

# Maryhill Housing Association: Boiler Replacement Programme 2022/24 Energy Efficiency Works



## PROJECT DETAILS

**CLIENT** Maryhill Housing Association

**PROJECT** Boiler Replacement Programme 2022/24

**LOCATION** Maryhill, North Glasgow

**RTM** Lot 1d - Heating Services Installations of the PfH EESSH2 Framework

**CONTRACT** Procurement for housing Standard Terms and Conditions

**VALUE** £1,410,000

**ROLE** Principal Contractor

**END DATE** July 2024

## PROJECT SUMMARY

### PRE-CONSTRUCTION

Maryhill Housing Association takes a highly proactive approach to planned investment and in November 2022, brought forward a contract opportunity for a programme of 814 Boiler Replacements via Lot 1d – Heating Services Installations of the PfH EESSH2 Framework. McConnell was subsequently appointed Principal Contractor via a restricted mini-competition where we met all of the technical criteria and offered the most economically advantageous tender.

### PROJECT DELIVERY

Following our appointment, we spent the latter part of 2022 in post tender negotiations with the housing association and, in response to their competing financial priorities, collaborated positively in a value engineering, cost reduction, reprogramming exercise where we revised the scope of the project and reprogrammed staggered installation phases.

From March 2023 to June 2023 we completed 129 installations followed by a further 180 installations between October 2023 to end March 2024.

### FUTURE WORKS

Going forward from April 2024 – July 2024 we are programmed to complete a further 120 installations with the remaining installations being carried forward into 2025/26.

### AT A GLANCE:

- ▶ 814 Boiler Replacements
- ▶ Lot 1d – Heating Services Installations of the PfH EESSH2 Framework
- ▶ Appointed as a Principal Contractor via a restricted mini-competition
- ▶ Met all of the technical criteria
- ▶ Comprehensive community engagement activities



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YOMO - Digital inclusion



St Gregory Foodbank - weekly donations



Gala Day - free community day

## SCOPE OF WORKS:

- ▶ Lifting and refitting of floor coverings
- ▶ Removal and disposal of existing boilers
- ▶ Boiler installation complete with flue and cowl, magnetic filter, condensate pipe connected to drainage, complete with room thermostat and integral programmer
- ▶ Alterations to existing hot and cold-water supplies to include for pipework, valves, insulation etc.
- ▶ Alterations to gas pipework to accommodate installation
- ▶ Boxing in pipework below boiler and other boxing in, as required in accordance with installations
- ▶ All containment, wiring, equipment, connections to existing electrics, all fittings, accessories etc.
- ▶ Power flush of existing heating system
- ▶ All testing, commissioning, and certification, including manufacturer's warranty etc.
- ▶ EPC testing for each property on completion of installation
- ▶ All staging and scaffolding associated with installation of flues etc

## CRITICAL SUCCESS FACTOR

- ▶ Previous experience of energy efficiency and boiler replacement ensured that we aligned our services and resources in order to meet the housing association's specific requirements in the most valuable, cost-effective way
- ▶ Advanced enquiries with the preferred manufacturer (Vaillant) and local merchants helped secure stock and shape an agile, effective, commercial response
- ▶ Working with a pre-approved, experienced Gas Safe subcontractor who operates in full compliance with our ISO / SHEQ approved management systems provided confidence and re-assurance that gas installations would be completed reliably, in full compliance with the current Gas Safety Installation and Use Regulations.
- ▶ An over-arching master-planning approach to the works and a pre-approved appointment system was essential.
- ▶ The appointment of a Resident Liaison Officer and the every-day development and delivery of a focussed customer care approach that was highly communicative and sensitive to individual and collective community needs was highly appreciated by HA and the tenants.
- ▶ Our Resident Liaison / Customer Care approach and appointment system generated high levels of access in compliance with our programmed schedule
- ▶ The appointment of a Community Benefit Co-ordinator ensured that our community engagement was planned, robust and highly collaborative. This appointment was critical in achieving the high priority community benefit outcomes set out in the (mandatory) community engagement plan
- ▶ Compliance with our ISO 9001, 14001 and 45001 management systems and safe operating procedures saw us deliver high quality and the highest regard for environmental protection and waste management with more than 98% of waste being segregated, recycled and diverted from landfill