

# What's New in v8

M3NHF Schedule of Rates

Responsive Maintenance and Void Property Works



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# SOR Items

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	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF Responsive and Voids	2,709	3,440	152	293	3,581



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# Externals

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## Groundworks

- Removal of Signs
- Hackney Type Bollard

## Disabled Adaptations

- Portable Disability Ramps
- Portable Threshold Access Ramps



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# Brickwork and Firestopping

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## Brickwork

- Brick up Existing Opening

## Firestopping

- Firestopping to Cable Penetration
- Firestopping to Ducts
- Firestopping to Pipe Penetration



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# Carpentry, Joinery & Glazing

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## Glazing

- Glazing Variants
- Purpose made PVC
- Circular Vent to Double Glazed Unit

## Carpentry and Joinery

- Fire Door Inspections and Repairs
- Fire Door Ironmongery
- Duct Casings
- Drop Down Smoke Seals
- Fireproof Document Cabinets



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# Finishes, Painting & Decorating

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## Wall & Floor Finishes

- DPM Tanking

## Plasterwork

- Repair Hole to achieve Half Hour Rating

## Painting & Decorating

- Strip Wallpaper to Walls and Ceilings
- Lining Paper to Walls and Ceilings



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# Heating & Plumbing

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## Energy Efficiency Appliances

- Heat Recovery Unit Installations
- Heat Recovery Unit Renewals

## Plumbing

- Unvented Hot Water Cylinder Repairs
- Polybutylene Standard Pipework
- Polybutylene Barrier Pipework
- Stand Pipes



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# Electrical

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## Electrical

- Trunking Fire Clipping
- Firestopping to Cables
- LED Security Type External Lighting
- Multi Sensor Detectors
- Detector Controllers, Relays and Smart Link
- Strobe and Vibrating Pad
- Bulkhead Lamps
- LED Low Energy Lamp
- LED Tube Light Fitting
- Ring Main Circuits 12-16 & 16-20 Sockets



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# Specialist, Cleaning & Clearance

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## Specialist Treatments

- Pigeon Guano by Room Area
- Pigeon Deterrent Prikka Strips
- Anti-Climb Deterrents
- Proprietary Tanking Systems

## Cleaning and Clearance

- Environmental Communal Waste Clearance
- Cage Truck for Communal Clearing
- Clear up following Back Surge Flood
- Clear Balcony after Fire



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# Items Removed

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## Codes removed – 152 Items

- Coal Bunkers
- Anodised Aluminium Windows
- High Performance Doors
- Stripping Wallpaper items
- Wallpaper items
- Lining Paper items
- Sylglas Tape
- Cylinder Jackets
- Grab Bars



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# Pricing v8

**Labour and Materials as  
at January 2023**

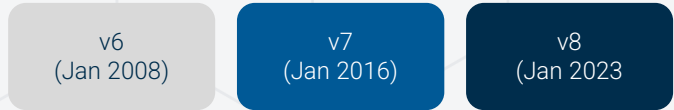
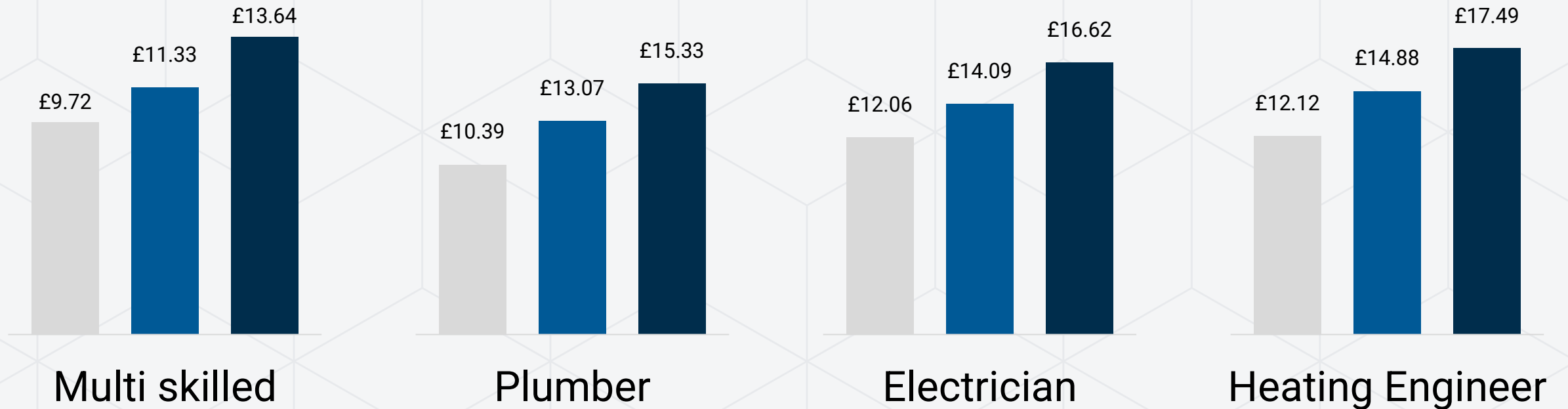
**10% Non productive time**

**£5.50 per hour Vehicles**

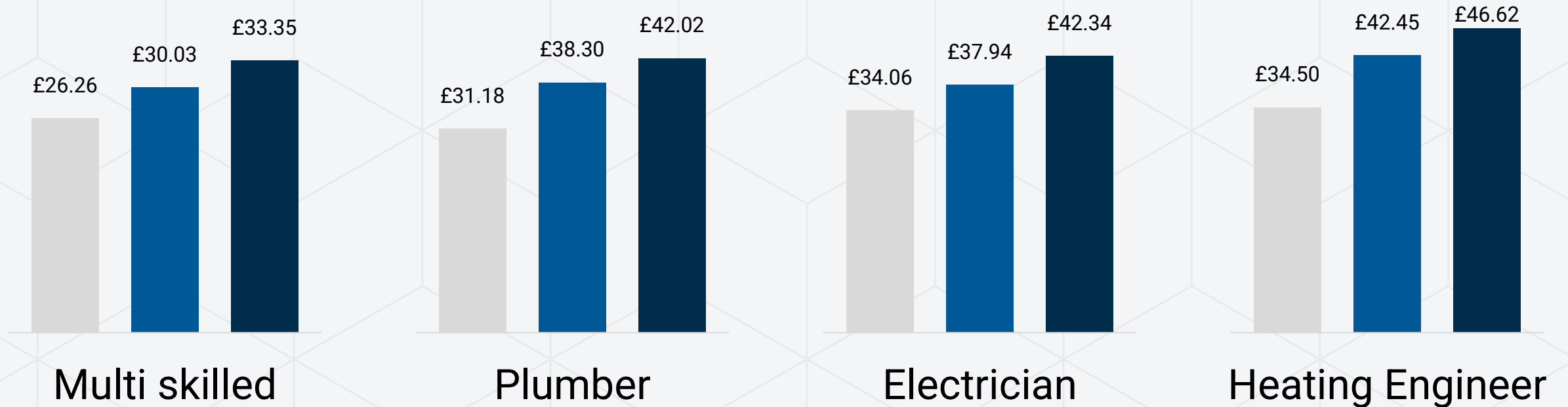
**5% Profit**

**12% Overheads**

# Basic pay of operatives v6-v7-v8



# All-in Responsive Labour Rates v6-v7-v8



v6  
(Jan 2008)

v7  
(Jan 2016)

v8  
(Jan 2023)



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# All-in Labour Rates

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- Basic Pay
- Pension
- NI
- Insurances
- Training and Supervision
- Overtime and Bonuses
- Sick and Holiday pay
- Non productivity
- Vehicle costs
- Profit and Overheads on labour

# Working at Height Rules

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- Scaffolding no longer included for all 2 storey buildings
- Scaffolding now measured separately from the works to 2 storey buildings
- Scaffolding SOR's are now measured per Square Meter



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# Working at Height Rules

## v6 & v7

- 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

## v8

- 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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# Technical Specification

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**Reviewed and updated to  
current standards.**

## **New Sections:**

Scaffolding and Means of Access

Unvented Cylinders

Micro-generation Installations

# NHF Form of Contract 2023

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## 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.

The following pages summarise details of changes to individual files.



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# Invitation to Tender (ITT)

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- Scope of Works and Basis of Payment now in Appendix 2
- New clauses:
  - IT System interface and IT development
  - PQQ for open procedure procurement
  - Evaluating Social Value matrix offers
- New Appendix 8 for Social Value offer requirements
- Incorporation into Appendix on Example Interviews etc of procedures for interviews to be online, and use of audio-visual presentations.

# Articles & Contract Details

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- Scope of Works and Basis of Payment now in Appendix 1
- New or redrafted Appendices:
  - Appendix 9 – Data processing table
  - Appendix 10 - Required Competencies Table schedules the principal competencies required for all workstreams
  - Appendix 12 - : Liquidated and ascertained damages (“LADs”) redrafted to reflect requirements of multi-workstream contracts

# Contract Conditions 1

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- Scope of Works and Basis of Payment now in Appendix 1
- New, or redrafted clauses:
  - Data protection
  - Liquidated damages
  - Invoice procedures
  - Subcontracting
  - Monitoring and KPI's
  - Removal of workstreams
- Linking Social Value into the Contract
- Additional Sub-clause on Staff in relation to Modern Slavery and employment rights

# Contract Conditions 2

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- Additional Definitions:
  - Data Law
  - Disrepair
  - Building Safety Act 2022
  - Required Competencies
- Amended clauses:
  - CDM and Regulatory Requirements
  - Specialist Works
  - Defects
  - Staff to incorporate additional sub-clauses in respect of Higher Risk Building Work, Building Safety Law and Building Safety Regulator

# Preliminaries

- New or redrafted paragraphs:
  - Facilities for Customers to self diagnose or self schedule repairs
  - Site Waste and Services
  - Security at end of each Working Day
  - Damage to Highways, Trees, Shrubs
  - Abandoned Vehicles
  - Equipment
  - Disrepair Works
  - Completions
  - Client Audit Checks
  - Higher Risk Buildings prescribed information

# Any Questions?

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M3 Housing Ltd  
Three Kings, 23 Commonsides East  
Mitcham, Surrey  
CR4 2QA

[www.m3h.co.uk](http://www.m3h.co.uk)

## Or contact us directly:

Sales  
[sales@m3h.co.uk](mailto:sales@m3h.co.uk)

Technical Support / Contact Form  
<http://www.rand-associates.co.uk/faq.html>



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