - walkways - landings - lift areas and corridors).	ITEM	82.52
B.SOD014	Replace cover(s) to existing equipment. Only to be used when instructed by the CA. To include: Any one or more of the following items:- Supply and Install up to 6m of containment lid to existing. Supply and Install replacement distribution board covers to existing. Supply and Install bespoke covers to old distribution boards	ITEM	67.30

B.SOD015	Carry out electrical condition report in line with BS7671. Only to be used when instructed by the CA. To include: Any one or more of the following items:- Landlords lighting supply up to 5 circuits. Lateral supply to include one circuit. Landlords distribution equipment	ITEM	74.80
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