



Your challenges
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M3NHFSchedule of Rates

User Group

Client check-in • Features past and upcoming • Future priorities

Today's Purpose

Breakout Session1

- What's New in v8 & 8.1
- SOR Insights & The SOR App

Breakout Session2

- What Do You/Don't You Want To See In the Schedule – Round Table Discussion

What's New in v8 & v8.1

M3NHF Schedule of Rates
Responsive Maintenance and Void Property Works



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Schedule of Rates Introduction



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1993

SOR First Developed



2004

Version 5 Released



2008

Version 6 Released



2016

Version 7 Released



2019

Version 7.1 Released



2021

Version 7.2 Released



2023

Version 8 Released

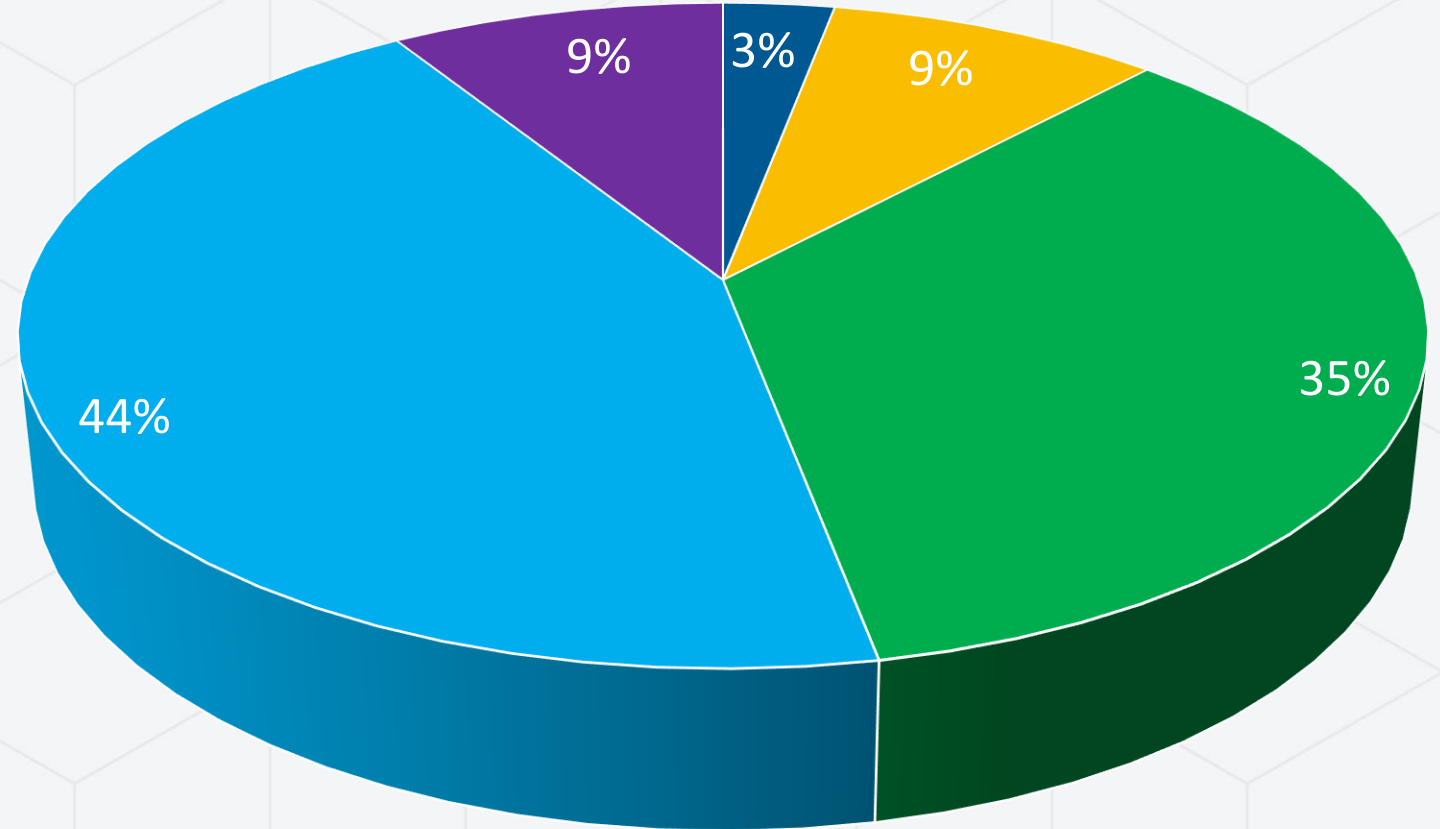


2026

Version 8.1 Released

Schedule of Rates Introduction

SOR Users



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■ Version 5+

■ Version 6+

■ Version 7+

■ Version 8+

■ Unsure

Changes to v8.0



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Means of Access

v6 & v7 etc.

- All scaffold was deemed to be included within the rates up to the ridge line of a two-storey building including:
 - Gables
 - Dormers
 - Rooflights
 - Chimneys Not Exceeding 1m in Height



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Means of Access

v8 & v8.1

- Scaffolding is now included for all works requiring a working platform up to 2m in height
- Where a working platform is required above 2m in height General Scaffold SOR's may be claimed



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Means of Access

SOR Items

SOR	Short Description	UOM	Rate
240101	SCAFFOLDING:PROVIDE NE 5M HIGH NE 10M GIRTH	IT	£ -
Long Description: Scaffolding: Provide, erect, maintain for a period not exceeding one week and dismantle on completion tubular steel scaffolding not exceeding 5.00m high, and not exceeding 10.00m girth, including ladders, pulley ropes, wheel fixings, etc. (Only reimbursable on specific instruction of the Client's Representative to enable the Client to undertake inspections).			

SOR	Short Description	UOM	Rate
241101	GENERAL SCAFFOLDING:PROVIDE NE 5.0M HIGH ANY GIRTH	SM	£22.23
Long Description: General Scaffolding:Provide, supply, deliver, erect, maintain for a period ne 1 week (From completion of erection until date of completion of the Works prior to dismantling) and dismantle on completion, and remove off site tubular steel scaffolding including working platforms, toe boards, guard rails, debris netting, fans, bridging, ladders, pulley ropes, wheel fixings, etc., Height to top working platform ne 5.00m - any girth			



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Means of Access

Measurement Rules



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Means of Access

Measurement Preambles

- Protection of the structure fabric, finishings, roof coverings and the like.
- Bridging across structures and all other obstructions where necessary.
- Removal, temporary storage/resiting, protection and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.
- Fans, gantries, hoardings, sheeting and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or thoroughfare.
- Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting, warning signs, taping and the like.
- Compliance with all Regulatory Requirements including provision of all associated licences, permits and the like and the payment of all related fees and charges.
- Additional lifts of scaffolding, working platforms, handrails, ladders, other access provisions and the like necessitated by structure/roof design, for example changes in roof pitches at mansards and anything similar.

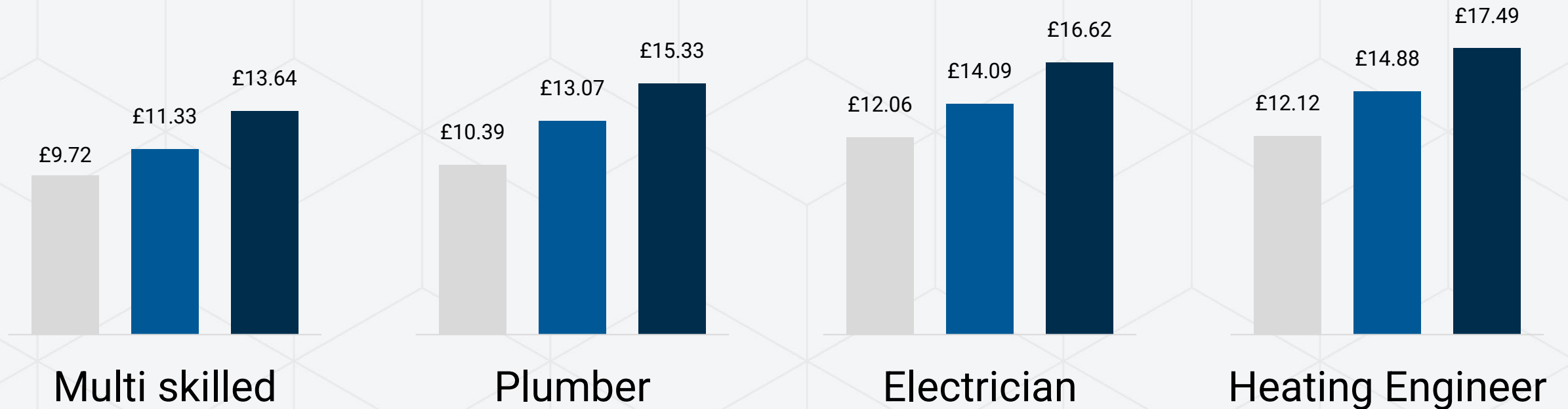


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Pricing v8

Rate Calculation Element	V7, v7.1 & v7.2	V8, V8.1
Cost Base Date	2016	2023
Non-Productive Time	13.43%	10%
Vehicle Cost Per Hour	£5.15	£5.50
Profit	5.75%	5%
Overheads	15%	12%

Basic pay of operatives v6-v7-v8



v6
(Jan 2008)

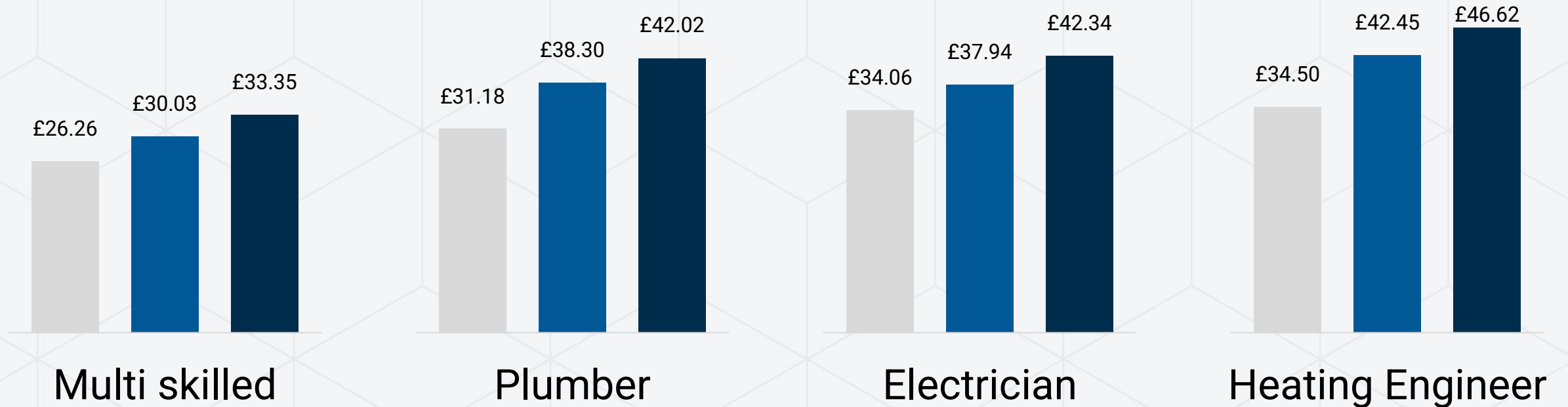
v7
(Jan 2016)

v8
(Jan 2023)



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All-in Responsive Labour Rates v6-v7-v8



v6
(Jan 2008)

v7
(Jan 2016)

v8
(Jan 2023)



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Changes to v8.0

Percentage Increase of Rates For Reactive Module

Trade	Average of v6-v8 Difference	Average of v7-v8 Difference
0 - Groundworks	32.61%	21.37%
1 - Brickwork	62.74%	26.37%
2 - Roofing	18.18%	11.87%
3 - Carp/Joinery	37.41%	24.82%
4 - Finishes	31.36%	19.23%
5 - Glazing	8.92%	8.51%
6 - Plumbing	43.49%	16.47%
7 - Heating	51.81%	15.43%
8 - Electrical	27.84%	12.51%
9 - Adaptations	7.38%	8.82%
Grand Total	34.53%	18.64%



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Changes to v8.0

Percentage Increase of Rates For Planned Module

Trade	Average of v6-v8 Difference	Average of v7-v8 Difference
0 - Groundworks	52.56%	26.28%
1 - Brickwork	49.00%	22.21%
2 - Roofing	20.96%	14.56%
3 - Carp/Joinery	51.60%	32.02%
4 - Finishes	35.42%	19.76%
5 - Glazing	30.40%	12.18%
6 - Plumbing	55.99%	17.05%
7 - Heating	54.35%	13.73%
8 - Electrical	22.69%	8.39%
9 - Adaptations	14.35%	32.39%
Grand Total	42.02%	21.27%



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Changes to v8.0

Form of Contract Re-Written - 2023

- Major overhaul
 - The NHF Form of Contract has been updated and amalgamated into one consistent suite of documents used with every M3NHF Schedule of Rates module.
 - New and revised clauses to reflect greater use of the Schedule of Rates documentation for multi-workstream contracts.

M3NHF SOR Modules

**Responsive
Maintenance Works**

**Disabled Adaptation
Works**

Fire – Active Safety

Water Hygiene

Estate Services

Planned Maintenance

Net Zero Carbon

**Fire – Passive Fire
Safety**

**Communal Mechanical
& Electrical**

**Facilities
Management**

Asbestos Works

**Security Access &
Life Support**

Lift Maintenance

Heating

**Damp, Mould &
Condensation**



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Changes to v8.0

	v6.3 Items	v7.2 Items	v8 Items
M3NHF Responsive and Voids	2,709	3,440	3,581
M3NHF Planned Maintenance	3,105	4,276	4,611



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New Items Added to Version 8



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New Items Added to Version 8

New items created – Fire Stopping

SOR Code	Short Description	UOM	Rate (£)
150303	FIRESTOPPING:200MM DIA PIPE OR DUCT THRO STRUCTURE	NO	70.85
150423	FIRESTOPPING:EXISTING PIPE WALL NE 0.25SM 100MM	IT	69.84
150503	FIRESTOPPING:EXTG DUCT FLOOR/WALL NE 0.25SM 225MM	IT	131.58

New Items Added to Version 8

New items created – Fire Door Works

SOR Code	Short Description	UOM	Rate (£)
337003	FIRE DOOR:PERIODIC INSPECTION	IT	15.54
338007	FIRE DOOR FURNITURE:RENEW OR INSTALL PULL HANDLES	NO	29.02
338013	FIRE DOOR FURNITURE:RENEW SET OF LEVER HANDLES	NO	24.80

New Items Added to Version 8

New items created – Wet Room Tanking

SOR Code	Short Description	UOM	Rate (£)
421403	DPM TANKING:LAY SYSTEM TO WET ROOM FLOOR	SM	18.28
421405	DPM TANKING:APPLY SYSTEM TO WET ROOM WALLS	SM	19.03
421407	DPM TANKING:INSTALL KIT TO WETROOM	SM	52.77

New Items Added to Version 8

New items created – Ring Mains

SOR Code	Short Description	UOM	Rate (£)
855023	POWER:RENEW RING MAIN GROUND 16-20 NO SOCKETS	NO	703.37
855025	POWER:RENEW UPPER RING MAIN 12-16 NO SOCKETS	NO	679.03

Changes to v8.1



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Pricing v8.1

Rate Calculation Element	V7, v7.1 & v7.2	V8, V8.1
Cost Base Date	2016	2023
Non-Productive Time	13.43%	10%
Vehicle Cost Per Hour	£5.15	£5.50
Profit	5.75%	5%
Overheads	15%	12%

Changes to v8.1

	v6.3 Items	v7.2 Items	v8 Items	v8.1 Items
M3NHF Responsive and Voids	2,709	3,440	3,581	3,632
M3NHF Planned Maintenance	3,105	4,276	4,611	TBC

New Items Added to Version 8.1



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New Items Added to Version 8.1

New items created – Fire Resistant Paint

SOR Code	Short Description	UOM	Rate (£)
470710	STAIRCASE AREAS:APPLY 2 COATS CLASS 'B' PAINT	IT	438.26
470755	CEILINGS:APPLY 2 COATS CLASS 'B' PAINT	SM	37.48
470761	GENERAL SURFACES:APPLY 2 CT CLASS 'B' PT NE 400MM	LM	16.12

New Items Added to Version 8.1

New items created – Detectors

SOR Code	Short Description	UOM	Rate (£)
872529	MULTI SENSOR DETECTOR:INSTALL OPTICAL, HEAT & CO	NO	157.26
875602	RF SMART LINK MODULE:INSTALL MAINS POWERED	NO	140.11
872521	MULTI SENSOR:INSTALL WITH STROBE RADIO LINK BASE	NO	331.90

New Items Added to Version 8.1

New items created – Ladder Systems

SOR Code	Short Description	UOM	Rate (£)
245101	TETRA LADDER SYSTEM:ERECT LEANING LADDER	HR	24.83
245103	TETRA LADDER SYSTEM:ERECT LEANING AND ROOF LADDER	HR	32.43

New Items Added to Version 8.1

New items created – Mould Treatments

SOR Code	Short Description	UOM	Rate (£)
442559	SURFACES:APPLY ECOTHRYVE MOULD TREATMENT	SM	8.25
442541	MOULD:FOGGING TREATMENT TO 2 BED FLAT	IT	1,579.50
442553	MOULD:VIABLE AIR TESTING PER TEST	IT	286.32
115015	AIRBRICK:INSTALL NEW PASSYFIER VENT	NO	197.66

New Items Added to Version 8.1

New items created – Roof Leak Investigations

SOR Code	Short Description	UOM	Rate (£)
299905	ELECTRONIC SURVEY:CONDUCT WET TYPE FLAT ROOF TEST	SM	17.55
299907	ELECTRONIC SURVEY:CONDUCT DRY TYPE FLAT ROOF TEST	SM	11.70

New Items Added to Version 8.1

New items created – Pumped Electric Showers

SOR Code	Short Description	UOM	Rate (£)
830033	SHOWER:INSTALL 10.8 KW COMPLETE PUMPED	NO	837.83
830035	SHOWER:RENEW 10.8 KW COMPLETE PUMPED	NO	755.61

New Items Added to Version 8.1

New items created – HHSRS Inspections

SOR Code	Short Description	UOM	Rate (£)
469001	HHSRS:INSPECTION OF EMERGENCY/SIGNIFICANT HAZARD	IT	175.50
469003	HHSRS:WHOLE PROPERTY ASSESEMENT	IT	351.00

Changes to Version 8.1

- **Procurement Act 2023**
- **Awaab's Law**

Changes to Version 8.1

M3NHF Form of Contract

- Integrated document covering multiple Workstreams
 - general and workstream-specific provisions
- Supports multiple Schedules within the same Contract
- Selected through Contract Details and Price Framework
- Separate Price Schedule (excel) – works in conjunction with the Price Framework
- Fully PA 2023 compliant with ITT options for open or competitive flexible procedure

Changes to Version 8.1

M3NHF Form of Contract

New Definitions	
AOV	Additional Payment Mechanisms
PPP	
PPV	
Exclusions	Works Excluded from PPP, PPV & AOV
Standard Repair	Works Included from PPP, PPV & AOV
Standard Repairs Cap	Price Limit Per Order

Changes to Version 8.1

M3NHF Form of Contract

New Definitions	
Awaab's Law	References Hazards in Social Housing Regs
Emergency Hazard	Any repair need classified as an emergency hazard under Awaab's Law
Significant Hazard	Any repair need classified as a significant hazard under Awaab's Law

Changes to Version 8.1

M3NHF Form of Contract

New Causes	
Defects	Details procedure for rectification of defects if the defect is an Emergency Hazard under Awaab's law
	Details procedure for rectification of defects if Provider fails to rectify defect within its Defect Rectification Period

Changes to Version 8.1

M3NHF Form of Contract

New/Amended Definitions	
HRB (Higher Risk Building)	28 Definitions in respect of the Building Safety Act 2022
Principal Contractor	Now incorporates reference to Building Safety Law
Principal Designer	

Changes to Version 8.1

M3NHF Form of Contract

New Definitions	
Reportable KPI's	KPI's as specified in the KPI Handbook/Framework which the Client is required to report the performance of, under section 71 PA2023

Changes to Version 8.1

M3NHF Form of Contract Awaab's Law

RESPONSE PERIODS FOR RESPONSIVE MAINTENANCE AND TECHNICAL INSPECTIONS (Paragraph 6.9.2 of the Preliminaries):

Priority E In & Out of Hours	Emergency Works (including to resolve an Emergency Hazard under Awaab's Law) within Normal Working Hours:	To be commenced immediately and no later than [2 (two)]* hours and completed or made safe within [24 (twenty-four) hours].*
Priority S	Significant repairs (to resolve a Significant Hazard under Awaab's Law):	Investigate within 10 (ten) Working Days of the Order and completed the repair or make safe within [5 (five) Working Days] of first attendance. Complete repair within [8 (eight) weeks] of the Order.
Priority U	Urgent	To be commenced and completed within [5 (five) Working Days/7 (seven) calendar days].*
Priority R	Routine:	To be commenced and completed within [20 (twenty) Working Days /28 (twenty- eight) calendar days].*

Changes to Version 8.1

M3NHF Form of Contract Awaab's Law

Paragraph 8.1

Provider's responsibilities in relation to occupied Properties

Where Works are to
remedy a Hazard
under Awaab's Law
the Provider must:

- *provide information to enable the Client to report to the Resident on that Hazard**
- *provide a report for the Client to send to that Resident**

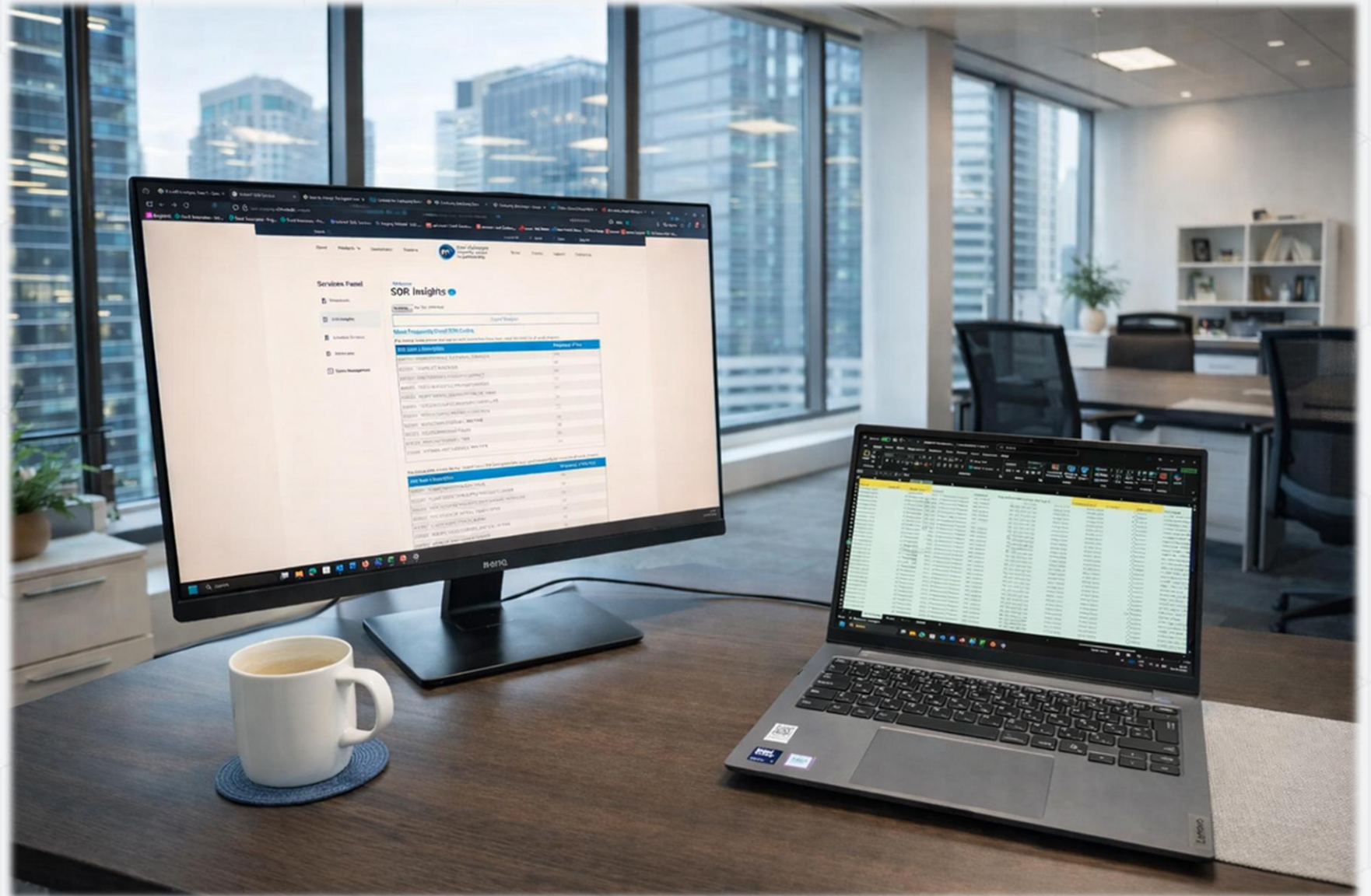
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SOR Insights



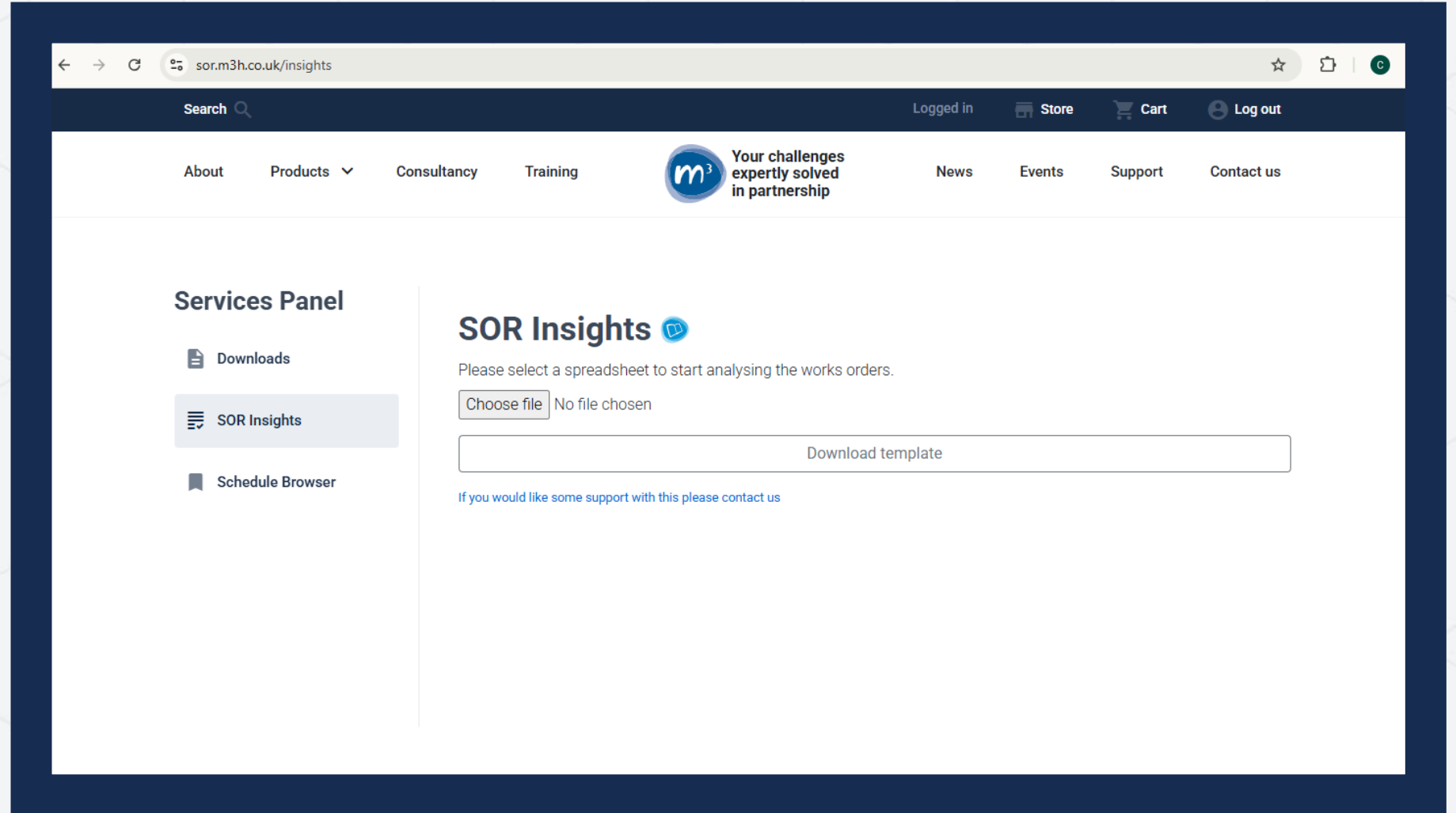
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SOR Insights



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SOR Insights



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SOR Insights

SOR Code & Description	Frequency of Use
324123 - DOOR:OVERHAUL EXTERNAL COMPLETE	114
039004 - DRAIN:JET BLOCKAGE	88
841007 - FAN:OVERHAUL DOMESTIC EXTRACT	82
896003 - TEST:UNOCCUPIED PROPERTY REPORT	77
640003 - BURST:REPAIR LEAKING FITTING NE 28MM	77
896001 - TEST:UNOCCUPIED PROPERTY CERTIFICATE	76
895001 - TEST:OCCUPIED PROPERTY CERTIFICATE	73
630571 - WC CISTERN:OVERHAUL ANY TYPE	72

SOR Code & Description	Frequency of Mis-Use
898001 - CLIENT INSPECTION:ELECTRICAL	35
221001 - CLIENT INSPECTION:SUPPLY AND ERECT LADDER	34
895002 - TEST:OCCUPIED PROPERTY POST REPAIRS CERTIFICATE	30
635001 - PIPE:RENEW OR INSTALL 15MM COPPER	23
697001 - CLIENT INSPECTION:PLUMBING	18
656005 - SERVICE VALVE:OVERHAUL ANY SIZE OR TYPE	16
620507 - BASIN OR SINK:CLEAR BLOCKAGE	16
657001 - BALLOFIX VALVE:RENEW OR INSTALL 15MM	13

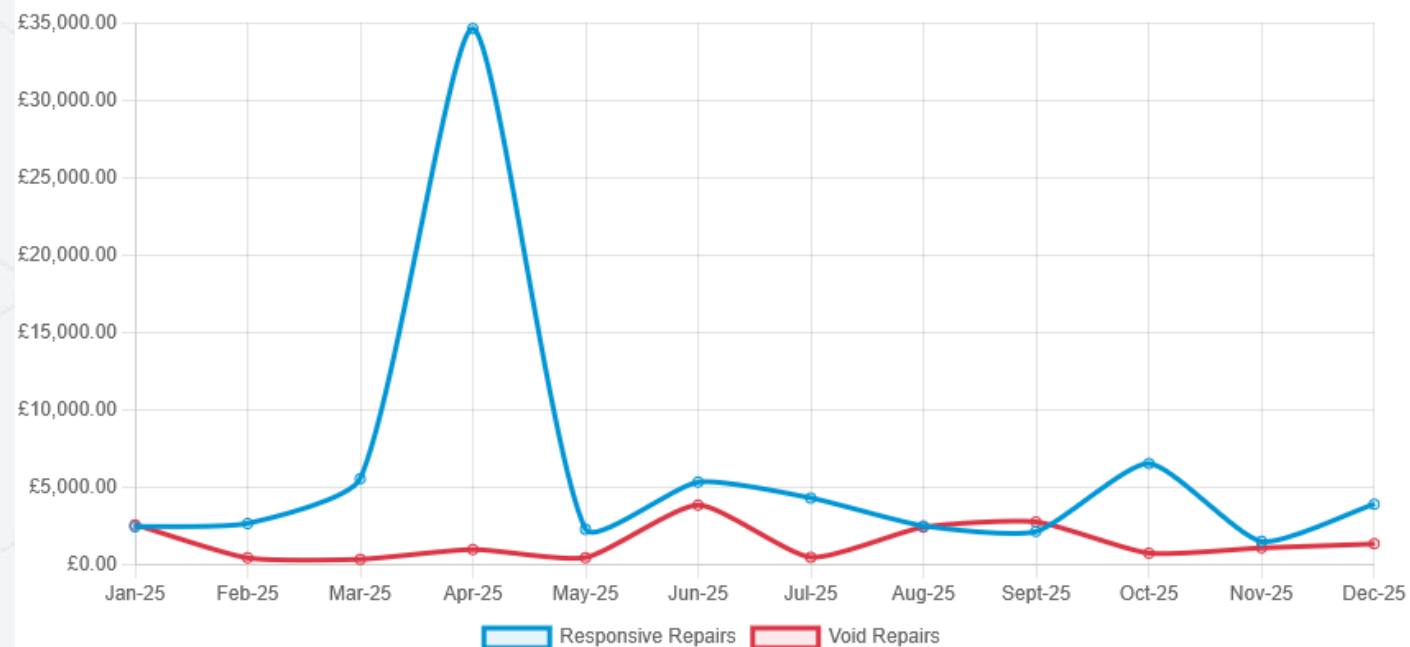


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SOR Insights

Category	Potential Overclaim (£)
Brickwork	676.16
Carpentry and Joinery	4,686.39
Cleaning and Clearance	5,660.63
Drainage	1,807.55
Electrical	48,747.01
Fencing and Gates	2,528.28
Glazing	84.48
Groundworks	42.20

Total Potential Overclaim per Month by Repair Type



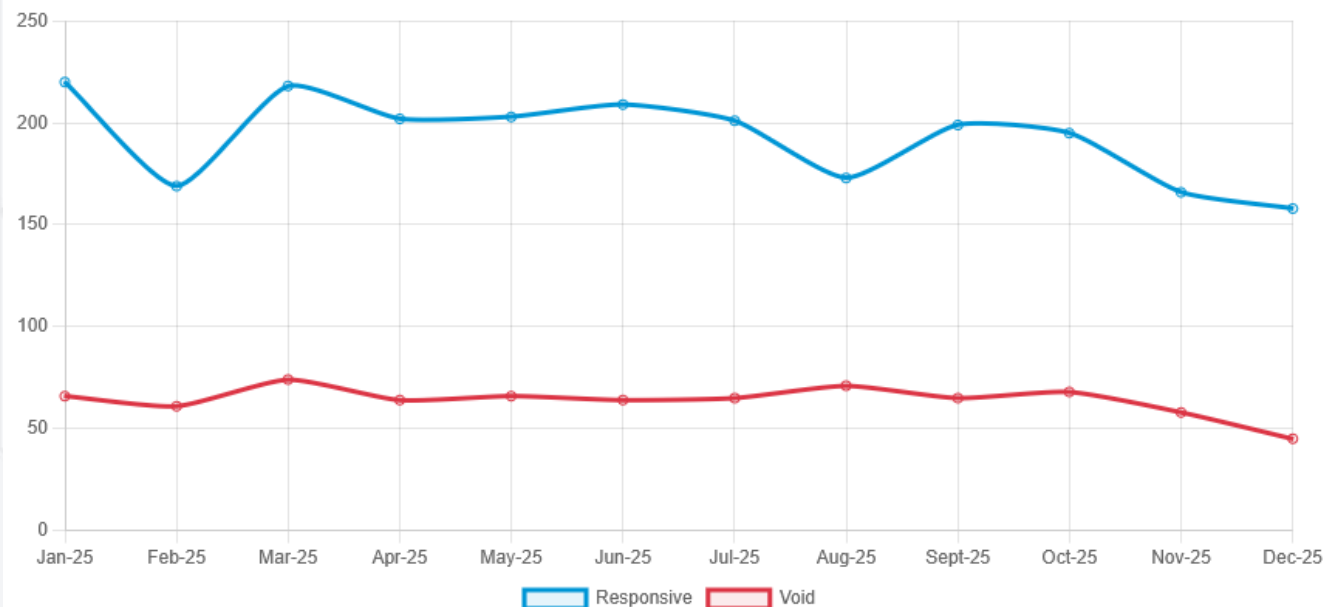
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SOR Insights

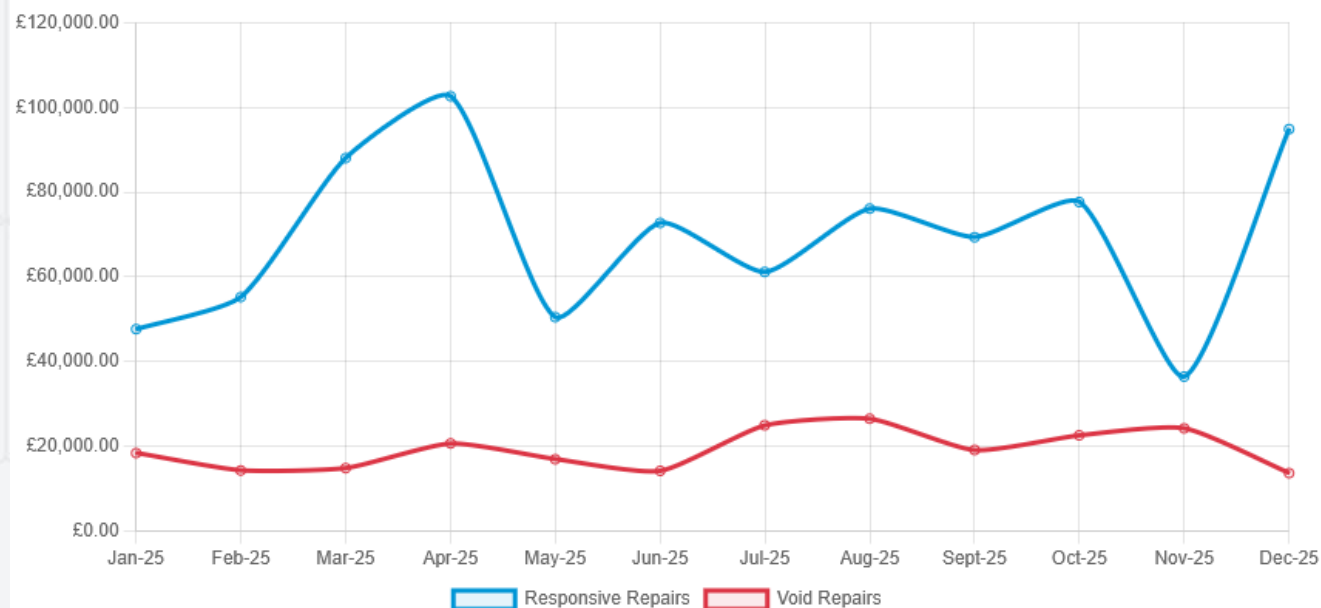


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Number of Repair Orders for Responsive and Void Repairs per Month by Repair Type

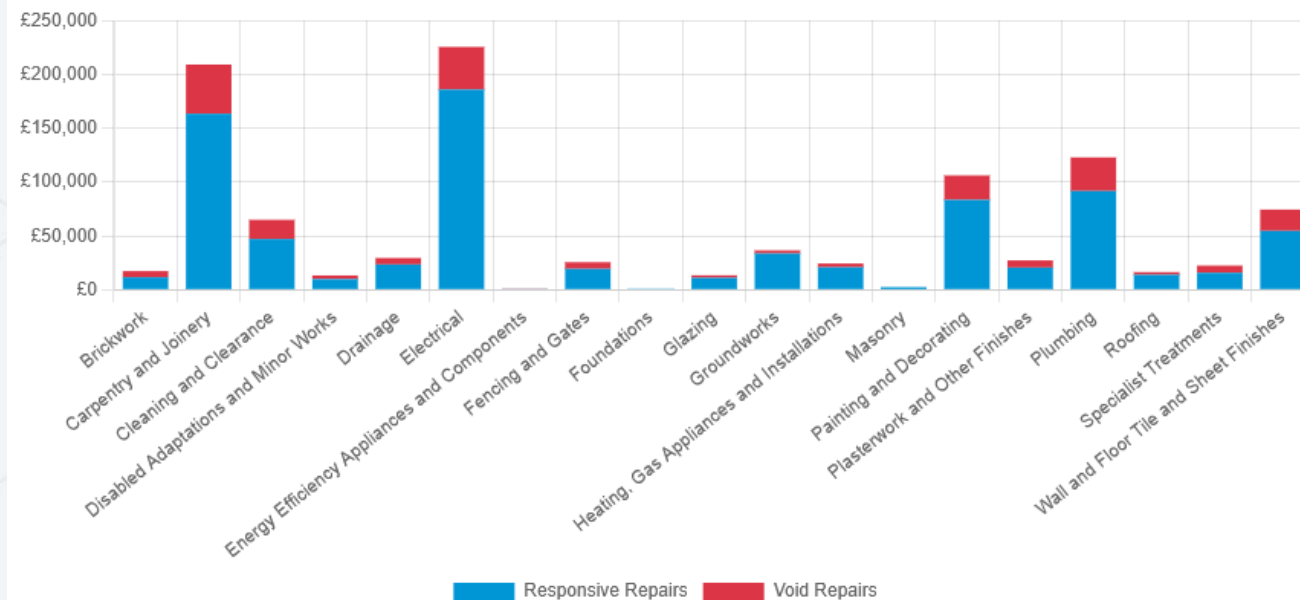


Total Expenditure per month by Repair Type

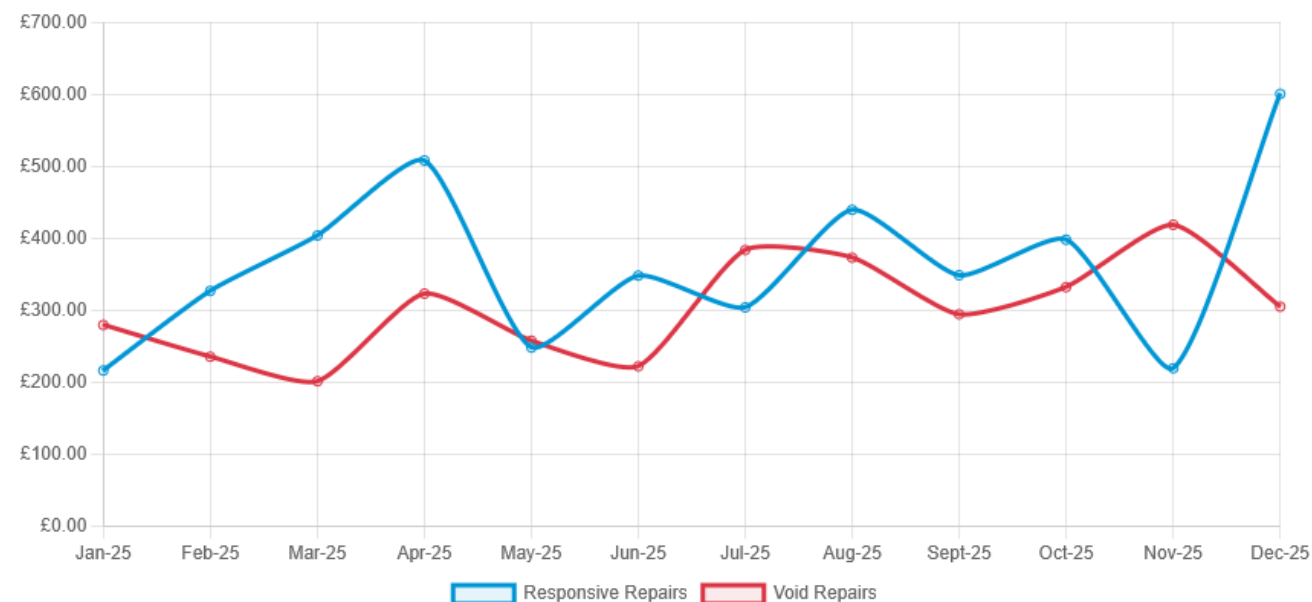


SOR Insights

Total spend per Element for Responsive and Void Repairs



Average Order Value for All Work Streams per Month by Repair Type



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SOR Insights

sor.m3h.co.uk/insights



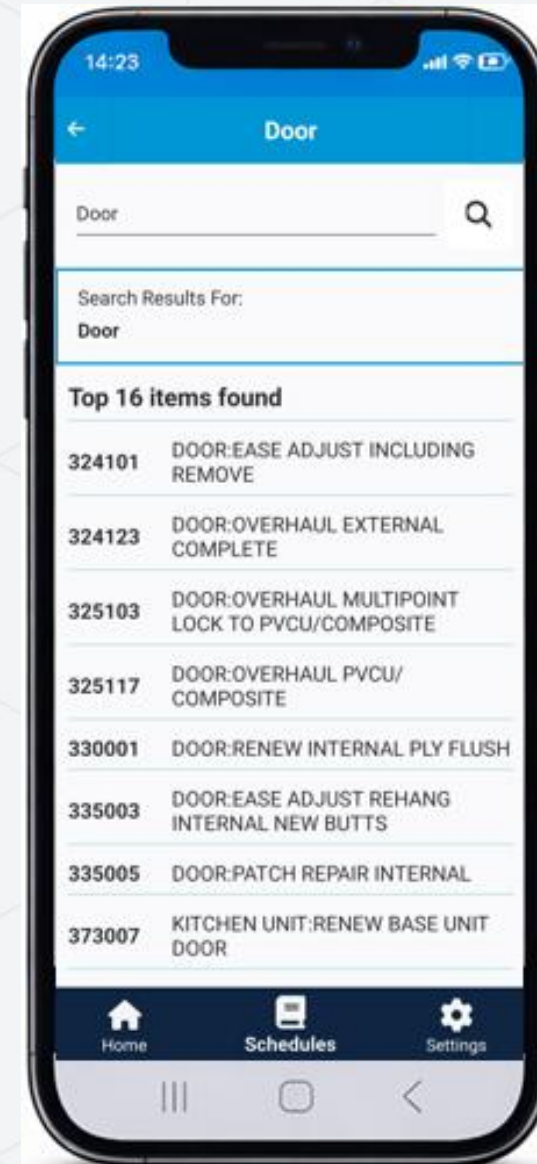
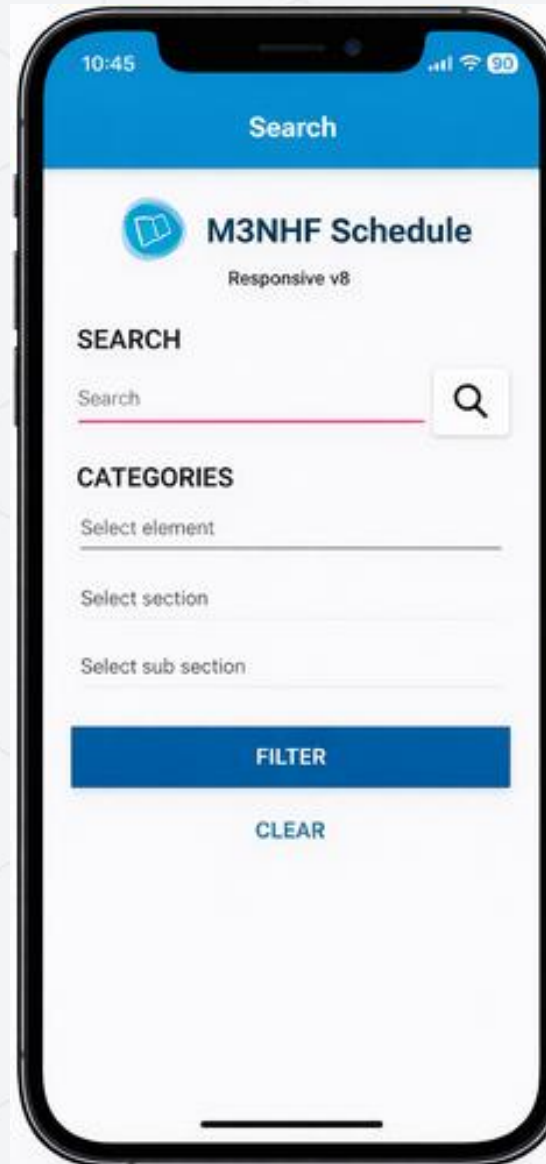
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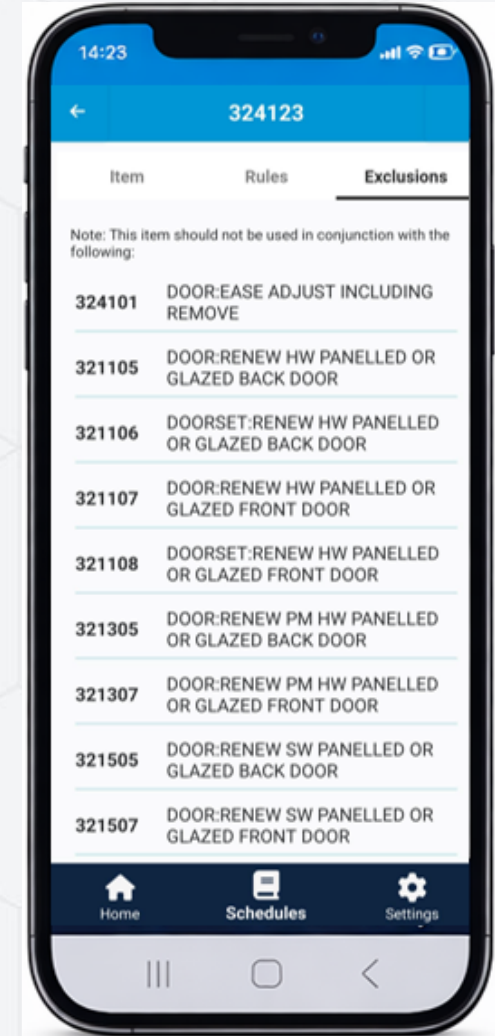
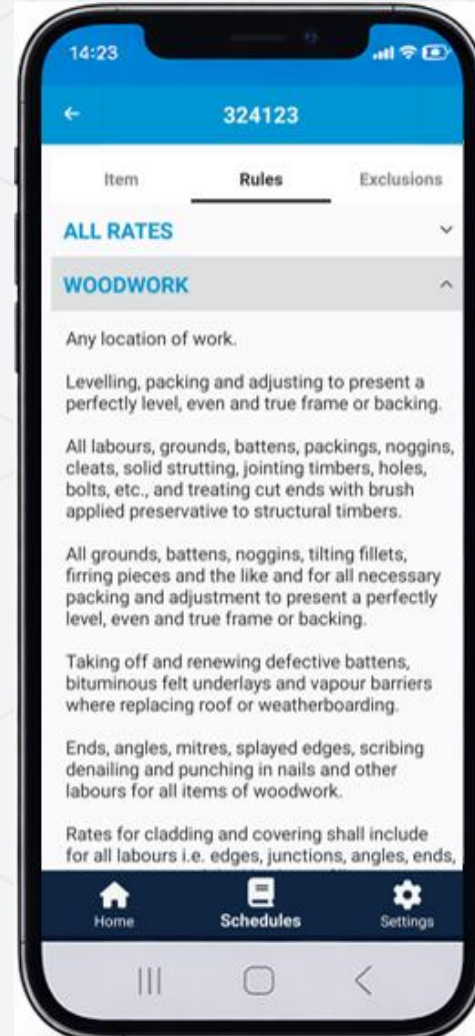
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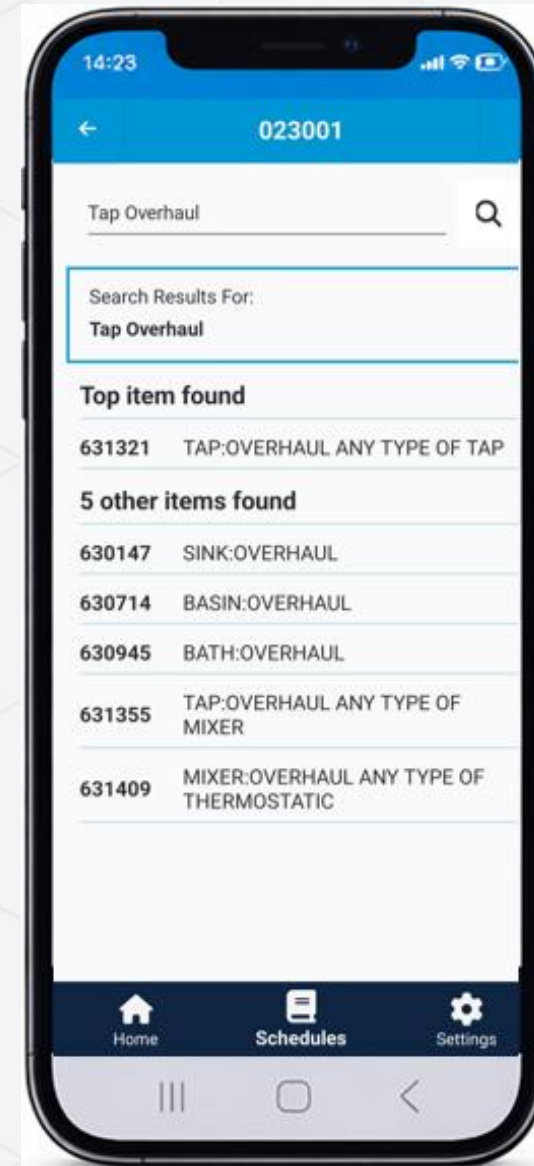
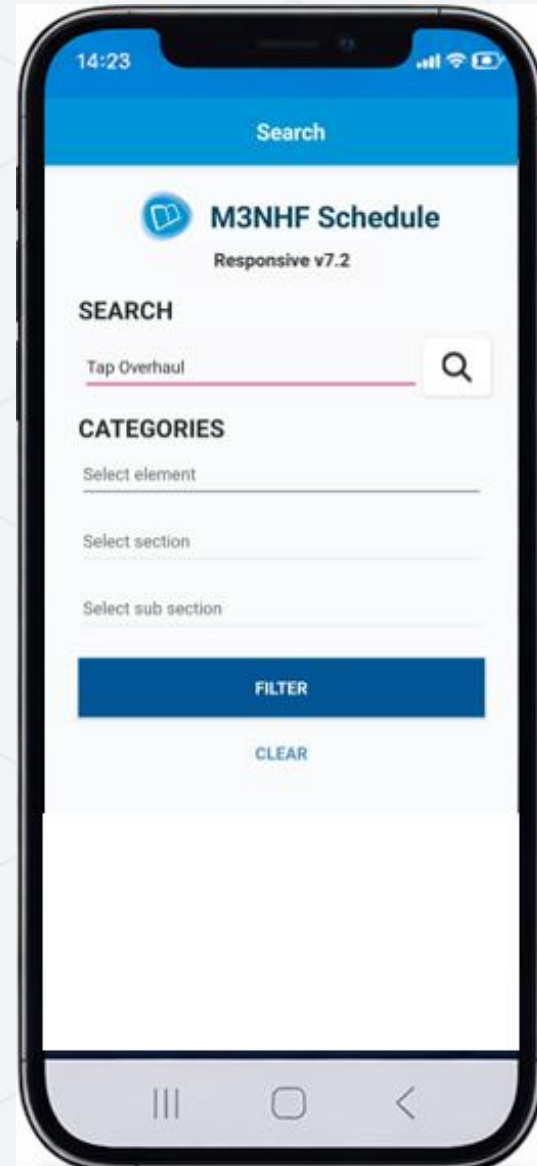
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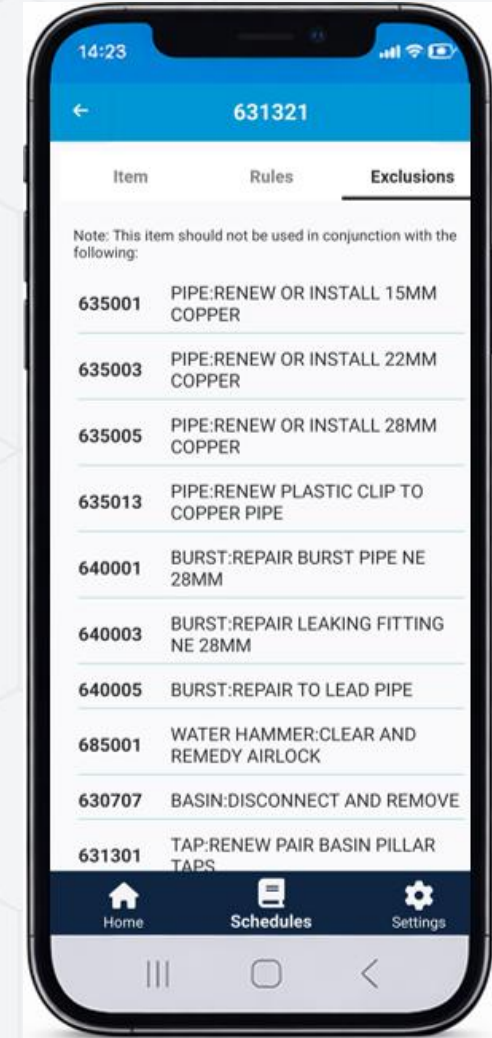
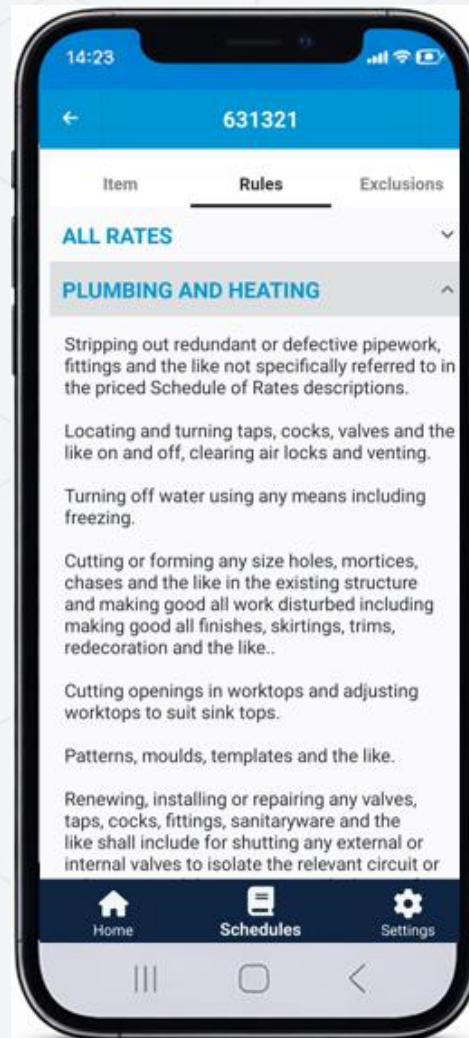
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Questions?



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Thank you all for attending!

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