Appendix 2C – Tai Tarian Specification

All Tenderers must comply with all requirements of the Specification. Tenderers must consider all requirements of the Specification when pricing for the Framework.

All prices submitted must be inclusive of prelims, labour, set up, materials, all safety requirements, travelling, profits and overheads and exclusive of VAT.

By submitting a tender offer you agree to all terms and requirements of this Specification.

Failure to comply with any requirement of the Specification may result in your Tender being rejected, or the Contract being terminated.

General Matters

All works to be carried out by a competent electrical contractor who is a current member of NICEIC, ECA or similarly approved. All operatives must have a minimum electrical inspection and testing qualification to City and Guilds 2391 or equivalent.

The Framework will involve carrying out Electrical Installation Condition Report in line with the 18th Edition IET Wiring Regulations (BS 7671:2018) and The IET Guidance Note 3 at a rate of 25-40 per week for 4 years, including the testing of Solar PV systems, servicing of PIV systems and upgrade of fire detection systems.

The appointed Provider must demonstrate competency and will possess the appropriate certification/accreditations/qualifications as applicable and Third-Party Certification to the following which are not exhaustive:

- National Inspection Council for Electrical Installation Contracting (NICEIC), Electrical Service Providers Association (ECA) or another similar approved body.
- C&G 2382 Level 3 Award in the Requirements for Electrical Installations BS 7671:2018(Inc. Amendments).
- C&G 2393 Level 3 Certificate in the Building Regulations for Electrical Installations in Dwellings. Page 7 of 46 • C&G 2377 Level 3 Award in the In-Service Inspection and Testing of Electrical Equipment. Level 3 Award in all relevant areas, for example EV Charging, PV Installation and Inspection and Testing.
- MCS Certified
- Level 3 Award in the Installation and Maintenance of Small Scale Solar Photovoltaic Systems.
- CAR 2012
  Including CATB Training and evidence of this, knowledge of HSE Guidance, ensure appropriate PPE/RPE, Use of H-Vac, knowledge of Waste

Management. N.B Contractors are not to drill into AIB ceilings. This will require a licensed asbestos contractor.

The model/serial numbers and valid calibration certificates for all test instruments used shall be provided to Brighter Places upon request. All test instruments used shall have been calibrated not more than twelve months previously and checked monthly.

Throughout this document there are many British, European, and other quality and compliance standards references quoted. Where any of the details listed have been superseded the most recent applies up to the time of the Provider's compilation of data for the works.

Attention is drawn to the following which is not to be considered as exhaustive or the most recent issue.

The Provider must be familiar with the following documents and apply all requirements contained therein relevant to the specific situation:
• 18th Edition IET Wiring Regulations (BS 7671:2018 /A2:2022).
• BS7375-2010: Code of Practice for Distribution of Electricity on Construction and Building Sites.
• The Electrical Safety, Quality and Continuity Regulations 2002.
• The Electricity at Work Regulations: 1989.
• The Health and Safety at Work Act 1974.
• Building (England and Wales) Regulations 2010 (including any updates and amendments) (as applicable).
• The Fire Safety Act 2021.
• The Fire Safety (England) Regulations 2022.
• The Building Safety Act 2022.
• Regulatory Reform (Fire Safety) Order: 2005.
• The Health and Safety, The Workplace (Health, Safety and Welfare) Regulations 1992.
• The Health and Safety, The Provision and use of Work Equipment Regulations 1998.
• The Construction Products Regulations 2013.
• Manual Handling Operation Regulations 1992.
• The Health and Safety, Construction (Design and Management) Regulations 2015 (CDM).
• The Electrical Equipment (Safety) Regulations 2016.
• The Low Voltage Electrical Equipment (Safety) Regulations 1994 No.728.
• The Health and Safety (Safety Signs and Signals) Regulations 1996.
• The Personal Protective Equipment at Work Regulations 1992.
• Regulations issued by the Electrical Supply Authority. Page 9 of 46
• Regulations issued by the Local Water and Gas Supply Companies.
• The requirements of the Local Electricity Supply Authority.
• BS 8000-0:2014, Workmanship on construction sites. Introduction and general principles.

• BS 5839-1:2017, Fire detection and fire alarm systems for buildings. Code of practice for system design, installation, commissioning, and maintenance in non-domestic premises.
• BS 5839-3:1988, Term Brief for automatic release mechanisms for certain fire protection equipment.
• BS 5839-6:2019+A1:2020, Fire detection and fire alarm systems for buildings. Code of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings.
• BS 5839-8:2013, Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of voice alarm systems.
• BS 5839-9:2021, Fire detection and alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.
• BS EN 54-11:2001, Fire detection and fire alarm systems. Term Brief for manual call points.
• BS EN 54-4:1998, Fire detection and fire alarm systems. Power supply equipment.
• BS EN 54-2:1997+A1:2006, Fire detection and fire alarm systems. Control and indicating equipment.
• BS 4662:2006+A1:2009, Boxes for flush mounting of electrical accessories. Requirements, test methods and dimensions
• BS 5733:2010+A1:2014, General requirements for electrical accessories. Term Brief
• BS EN 17037:2018, Daylight in buildings.
• BS 5266-1:2016, Emergency lighting. Code of practice for the emergency lighting of premises
• BS6387:2013, Test method for resistance to fire of cables required to maintain circuit integrity under fire conditions.
• BS7629 -1:2015+A1:2019, Electric cables. Term Brief for 300/500 V fire resistant, screened, fixed installation cables having low emission of smoke and corrosive gases when affected by fire - Multicore cables.
• Means of Escape Requirements (BS5266:1 & BS5499:4)
• Keep records –Certificates/ Policy/ Risk Assessment/ Reviews / Monitoring/ Maintenance/ Upgrades (BS5266:8)
• All relevant CIBSE guides and codes.

The submission of all certifications will be audited through the use of TCW Auditing System and by Tai Tarian Electrical Compliance officers. Familiarity with the TCW system would be desirable.

Minimum checks on 20% of fittings which must include fans and showers. Electric heating including serial numbers ,Any Tai Tarian owed appliances,
Solar PV retest and certification,
Inspection service and testing of ANY positive ventilation systems filters to be included in the Tender and any subsequent reports issued ,
Periodic testing of Electric Vehicle Chargers as required and issue of subsequent certification
Disconnect any DIY/illegal wiring and components and report to Tai Tarian

Rectify any C1 and C2 codes identified during the test procedure (to be claimed separately) Report any “re-chargeable” items (tenant caused defects) to Tai Tarian.
A minimum of 2 photographs should be attached to the certificate. These must include one of the consumer unit lid on and one with the consumer unit lid off. And pre and post work photographs for fan servicing.

All C1+C2’s to be completed to ensure a 5 year next test date can be achieved, to be claimed separately via schedule of rates. Price for complete rewire/ as per the Specification.

All Works must be carried out to an appropriate health and safety standard in accordance with the Supplier’s health and safety policy. All Suppliers must be able to produce Risk Assessments, Risk Assessments Method Statements (RAMS).

All Work(s) and materials shall comply with the legal requirements of the latest appropriate British Standard(s) and be fitted accordingly to that.

Where any reference is made in the specification to a British Standard (BS) European Standard (EN), Building Regulations, Code of Practice (CP) this is deemed to include any subsequent revision, amendment, re-enactment and/or replacement thereof.

All Works(s) and materials must be fitted in accordance with the manufacturers’ guidelines using approved methods of working.

Tai Tarian to receive the Electrical Installation Condition Report in an electronic format within 5 working days of the test being carried out.

Calibration certificates of electrical test equipment to be provided to Tai Tarian.

Operatives’ qualifications to be submitted on appointment to the Framework.

Daily updates on status of each property booked for that day providing information on whether access was gained and satisfactory report achieved, no access, unsatisfactory report etc.

Appointments- Provider to arrange the first 2 appointments with the tenant. This procedure should start at least 8-10 weeks before it is due to fail out of compliance
3 visits under the no access procedure to be included in tender rate.

PAT testing to electric fires, showers, fans, electric heating, and any other Tai Tarian owned equipment and a note made on the condition report of the outcome (included).
Identify on certification and CCU the EXACT location of bonding conductor to gas and water also that all smoke /heat alarm expiry dates and location to be identified on the EICR together with Type of System EG. D1/LD2

Fire Detection Systems/Testing and Required upgrades

Requirements of WHQs 2 outlining requirements
What the Standard says All homes must have suitably designed and located, mains-powered (with a back-up secondary power source such as a sealed lithium battery) and interlinked smoke and/ or heat detectors conforming to BS 5839-6:2019+A1:2020.

These must be regularly tested and properly maintained. As a minimum all homes must contain a system incorporating detectors in the following locations:
• A smoke detector in all circulation areas on each storey that form part of the escape routes from the premises, such as hallways and landings.
• A smoke detector in the principal habitable room used for general daytime living purposes (normally the living room/lounge).
• A heat detector installed in every kitchen (including open plan kitchen / living areas; smoke detectors should not be used in such rooms).
• See also the Renting Homes (Wales) Act 2016 (legislation.gov.uk). Guidance refers to BS 5839 (Part 6) as a reference to ensuring the requirements for the proper fitting of smoke alarms in domestic properties.

Electrical Upgrade Works Installation of Hard Wired or RF connected / Mains, Battery Back-up Smoke, Heat and Battery Carbon Monoxide Alarms
Electrical Upgrade Works (Ad-hoc) Domestic Fire Detection up grades

The Provider will carry out the testing of fire detection system and CO detector during the EICR and where necessary, install replacement as required if the detector/device is not satisfactory and if necessary upgrade the system to D1/LD2 to comply with conforming to BS 5839-6:2019+A1:2020

The Provider will record on the test certificate the type/make/model/location/expiry date, as BS 5839-6: 2019, how it is powered and carry out cleaning using a vacuum with soft-brush attachment and undertake such tests and servicing as necessary to determine that the detector is functioning correctly. ALL require certification Shall be provided electronically and shall be audited by Tai Tarian compliance officers.

If any type of CO, heat and/or smoke detector is not functioning correctly, or their expiry date falls before the next 60 months, a replacement(s) should be supplied and fitted the servicing, maintenance, replacement and condition rating of any smoke and heat detector must be recorded on the EICR. The Provider shall provide Tai Tarian with a Certificate detailing the type/make/model/location/expiry date of each detector at each property.

Testing and servicing of CO/smoke/heat detectors will be carried out in accordance with all relevant regulations and standards as applicable including but not limited to: The Regulatory Reform (Fire Safety Order) 2005
• BS 5839-6:2019+A1:2020.
- Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises. Part 6: Code of practice for the design, installation,

commissioning and maintenance of fire detection and fire alarm systems in domestic buildings

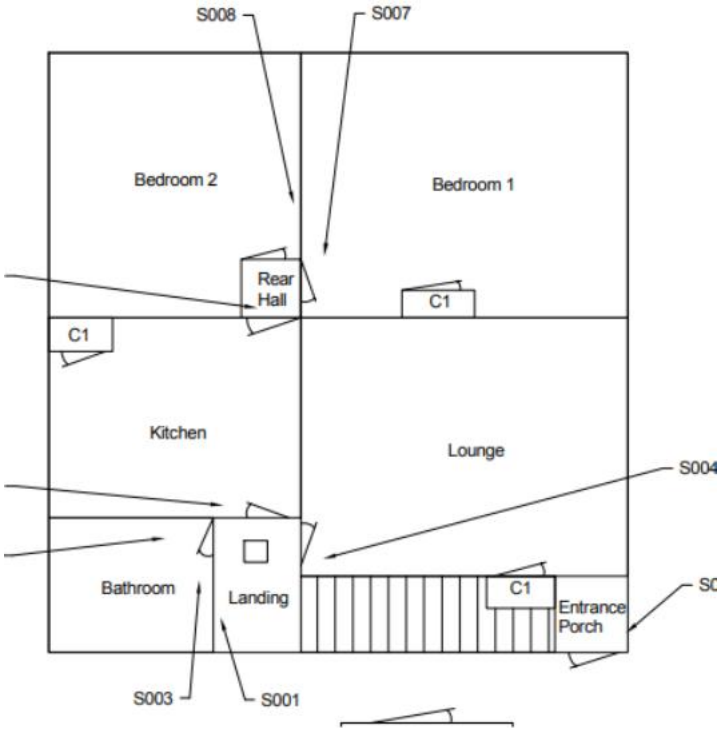
• BS 5839-6:2019+A1:2020 .- Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises. 4.1.8 The Service Provider will ensure that domestic fire detection will be compliant with BS 5839-6:2019+A1:2020 and UK Building Regulations Document B, which provides minimum guidance for smoke alarm positioning to meet Building Regulations meaning that all dwellings must be provided with an alarm system to at least Grade D 1, Category LD2.

Where a central fire alarm system exists in a Supported Living scheme, the Provider will ensure that fire detection will be provided as follows:

• (Existing (1-2 Storey)) shall be Grade D1, LD2(D) system. * Note D: Heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms.

• Sheltered Housing (Existing) shall be for Individual Dwellings – Grade D2 Category LD2(Q) and Communal Area – Grade A Category L4/L5 systems. The condition rating of any smoke, heat or CO detector must be recorded on the EICR.

NB Please note that if there is an inner room as below an additional detection to be installed in the bedrooms/hallway. (This may come under the escape route but just in case the layout is different) See below example.



Each test certificate must be provided in an electronic format to Tai Tarian in an agreed file-naming convention with 100% accuracy.

We would anticipate that key information should be transferred electronically between both parties as part of this contract. Tai Tarian currently supports CSV using secure file transfer or web services, a suitable template will be negotiated with the successful party.

All Providers shall be responsible for ensuring that all operatives are issued with appropriate PPE and given correct training in its use.

All Providers are to take all necessary precautions to protect units, worktops and existing furniture and fittings from damage and any damage cause will be replaced at no extra cost to Tai Tarian.

All Providers shall allow for the protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehanging or reinstatement of the same.

Provider to attend Monthly meeting and produce a report on progress.

Audits will be undertaken at approximately 5-10% of tests, by Tai Tarian's Qualifying Supervisors.

For Rewires specification, please see Appendix 4.2 - NHF V.8 Specification
No Access issues/procedures

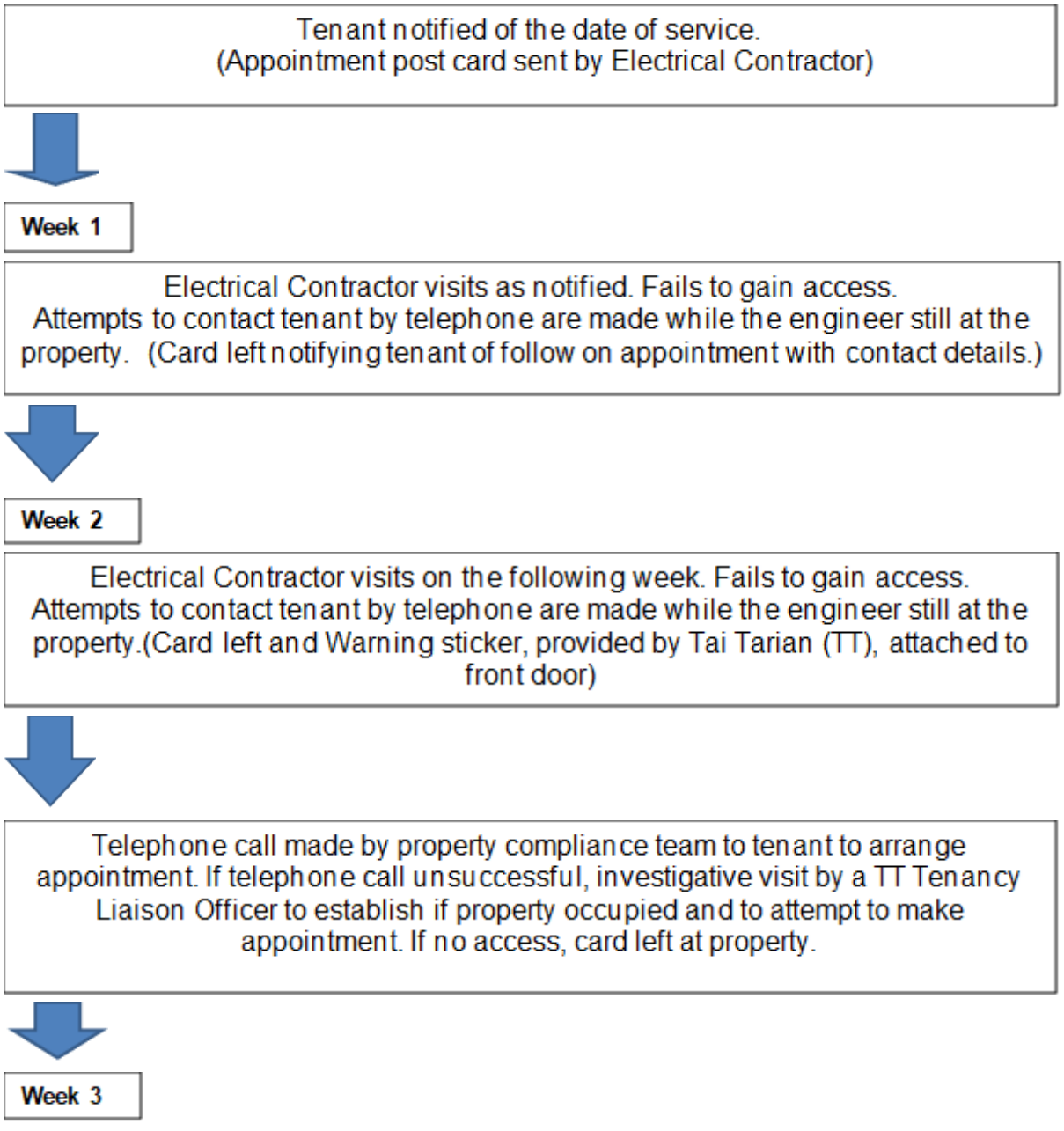
Where "No Access" can be gained to an occupied property to carry out the annual testing and inspection, the following procedure must be followed:

- Specialist Provider posts a card during the second visit and places a warning sticker on the front door (as supplied by Tai Tarian).
- A member of the Customer Safety team will visit to attempt to gain access
- The Tenancy Relations team will be requested to intervene and assist with access
- A legal letter will be sent to the tenant by the Customer Safety team informing them of their responsibility to provide access.
- Prior Warning letter will be sent to the tenant by the Customer Safety team.
- 24 hour Prior Warning for Legal Access (Stage 1) is hand delivered to the tenant's property informing them of the time and date that Tai Tarian and the appointed Provider will attend the property. At this time a 24 hour Prior Warning Notice is affixed to the front door informing the tenant of the time and date.
- Tai Tarian and the appointed Provider will attend the property as stated in the 24 hour Prior Warning for Legal Action Access (Stage 1)

- If no access at Legal Access (Stage 1), Property Compliance Officer Programmer implements Legal Access (Stage 2) Reports to Housing for action.

Legal Access (Stage 2)

- Housing will confirm date and time of appointment arranged with CH
- Once confirmed A 24 hour Prior Warning for Legal Access (Stage 1) is hand delivered to the tenant's property informing them of the time and date that Tai Tarian and the appointed Provider will attend the property. At this time a 24 hour Prior Warning Notice is affixed to the front door informing the tenant of the time and date.



Tenancy Relations Team informed of No access and asked to intervene.
Letter posted to tenant explaining legal obligation to provide access.

Week 4

Legal access (stage 1)
No contact from tenant – 24hr prior warning letter and door notice hand delivered/attached to the door by TT.

No Access at Legal Access (Stage1)
Property Compliance Officer, Tenancy Relations Officer and Electrical Contractor attend Property at the time stated in the 24hr Prior Warning Letter. If access granted – Test Completed

Outcome
If no access, property referred for Legal Access (Stage 2)

Legal Access (Stage 2)

- Housing will confirm date and time of appointment arranged with CH

. Once confirmed A 24 hour Prior Warning for Legal Access (Stage 1) is hand delivered to the tenant's property informing them of the time and date that Tai Tarian and the appointed contractor will attend the property. At this time a 24 hour Prior Warning Notice is affixed to the front door informing the tenant of the time and date