

M3NHF Schedule of Rates Version 8

National Housing Maintenance Forum 2024

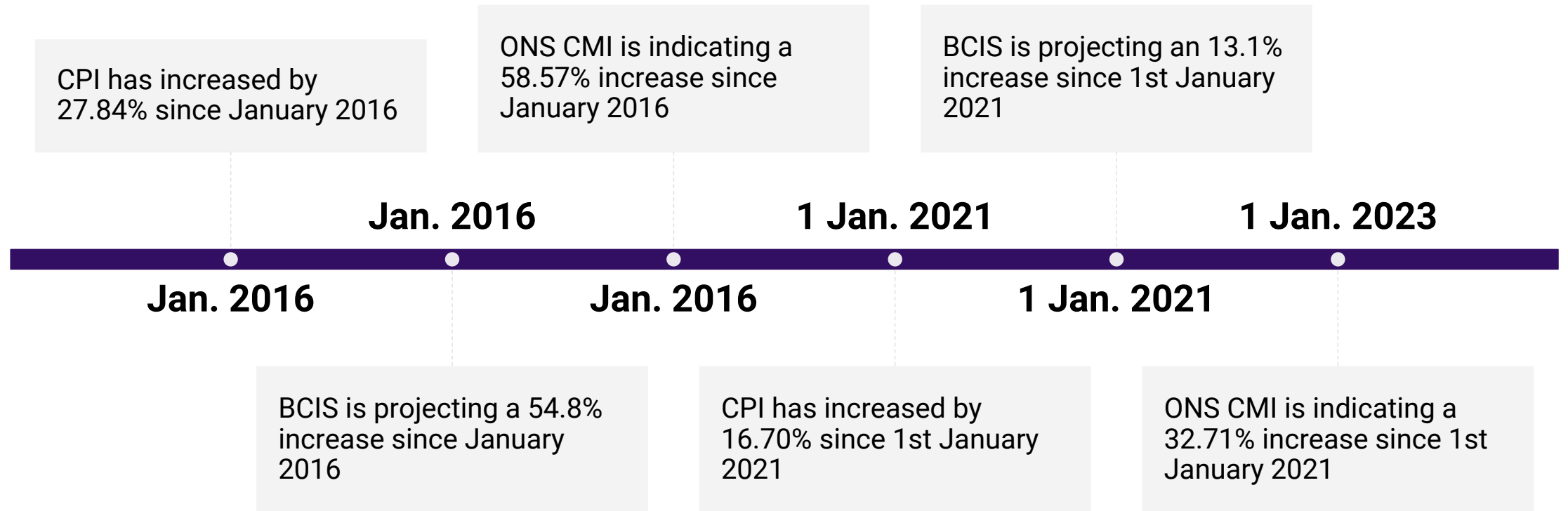
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Why did we need Version 8?

Inflation v Market

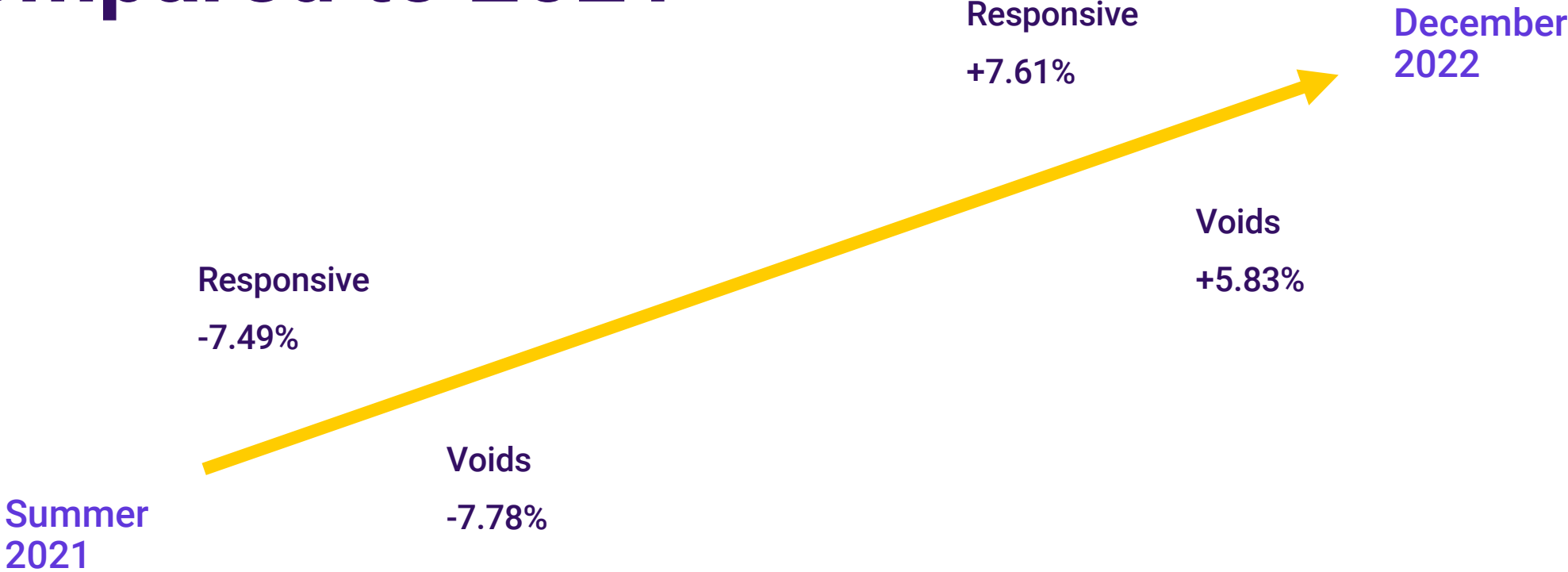
Inflation to December 2022



Financial Impacts on the Market

- **Brexit and its consequences**
 - 60% of construction materials imported from EU
 - 80% of softwood comes from EU
- **Covid-19 and its consequences**
 - Only emergency works undertaken
 - Labour and materials availability
- **Climate change and energy costs**
- **War in Ukraine**

Ave V7 market Dec 2022 compared to 2021



Material prices

Category	v7-v8 Diff %
Electrical	-9.35
Heating & Plumbing	+20.81
Kitchens & Bathrooms	+8.98
Structural & External	+27.02
Windows & Doors	+31.18
Finishes	+13.07
Average	+20.33

Jan 2016 - Dec 2022

- CPI = +27.84%
- ONS CMI = 58.57%

Main M3NHF Schedule of Rates

- Originated in 1993
- Now has 600+ subscribers
- Latest version 8 incorporates the NHF Form of Contract 2023
- Covers all works to be undertaken as Responsive Maintenance (except gas servicing) and Void Works (except benchmark standard renewals) including micro-generation
- Can be operated in any of the main housing management and maintenance IT systems
- Can be incorporated in Call Centre Diagnostic software and Internet ordering systems



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Works or Planned Modules

- Planned Maintenance and Property Reinvestment (now incorporates Cyclical Redecoration and Pre-decoration Repairs)
- Disabled Adaptation Works
- Asbestos Works
- Passive Fire Safety Works
- Net Zero Carbon Works (Formerly Retrofit Works)



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Services Modules

- Heating, Servicing, Maintenance and Investment (Gas, Oil, Solid Fuel, Biomass, Microgeneration Domestic Installations and Commercial/Communal Boiler House Plant and Heat Networks)
- Communal Mechanical and Electrical Works
- Lift and Disability Lifting Equipment Maintenance
- Active Fire Safety Maintenance (formerly Fire Alarms)
- Security, Access and Life Support Services (formerly Warden Call/OAP Alarm Maintenance, Controlled Door Entry Maintenance, CCTV Maintenance and Communal TV Maintenance)
- Electrical Installations Maintenance (landlords/communal)
- Water Installations Maintenance (formerly Water Hygiene)



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Facilities Management Modules

Estate Services

- Grounds maintenance
- Estate services
- Sewage plant maintenance
- Building and window cleaning

Facilities Management

- External works and structure
- Internal works
- Plumbing, Heating and Electrical
- Swimming Pools
- Microgeneration and Energy Efficiency
- Fire Safety works



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Format of the M3NHF Schedule of Rates

NHF Form of Contract 2011 (Rev 7: 2020)

Technical Specification

Schedule of Rates

- ✓ Property Record File Description (short) 1 line up to 50 characters
- ✓ Works Order Description (medium) 4 lines up to 50 characters each line
- ✓ Tender Purposes Description (long) unlimited characters



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NHF Form of Contract 2023

- **Invitation to Tender**
 - ✓ Scope of contract, TUPE, Social Value etc
 - ✓ Model evaluation criteria – price and quality (method statement, interview, site visit)
 - ✓ Model Parent Company Guarantee
 - ✓ Model Form of Performance Bond
- **Articles of Agreement**
- **Contract Details**
- **Contract Conditions**
- **Preliminaries**
- **KPI Framework**
- **Price Framework**



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Basis of Pricing Version 8

- Based on Standard Minute Values (an averaged standard output time from arrival at property to establish what the job is to time on departure having cleaned up and obtained Customer signature to confirm attendance)
- SMV's used by a substantial number of Subscribers
 - ✓ Job scheduling and planning Operatives workload
 - ✓ Basis of bonus and profit share schemes for Operatives
 - ✓ Appointment making (guidance for advising Customers on how long Operative is likely to be at their property)



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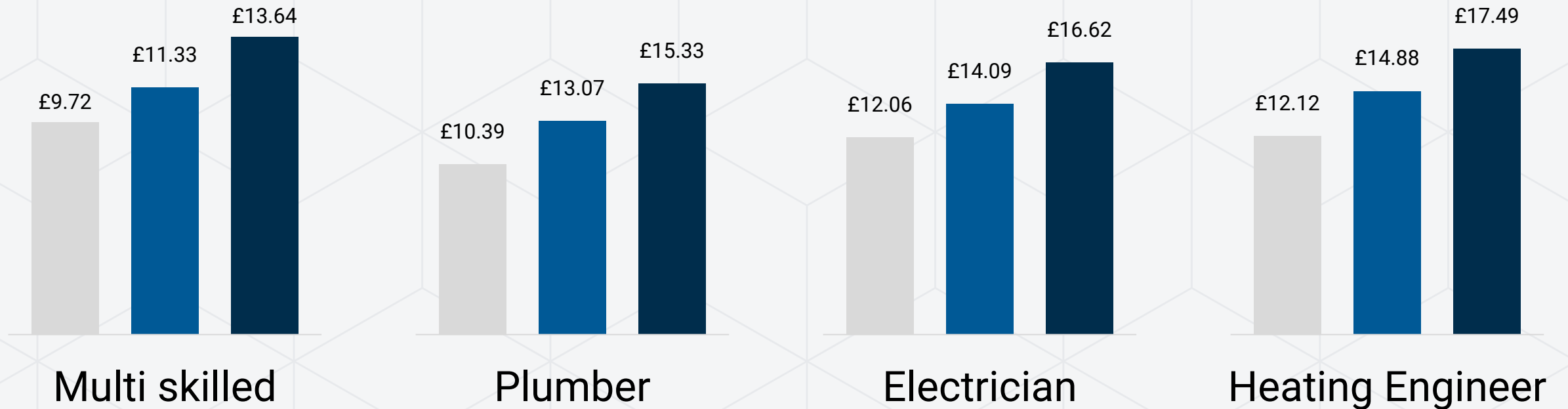
Basis of Pricing Version 8

- The hourly rate calculation we have used includes on the Main Schedule and the Reactive Modules for a 10% non-productivity element (to cover pre-inspection, clean up, trips to van for materials, tools, dust-sheets etc.)
- The hourly rate calculation we have used on planned modules makes no allowance for non-productive time)
- Prices are based on the January 2023 rates of pay, NI, materials costs, specialist operations,
- Vehicle and fuel costs (costed at £5.75 per productive hour for Main Schedule and Reactive Modules and at £1.83 per productive hour for Planned modules (based on shared vans))
- Overheads at 12%
- Profit at 5%



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Basic pay of operatives v6-v7-v8



v6
(Jan 2008)

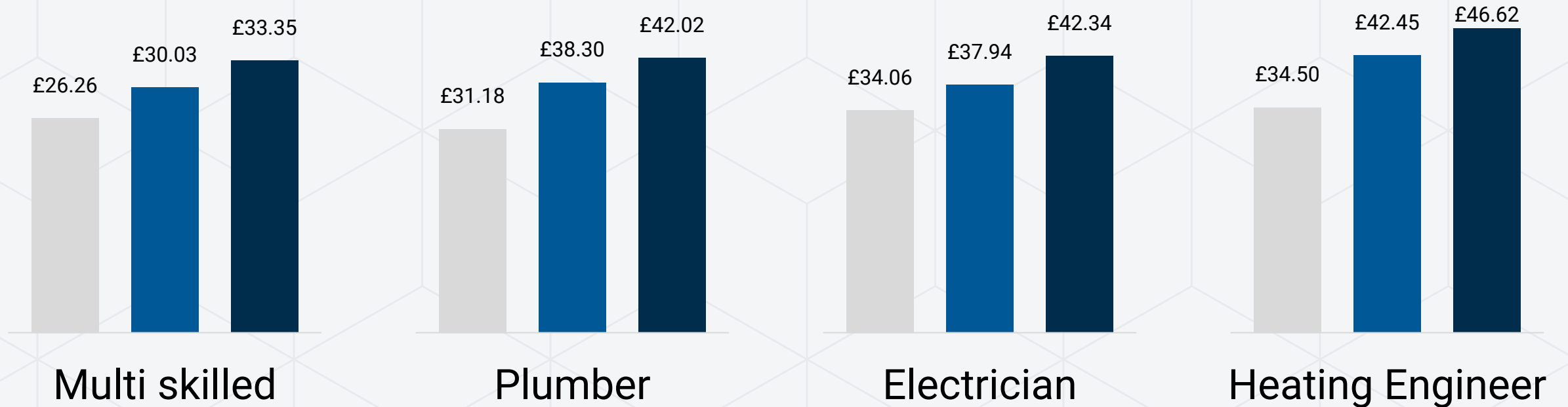
v7
(Jan 2016)

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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What is included in the Rates?

The rates (and any percentage adjustment) are deemed inclusive of all

- ✓ Labour
- ✓ Materials
- ✓ Plant
- ✓ Transport (but not Travelling Time)
- ✓ Job overheads
- ✓ Central/Head Office Overheads and Profit
- ✓ Pre-Inspection
- ✓ Waste Disposal and Landfill costs
- ✓ Removal and disposal of non-notifiable ACM material
- ✓ Means of Access to the Ridgeline of 2 storey dwellings or block



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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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Means of Access

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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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%

What's New in v8

M3NHF Schedule of Rates

Responsive Maintenance and Void Property Works



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SOR Items

	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

Externals

Groundworks

- Removal of Signs
- Hackney Type Bollard

Disabled Adaptations

- Portable Disability Ramps
- Portable Threshold Access Ramps



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Brickwork and Firestopping

Brickwork

- Brick up Existing Opening

Firestopping

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



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Carpentry, Joinery & Glazing

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

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

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

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

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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What's New in v8

M3NHF Schedule of Rates

Planned Maintenance and Property Reinvestment

Works



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SOR Items

	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF Planned Maintenance	3,105	4,276	144	479	4,611



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Externals

Roofing

- Resin Roof Tiling
- Flat Roof Safety and Access Systems
- Lead works
- Ubiflex Flashings

Groundworks

- Paths and Paving Sub-base
- Fencing renewal options

Brickwork

- Concrete Structure repairs
- Expansion joints
- Cavity works



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Carpentry, Joinery & Glazing

Glazing

- Polycarbonate Roof Lights
- Circular Vent to Double Glazed Unit

Carpentry and Joinery

- Window Security Grilles
- Timber Rear Doorsets
- Duct Casings
- Drop Down Smoke Seals
- Fireproof Document Cabinets



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Finishes, Painting & Decorating

Wall & Floor Finishes

- DPM Tanking

Plasterwork

- Repair Hole to achieve Half Hour Rating
- Render Repair Systems

Painting & Decorating

- Strip Wallpaper to Walls and Ceilings
- Lining Paper to Walls and Ceilings
- Extended Life Paint
- Multi Layered Paint Removal
- Fire Retardant Paint



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Heating, Plumbing & Electrical

Energy Efficiency Appliances

- Heat Recovery Unit Installations
- Heat Recovery Unit Renewals

Electrical

- Ring Mains with 12-20 Sockets



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Items Removed

Codes removed – 144 Items

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

What's New in v8

M3NHF Schedule of Rates

Repairs, Improvements, Maintenance, and Voids

Ordering Schedule (RIMVOS)



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SOR Items

	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF RIMVOS	N/A	1,327	13	62	1,376

New Items

Scaffolding

Painting & Decorating

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



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Items Removed

Codes removed – 13 Items

- Wallpaper items
- Lining Paper items
- Immersion to Megaflo
- Repair vinyl floor tiles <10 tiles



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What's New in v8

M3NHF Schedule of Rates
Repairs Ordering Schedule (ROS)



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SOR Items

	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF Repairs Ordering Schedule	364	677	18	62	721



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New Items

Scaffolding

Painting & Decorating

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



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Items Removed

Codes removed – 18 Items

- Wallpaper items
- Lining Paper items
- Immersion to Megaflo
- Repair vinyl floor tiles <10 tiles



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What's New in v8

M3NHF Schedule of Rates

Voids Ordering Schedule



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SOR Items

	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF Voids Ordering Schedule	400	892	7	38	923



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New Items

Scaffolding

Painting & Decorating

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



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Items Removed

Codes removed – 7 Items

- Wallpaper items
- Lining Paper items



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What's New in v8

M3NHF Schedule of Rates

Heating Servicing, Maintenance and Investment



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SOR Items

	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF Heating Schedule	764*	1,139*	263	1,140	2,013
* Gas and Solid Fuel Modules combined					



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New Items

Biomass Boilers	Commercial/Communal Boiler House Plant Renewals and Installations	Annual Servicing of Gas Appliances (1 Star)
Biomass Maintenance	Heat Network Renewals and Installations	Electric Heating Installation and Maintenance
CHP Boilers	Heat Meters and HIU's	Oil Supply Works
Fire Protection	Commercial/Communal Boiler Servicing and Maintenance	GSHP Maintenance and Renewals
Smoke, Heat and Carbon Monoxide Detectors	ASHP Maintenance and Renewals	Solar Thermal Maintenance and Renewals
Underfloor Heating	MVHR and Heat Recovery Units	



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What's New in v8

M3NHF Schedule of Rates

Net Zero Carbon



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SOR Items

	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF Net Zero Carbon Schedule	736	819	45	429	1,203



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New Items

Fire Protection	Green Roofs	Thermal Roof Sheathing
Asphalt and Felt Roofing	Wall Base Insulation and Render Systems	Thermal Board Dry Lining
Cladding Systems	Façade Panels	Oil Supply Works
FD30 Triple Glazed Doorsets	Changes in Stripping and Renewing Wallpaper/Lining Paper	Waste Water Heat Recovery Units
ASHP Maintenance and Renewals	GSHP Maintenance and Renewals	Solar Thermal Maintenance and Renewals
Underfloor Heating	MVHR and Heat Recovery Units	Electric Combi Boilers
Fuel Heat Recovery Units	Unvented Cylinder Repairs	Electric Cylinders and Thermal Stores
Solar PV Battery Storage	Solar PV Maintenance and Renewals	Electric Heating



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What's New in v8

M3NHF Schedule of Rates
Asbestos Works Schedule



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SOR Items

	v6.3 Items	v7.2 Items	v8 Items Removed	v8 New Items	v8 Total Items
M3NHF Asbestos Works Schedule	66	121	0	6	127



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New Items

Surveys of Bin Stores and Other Outbuildings

Surveys of Dwellings over 160cm

Decontaminate Roof spaces to Dwellings over 160cm

Decontaminate Internal Spaces to Dwellings over 160cm

Removal of Asbestos and Asbestos Thermoplastic Floor Tiles in Patches



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Technical Specification

**Reviewed and updated to
current standards.**

New Sections:

Scaffolding and Means of Access

Unvented Cylinders

Micro-generation Installations

NHF Form of Contract 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.

The following pages summarise details of changes to individual files.



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Invitation to Tender (ITT)

- 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

- 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

- 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

- 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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