



PROJECT DETAILS

CLIENT The Energy Agency

PROJECT New Farm Loch External Wall Insulation

LOCATION New Farm Loch, Kilmarnock, East Ayrshire, KA3 7LJ

START DATE 12 October 2021

DURATION 42 Weeks

END DATE 27 August 2022

VALUE £2,261,370

RTM Mini Competition Scottish Procurement Alliance Whole House Framework

CONTRACT Energy Agency Standard Terms & Conditions

ROLE Principal Contractor

PROJECT SUMMARY

Operating as East Ayrshire Council's Management Agent, the Energy Agency is responsible for the delivery of the Council's Home Energy Efficiency Programme and in 2021, appointed McConnell as the Principal Contractor for a programme of External Wall Insulations at New Farm Loch, Kilmarnock, East Ayrshire, comprising the external improvement of 84 mixed tenure properties.

Operating in residential mixed tenure neighbourhoods, the works were delivered in full compliance with PAS 2030:2017 and the specification included a mandatory upgrade from Energy Performance Certificate Band D to Band C.

Originally let as a £458,000 / 24 week contract, the (area based) contract was extended to £2,261,370 / 52 weeks and included an additional 134 mixed tenure, terraced and semi-detached properties at Cumnock; Dunlop; Richie Court, Kennedy, Huntley and Lauder Courts.

SCOPE OF WORKS

- ▶ The design and erection of Scaffolding
- ▶ The co-ordination of Asbestos & Refurbishment Surveys
- ▶ Ad Hoc Cavity Wall Extractions
- ▶ Hacking off old render, dubbing out and cleaning walls
- ▶ Installation of External Wall Insulation, Render Coatings and bespoke GRP Canopies
- ▶ The extension of Gas Flues and Gas Meter Boxes
- ▶ Ad Hoc Roof Repairs and New Roof Installations
- ▶ Installation of new Rainwater Goods, Soil Vent Pipes, Fascia's, Gutters, Eaves, Soffits, Downpipes to current approved standards
- ▶ Temporary removal and subsequent reinstatement of Satellite, Television, Comms, Lighting and Other mechanical and electrical services
- ▶ Environmental Improvements

New Farm Loch



CRITICAL SUCCESS FACTORS

- ▶ From our first appointment, McConnell took complete ownership of the project and delivered a fully comprehensive, management service that included:-
 - Building Warrant Applications
 - Structural Engineering Surveys
 - Asbestos & Refurbishment Surveys
 - Resident Liaison Property Surveys
 - Owner Occupier Sign-Ups
 - ECO 3 Funding Applications
 - Owner Occupier Payment Contributions
 - Pre & Post Energy Performance Certs
 - Technical Monitoring & Carbon Banking
 - Trustmark and ECO3 Compliance
 - Insurance Backed Guaranteed Products
- ▶ Working in compliance with the Ofgem Innovation Measures Guidance and, in partnership with market-leading designers Soltherm External Insulations, we designed and installed a Soltherm 75 EWI System which is a certified “Innovative Measure”; is BBA approved; is A1 Fire-rated; is strong; durable and stable against wind loads; is impact resistant and; provides the Energy Agency and the Owner Occupiers with a 75 year lifetime guarantee.
- ▶ Our specification enabled properties to achieve a U-Value of 0.27W/m²K and EPC Band C in compliance with the Energy Agency’s specification.
- ▶ We undertook pilot properties for each archetype and agreed inspection and approval regimes, technical monitoring, quality assurance benchmarks and procedures in respect of PAS 2030:2017; Trustmark and ECO 3 compliance as well as the Energy Agency and the Council’s specific local requirements.
- ▶ Our operations were supported by a full time (in-house) Resident Liaison Officer who provided a full customer care package and after-care services for each tenant and owner-occupier, including ECO 3 funding applications for eligible households.
- ▶ Our knowledge of Carbon Banking and ECO 3 Funding Applications secured £492.370 in funding contributions for eligible households from approved Energy Companies.
- ▶ Delivered at the height of the Covid 19 Pandemic, each phase was delivered in full compliance with our Covid 19 Safe Operating Procedures and the Health Protection (Coronavirus) Regulations (Scotland) 2020.