

ER's - Suggested Changes for revision 18, December 2022 onwards

Colour coding:

	Not agreed/ not to be added at this time
	Change has been agreed and added to the latest draft
	In progress/review for next version
	Shared Ownership review

Section in ER's	Description of suggested change	Reason for change / Comments	ER document	Change agreed Y/N	Item added to ER v. 18	Review comments
Items from previous review						
Comments	Add comments section for PMs highlighting areas of the spec where there may need to be scheme specific edits, e.g.; AHO uplift for certain areas, BME requirements. Aids and Adaptations extras. Etc.		ALL	N	N	COW meeting 06.04.22 - Potential to develop this, or put in place a process whereby PMs have a project meeting to review this with the COW pre-contract. For review in future versions. Needs to be reviewed in next version update, will tie in with Low Carbon updates. Needs further review and update as Part L and Zero Carbon develop. May need developing further as PV becomes more common, current spec picks up comments so far from Development & Assets. Not added at this time, items such as this will need updating as part of building regs/low carbon requirements. Comments from Plumlife review (AS) Oct 22. - Plumlife to provide accepted alternatives to Polyflor. Not added at this time, items such as this will need updating as part of building regs/low carbon requirements.
Modular	Update spec.	Review needed following Shorrock & to include low carbon update.	ALL	Y	Y	
Part L	Add: In order to achieve Part L the following approach shall be followed: Enhanced fabric U-Value, Enhanced air-tightness, Whole house ventilation with MVHR (see also addendum D: MVHR specification) Solar PV (see also section 9.12: PV Panels) Gas combi boiler (see also section 20.3: Boiler)	Agreed by Nick G at COW meeting 24.05.22 for V.17, next update will include more detail.	ALL	Y	Y	
Solar Panels (9.11)	Add requirement for: 10 yr. min. Warranty for materials inc. supporting framework and inverters. Warranty for output performance (80% output at 25 yr.) Coastal spec added - see section 2.	Issues identified on 123 Talbot Rd by Steve S. Question robustness of installation in general & particularly around the supporting frame work and panel connection wiring. Consider a warranty for the framework and/or look at alternatives to aluminium such as Galvanised or Stainless steel solutions. Both alternatives may include extra costs. Coastal location spec needed.	ALL	Y	Y	
Windows energy rating	Change to A++	Request from Environmental Team, need to review costs and availability.	AR	Y	Y	
Vinyl (16.1)	Update ranges/add alternative to Polyflor.	General update	SO	N	N	
Light bulbs	Change to LED only for all light bulbs.	Request from Environmental Team.	AR	Y	Y	

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Electric radiators	Add: Use of electric heating shall be agreed with the Employer prior to designing the heating system. Electric Radiators & Hot water cylinder shall be Dimplex, and shall be Lot 20 compliant.		ALL	Y	Y	Agreed, added wording from Apartments spec. This will need to be updated as spec is developed further for low carbon/building regs. To be reviewed as part of carbon zero spec update. No info received form Assets. To be added if received. To be reviewed at in next version. May need developing further. Action – joined up working with Paul Sanderson about specification and what is going to be manageable moving forward? regulatory requirement covers Review - what was put in Shorrock contract? SEPARATE REVIEW TO BE UNDERTAKEN
Electric water heating	Add spec for electric water heating	Need alternative to gas, need to look at electric showers and electric for kitchens/basins also.	ALL	Y	Y	
Taps	Update spec Check spec used by DC (Bristan agreement?)	Nick Groom has been in discussion with Bristan for DC stock - need to align with this if possible. Requested update on products Sep 21.	AR	N	N	
Toilet	Review spec of AR toilet	Feedback from schemes where soil pipe very visible making it hard to get a good finish, could spec a different style, SO WC looks neater.	AR	Y	Y	
Tree planting	Add: The Contractor shall provide a minimum of 1 tree per plot. Species of trees shall be suitable for the intended location. Locations of trees shall be agreed with the Employer.	Trees – we have a commitment to Board that we will plan a minimum of 1 tree for every property below EPC C and for every new build property every year. Last year we made a financial contribution to plant offsite, but there will be an expectation for on site this year given more notice has been provided	ALL	Y	Y	
Fire-stopping	Add more detailed requirements for information/records provided from construction phase on site	This will be part of building regs but may need to define any areas where we require additional info.	ALL	N/A	N/A	
Responsibility for wind delays	Add statement about allowance for delays caused by high winds - use wording from contract on Shorrock.	Potential delays due to wind came up from lessons learnt on Victory Rd (Bolton at Home) and subsequently clause was added to Shorrock contract	Modular	N	N	
General						

1. Procedural						
Cleaning	Add cleaning spec - section tbc. Include items such as removal of paint from all vinyl & fittings, cleaning of floors to remove dirt, plaster residue etc. Cleaning of externals to remove mortar snots from brickwork, flagging, drives etc. Specify that cleaning must be completed prior to the day of handover and no further trades can enter the plot to do works after the final clean.	Issues with quality of clean, need to specify what should be included in clean and how the plot should be at handover.	AR & AHO	Y	Y	Refer to residual defects procedure 1.18 appendix 6
Shrinkage	Add requirement for small shrinkage cracks to be rectified at EOD, anything 1mm+ instead of NHBC standards of 4MM+?	Customer dissatisfaction due to NHBC standards not meeting their expectations.	AR & AHO	Y	Y	Refer to residual defects procedure 1.18 Appendix 4 and Defects classification schedule 1.18 Appendix 5
2. Design						
Considerate constructors scheme	Update minimum score	Request to reduce minimum score required - not to be changed as we are aiming to achieve more than the minimum.		N	N	

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9. Roof						
Loft Hatches	Add clarification of lockable with a key to include the definition of a key.	Issue with Contractor interpreting this as a square key, not a toothed key.	AR	Y	Y	
15. Wall tiling						
Wall tiling layout	Clarification of wording of wall tiling areas. Clarify tiling extending past the edge of the bath. Clarify tiling to full height around the bath even if there is not a full height shower. Add drawings?	Still confusion over tiled areas and where tiling should extend past the bath & also where tiling should extend if the bath has a separate shower. Countryside have house types with a separate shower cubicle and a hand held shower over the bath. They only tile to half height but water is likely to get splashed higher and will cause maintenance	AR & AHO	Y	Y	
18. Kitchen						
Kitchen layout	Add: Minimum requirement of 300mm clear worktop at the side of the hob.	Nee to add minimum area to allow safe/practical use of the hob in the kitchen. Min. requirements for regs does not cover this. Ian had issues on Countryside scheme where the induction hob was very close to the boiler unit, which meets all regs but allows no worktop space next to one side of the hob, not practical for use.	AR & AHO	Y	Y	
19. Electrical						
Cooker space electrical requirements		Add clarification of requirements, mis-interpretred by some contractors as 2 single sockets.	AR	Y	Y	13Amp single socket in cooker space with isolation switch above worktop level? 45Amp unswitched outlet in cooker space with cooker switch & single socket above worktop level?
20. Heating & Hot Water						
MagnaClean		Update product? Sentinel Vortex not accepted, Assets have had issues with leaks.	AR	N	N	No further comments from Assets at this stage on the MagnaClean - leave as it is?
21. Plumbing						
Shower cubicles	Add: min size of shower tray for AR & AHO for main bathrooms and en-suites. 800mm x 800mm for square tray? Larger if it is a quadrant tray with curved front?	Not currently specified and we may get issues if Contractors choose to add a small shower.	AR & AHO	Y	Y	
25. External works						
Drainage at patio/flagging	Add: Land drain to be provided at edge of flagging (patio/shed/bin flagging). Potentially - Min. 300mm width, 300mm depth? Permeable membrane, stone chippings infill - specify size. Concrete pin kerb or timber edging?	Specify for all gardens to assist with reducing waterlogging defects.	AR & AHO	Y	Y	
Drainage at front door/slot drain		Add requirement for drainage/slot drain at front door - could not find details of this in the ER's?	AR & AHO	Y	Y	