



M3NHF Schedule of Rates version 7 – what's new?

NHF Form of Contract Documentation



- 📄 Latest version of NHF Form of Contract (2011) is (Rev 4:2016) incorporates changes arising from:
 - CDM Regulations
 - Public Procurement Regulations
 - Modern Slavery Act 2015
 - Late Payment of Commercial Debts Order

- 📄 The NHF Form of Contract is more than just the Contract Conditions, it also includes the following:
 - Invitation to Tender including model appendices on evaluating the Tender for both price and quality
 - Price Framework
 - KPI Framework
 - Preliminaries or Service Specification

- 📄 All developed and updated to reflect the best practice in the management of maintenance from both a Client and Service Provider aspect.



Specification of Workmanship and Materials or All Trade Preambles incorporates additional specifications eg.

- Electrical Heating Maintenance
- Renewal of Kitchens, Bathrooms, Central Heating and Rewires;
- Renewal of Windows and External Doors (Timber, UPVC, GRP, Powder Coated)
- Renewal of Fire Doors and Doorsets
- A number of the trade specifications have been substantially enhanced for example Carpentry and Joinery in Version 7 has increased to 177 clauses compared to the 101 clauses in Version 6.
- References to British Standards etc., have been updated to those applicable in December 2015.

SOR Additional Items



- 📄 399 additional items arising from requests and audits, and the consultation process that was undertaken.
- 📄 23 redundant items removed.
- 📄 Now 3,085 items in the M3NHF Schedule of Rates for Responsive Maintenance and Void Property Works.
- 📄 The need for additional items has arisen due to:
 - Wider usage of the Schedule on communal facilities
 - Facility management activities e.g. communal cleaning
 - Compliance inspections
 - Fire risk assessment works
 - Narrow banding widths required on leadwork, fascias and soffits
 - Counter wrong codes being applied for works not in the Schedules.

Additional Items Summary 1



ELEMENT	ADD ITEMS	EXAMPLES
Foundations	16	Excavation, Concrete Foundations etc.,
Groundworks	28	Landscaping, Balustrades, Fuel bunkers etc
Fencing	11	Renewal Items (previously had only Erect on certain fence type)
Drainage	11	Gullies, Drainage Clearance, CCTV changed from HR to IT
Brickwork	27	Concrete Repairs, Cavity Wall Inspections,
Masonry	3	Stone Cleaning
Roofing	26	Leadwork, More Bands, Hips separated from Ridges, Butyl and other Specialist Roof Coverings
Carpentry and Joinery	105	Additional Gain Access, Linings for Wet Rooms, FD30 Doorsets, Pre-finished Doors and Windows, more Bands, Single floorboards
Wall and Floor Tiling	11	Non Slip Ceramic Floor Tiling, Hack up multi layered flooring

Additional Items Summary 2



ELEMENT	ADD ITEMS	EXAMPLES
Cleaning and Clearance	24	Demolition of sheds, garages, pigeon lofts, communal Cleaning
Painting and Decorating	39	Strip paper to walls only, Fire Retardant Paint and Coatings
Glazing	4	Emergency Repair film, 6mm Polycarbonate
Plumbing	24	Overhaul sinks, baths, whb's, 9.5KW Showers, CWST and F&E Tank Inspections
Heating	7	Boiler Cupboards and other builders work
Electrical	49	Trunking, CCU's to 17 th 3 rd Amendment IET regulations, Additional switch and connection units, Fault Find
Energy Efficiency	4	Additional items for solar hot water cylinders
Disabled Adaptations	9	Support Bars, Visual Aids, 9.5KW Showers

Pricing Version 7



- Standard Minute Values reviewed (time from arrival to establish what job is to time on departure having cleaned up) taking account of comments raised during the consultation process
- Hourly rate calculation we have used includes for 13.45% non-productivity element.
- Prices based on January 2016 rates of pay, NI, materials costs, specialist operations
- Vehicle and fuel costs at £5.15 per productive hour
- Overheads calculated at 15%
- Profits included at 5.77%
- Full review of material prices - some materials have almost doubled in price since 2008, others which were state of the art in 2008 have halved due to increase demand and competition.

Inflationary Factors



Basic Pay of Operatives

Trade	Rate Applicable at Jan 2008	Rate Applicable at Jan 2016	Percentage Increase
Multi Skilled	£9.72	£11.33	16.56%
Plumbers	£10.39	£13.07	25.79%
Electricians	£12.06	£14.09	16.83%
Heating Engineers	£12.12	£14.88	22.77%

Inflationary Factors



All in Rate applied on v7

Trade	Rate Applicable at Jan 2008	Rate Applicable at Jan 2016	Percentage Increase
Multi Skilled	£26.26	£30.23	15.11%
Plumbers	£31.18	£38.33	22.93%
Electricians	£34.06	£37.98	11.51%
Heating Engineers	£34.50	£42.41	22.93%
Roofing Gang	£41.54	£47.70	14.83%

Working at Heights effect



- 🏠 Means of access in accordance with each Contractor's safe working practices and procedures in respect of works to 2 storey dwellings/blocks being "deemed to be included" in the rates has been retained.
- 🏠 All works at eaves level are now evaluated as being 2 man operations and gang rates have been applied to the SMV's, affecting:
 - Chimneys
 - Gutter work
 - Fascia
 - soffits and bargeboards
 - Clearing rainwater pipework
 - External soil and ventilating pipework
 - Roof windows
 - Domelights
 - High Level security lighting
 - PV and Solar panels