



Our Ref: 010887-017 2323/L-01/2.5/AW

Stewart Mason  
South Kesteven District Council  
St Peters Hill  
Grantham  
Lincolnshire  
NG31 6PZ

**Briggs & Forrester**  
**Building Services Maintenance**  
Unit 2, the Village  
Maisies Way  
South Normanton  
Derbyshire  
DE55 2DS

Tel: **0845 123 0123**

[www.briggsandforrester.co.uk](http://www.briggsandforrester.co.uk)

Registered in England No. 4371530

1<sup>st</sup> December 2023

Dear Stewart,

**Re: South Kesteven District Council Sheltered Housing – Planned Maintenance Year**

With reference to the above M&E maintenance contract agreement for the contract period of 1st January 2016 to 31st December 2026 and your costs for 1<sup>st</sup> January 2024 to 31<sup>st</sup> December 2024. Please see below our revised annual costs per site. Contract as per original terms.

Site	UPRN	Fire Alarm Maintenance	F/A Frequency	Emergency Lighting (Annual)
<b>Sheltered Housing Current Sites</b>				
AGNES STREET - Blocks 1-6	1096851			£215.18
Almond Court	1098619	£649.82	Quarterly	£215.18
Angel Court	1085854	£556.99	6 Monthly	£215.19
Archers Way (GT Ponton )	1087510	£556.99	6 Monthly	£215.18
Bancroft Lodge – 3 x 2 bed flats	1092520	£387.09		£215.18
Belton Avenue	1084044			£215.18
Belton Avenue Domestic Fire Alarm System	1084044	£107.59	6 Monthly	
Benedict Court	1097365	£626.61	6 Monthly	£215.18
Canterbury Close Domestic Fire Alarm System	1084351	£107.59	6 Monthly	
Canterbury Close	1084351			£215.18
Central Place - Block 1 - 4	1085036	£53.79	Quarterly	£43.03
Central Place - Block 10 - 13	1085047	£53.79	Quarterly	£43.03
Central Place - Block 14 - 17	1085058	£53.79	Quarterly	£43.03
Central Place - Block 5 - 8	1085069	£53.79	Quarterly	£43.03
Central Place - Community Centre	1085070	£744.98	Quarterly	£43.03
Central Place Domestic Fire Alarm System	1085070	£107.59	6 Monthly	
CHARLES RD - Blocks 11-14	1085332			£215.18
CHESTNUT GROVE - Blocks 11-27	1083370			£107.59
CHESTNUT GROVE - Blocks 29-45	1083347			£107.59
Church View	1087123	£744.98	Quarterly	£215.18
Churchill Gardens 120 - 137	1089561	£556.99	6 Monthly	£215.18
CLARE CLOSE - Blocks BLOCK 1-4	1079670			£53.79

CLARE CLOSE - Blocks BLOCK 15-18	1079681			£53.79
CLARE CLOSE - Blocks BLOCK 27-30	1079692			£53.79
CLARE CLOSE - Blocks BLOCK 5-8	1079705			£53.79
Clare Close - Community Centre	1095121	£603.41	6 Monthly	£215.18
College Close (PE9 1 FN) Blocks 10 - 16	4575127	£774.18	6 Monthly	£215.18
College Close (PE9 1 FN) Blocks 2 - 8	4574930	£774.18	6 Monthly	£215.18
Edinburgh rd - Blook 26-32	1089265	£556.99	6 Monthly	£215.18
Edinburgh rd - Blook 33-35	1089276			£215.18
Edinburgh rd - Blook 50-60	1089297			£215.18
Edinburgh rd - Blook 61-67	1089298			£215.18
Edmonds Close	1089458	£603.87	6 Monthly	£215.19
Egglestone House SANDON ROAD - Blocks 1-4	1094606			£215.18
Egglestone House SANDON ROAD - Blocks 1-4 Fire Alarm System (SA)	4577521	£107.59	6 Monthly	
Elizabeth Rd Blocks 38 to 54	1090137	£556.99	6 Monthly	£215.18
Emlyns Gardens	1090988	£1,115.37	Quarterly	£215.18
EMPINGHAM RD - Blocks 211-221	1096613			£107.59
EMPINGHAM RD - Blocks 231-241	2055290			£107.59
EMPINGHAM RD - Blocks 251-261	4577521			£107.59
Essex Road	1090864	£831.78	Quarterly	£215.19
Exeter Close Millfield Rd - Community Centre	1097321	£647.51	6 Monthly	£215.18
FOUNDRY RD - Blocks 19-22	1085707			£107.59
FOUNDRY RD - Blocks 23-26	1085718			£107.59
GOODLIFF RD - Blocks 117-123	2071490			£53.79
GOODLIFF RD - Blocks 125-135	5624931			£53.79
GOODLIFF RD - Blocks 137-147	1095143			£53.79
GOODLIFF RD - Blocks 149-159	1095154			£53.79
Greyfriars - Community Centre	1080508	£556.99	6 Monthly	£215.18
GRT. NORTHERN CRT. - Blocks 11-16	1080575			£53.79
GRT. NORTHERN CRT. - Blocks 17-22	1080586			£53.79
GRT. NORTHERN CRT. - Blocks 23-26	1080597			£53.79
GRT. NORTHERN CRT. - Blocks 5-10	1080600			£53.79
HAWTHORNE CRT - Blocks 1-17 (odd)	1083381			£53.79
HAWTHORNE CRT - Blocks 19-35	1083392			£53.79
HAWTHORNE CRT - Blocks 2-8	1083405			£53.79
Hillary Close	1091323	£847.10	Quarterly	£215.18
Jessop House Blocks 1-4 Fire Alarm System (SA)	5624931	£107.59	6 Monthly	
JESSOP HOUSE EARLSFIELD LANE - Blocks 1-4	1085321			£215.18
JESSOP HOUSE EARLSFIELD LANE - Blocks 1-4 AOV Maintenance	1085321	£600.59	Annual	
KINOULTON CRT - Blocks 100-105	1095201			£53.79

KINOULTON CRT - Blocks 10-18	1095198			£53.79
KINOULTON CRT - Blocks 106-114	1059989			£53.79
KINOULTON CRT - Blocks 1-9	1095165			£53.79
KINOULTON CRT - Blocks 19-27	1082071			£53.79
KINOULTON CRT - Blocks 28-33	1082082			£53.79
KINOULTON CRT - Blocks 34-42	1082093			£53.79
KINOULTON CRT - Blocks 43-48	1082106			£53.79
KINOULTON CRT - Blocks 49-57	1080268			£53.79
KINOULTON CRT - Blocks 58-63	1080279			£53.79
KINOULTON CRT - Blocks 64-69	1080280			£53.79
KINOULTON CRT - Blocks 70-75	1080291			£53.79
KINOULTON CRT - Blocks 76-79	1083654			£53.79
KINOULTON CRT - Blocks 80-85	1083665			£53.79
KINOULTON CRT - Blocks 86-91	1083676			£53.79
KINOULTON CRT - Blocks 92-95	1083369			£53.79
KINOULTON CRT - Blocks 96-99	1083358			£53.79
LARCH CLOSE - Blocks 1-17	1083416			£53.79
LARCH CLOSE - Blocks 19-35	1083427			£53.79
LARCH CLOSE - Blocks 32-38 (eve)	1083438			£53.79
LARCH CLOSE - Blocks 37-53 (odd)	1083449			£53.79
LARCH CLOSE - Blocks 83-85	1083450			£53.79
Manner Street	1080304	£744.98	Quarterly	£215.18
Manor Court – Block 1 – 6	1096839	£240.03	Quarterly	£53.79
Manor Court - Block 13 – 18	2055110	£240.03	Quarterly	£53.79
Manor Court - Block 19 - 24	1096840	£240.03	Quarterly	£53.79
Manor Court - Block 7 - 12	1096873	£240.03	Quarterly	£53.79
MANOR COURT - Blocks BLOCK 25-28	1096817			£107.59
MANOR COURT - Blocks BLOCK 29-32	1083790			£107.59
MANOR LANE - Blocks 1 -7	1083778			£215.18
Meadow Close	1095449	£827.14	Quarterly	£215.18
MOUNTBATTEN AVENUE - Blocks 2-8	1085343			£215.18
NEW BEACON RD - Blocks 129-139	1083698			£53.79
NEW BEACON RD - Blocks 141-155	1083701			£53.79
NEW BEACON RD - Blocks 161-167	1083712			£53.79
NEW BEACON RD - Blocks 177-183	1083723			£53.79
New Lodge Block 1-3 , Riverside Domestic Fire Alarm System	6223638	£107.59	6 Monthly	
New Lodge Block 1-3 , Riverside Emergency Light	6223638		6 Monthly	£215.18
New Lodge No1, Riverside Domestic Fire Alarm System	6223581	£107.59	6 Monthly	
New Lodge No2, Riverside Domestic Fire Alarm System	6223605	£107.59	6 Monthly	

New Lodge No3, Riverside Domestic Fire Alarm System	6223616	£107.59	6 Monthly	
Norton Street No. 89 – House with 4 separate bedrooms	1003027	£387.09	6 Monthly	£215.18
Owen Court 1-4, Bourne, PE10 9JW	1096613			£107.59
Owen Court 5-8, Bourne, PE10 9JW	2055290			£107.59
Rectory Close	1086108	£739.41	Quarterly	£215.19
Riverside	1080542	£743.59	Quarterly	£215.18
RIVERSIDE - Blocks 1-8	1080611			£53.79
RIVERSIDE - Blocks 48-55	1089027			£53.79
RIVERSIDE - Blocks 56-62	1083632			£53.79
RIVERSIDE - Blocks 63-76	1083643			£53.79
RIVERSIDE - Blocks 77-82	1095085			£53.79
RIVERSIDE - Blocks 83-90	1095096			£53.79
RIVERSIDE - Blocks 9-16	1095109			£53.79
Sandon Close	1085445	£556.99	6 Monthly	£215.18
SHARPE RD - Blocks 42-52	1096771			£107.59
SHARPE RD - Blocks 45-55	1092020			£107.59
SHAW RD - Blocks 22-28	1083472			£53.79
SHAW RD - Blocks 2-4	1083461			£53.79
SHAW RD - Blocks 30-52	1083483			£53.79
Sherwood Rise - Community Centre	1086437			£215.19
Sherwood Rise Domestic Fire Alarm System	1086437	£107.59	6 Monthly	
SHILLAKER CRT - Blocks 1-6	1083767			£215.18
St Clements - Block 10 - 17	1095358	£120.68	6 Monthly	£43.04
St Clements - Block 18 - 25	1095369	£120.68	6 Monthly	£43.04
St Clements - Block 2 - 9	1095370	£120.68	6 Monthly	£43.04
St Clements - Block 26 - 33	1095381	£120.68	6 Monthly	£43.04
St Clements - Community Centre	1095392	£120.68	6 Monthly	£43.04
St Martins Close – Community Centre	1094515			£107.59
St Martins Close Block 10 - 13	1094480			£35.87
St Martins Close Block 2 - 5	1094491			£35.87
St Martins Close Block 6 – 9	1094504			£35.87
St Martins Domestic Fire Alarm System	1094515	£107.59	6 Monthly	
St Nicholas Close	1085923	£556.99	Quarterly	£215.18
ST. PETER'S ROAD - Blocks 3-9	1096828			£107.59
ST.PETER'S ROAD - Blocks 11-17	1096566			£107.59
Stanton Close	1096066	£1,021.15	Quarterly	£215.18
Station Road No.8 – 4 bed sits	1080633	£387.09	6 Monthly	£215.18
SYCAMORE CRT - Blocks 1-7 (odd)	1083494			£53.79
SYCAMORE CRT - Blocks 20-36	1083687			£53.79
SYCAMORE CRT - Blocks 2-18 (eve)	1083507			£53.79

Tenter Court – Block 7 – 12 (Community Centre)	1094628			£161.39
Tenter Court Block 1 - 4	1094606	£556.99	Quarterly	
Tenter Court CC Domestic Fire Alarm System	1094639	£107.59	6 Monthly	
Thames Road	1082242	£556.99	6 Monthly	£215.18
Thames Road No. 145 – Flat with 3 separate bedrooms	1010566	£387.09	6 Monthly	£215.18
THE GRANGE - Blocks 1-6	1096862			£53.79
THE GRANGE - Blocks 16-21	1080520			£53.79
THE GRANGE - Blocks 22-27	1080519			£53.79
THE GRANGE - Blocks 7-15	1080564			£53.79
Trinity Road - Block 1 - 11	1092735	£556.99	6 Monthly	£215.18
WEST STREET - Blocks 101-107	1083814			£107.59
WEST STREET - Blocks 91-99	1083803	£744.98	Quarterly	£107.59
Witham Place	1081761	£742.65	Quarterly	£215.18
Woods Close	1087918	£738.94	Quarterly	£215.18
<b>Additional sites 2024</b>				
Witham Place 3-10				£208.34
<b>Annual Contract Cost</b>		<b>£26,612.23</b>		<b>£16,077.62</b>

**Please Note.**

The fire alarm system within the following blocks requires us to gain access to the flats, we will give two weeks' notice to you of attendance and knock-on doors whilst on site. If we fail to access some of the flats, we will notify you for you to organise access (all missing flats at the same time please), we will then revisit on agreed date, if we are unable to gain access at that time then further visits will incur an additional charge.

Central Place - Block 1 – 4  
Central Place - Block 5 - 8  
Central Place - Block 10 - 13  
Central Place - Block 14 - 17  
145 Thames Road  
8 Station Road  
89 Norton Street  
Bancroft Lodge  
College Close (PE9 1 FN) Blocks 2 - 8  
College Close (PE9 1 FN) Blocks 10 – 16  
New Lodge No1  
New Lodge No2  
New Lodge No3  
New Lodge Block 1-3

## Fire alarm intervals

BS5837 states quarterly visits carrying out 25% of the fire detection system per visit.  
Some sites have been reduced to 6 Monthly visits where there is no life risk.  
The law states a minimum of one visit per year providing 100% of the system is tested.

Please find enclosed renewed daywork rates for 2024.

The above price is based on invoicing a monthly valuation of works completed within the month.

Below is the summary costs for both options as requested.

<b>Summary</b>	
Cost of contract 12monthly instalment	£41,340.71
Cost of contract monthly valuation of works completed	£42,689.85

I trust that the above meets with your requirements and look forward to receiving your valued instruction to continue. Please do not hesitate to contact me if you require any further help or clarification.

Yours sincerely,

**For and on behalf of BUILDING SERVICES MAINTENANCE**

**Andy Wills**  
Project Manager

## Call Out Rates

<u>Call- out during 'Normal Service Hours</u>	<u>Hourly Rate Charged 2024</u>
<b><u>Dayworks During 'Normal Service Hours</u></b>	
Qualified Engineer	£50.65
Qualified Fitter/Plumber	£50.65
Qualified Electrician	£50.65
Fitters. Electrician Mate	£34.03
<b><u>Day works during 'Extended Service Hours'</u></b>	
Qualified Engineer	£66.47
Qualified Fitter/Plumber	£66.47
Qualified Electrician	£66.47
Fitters. Electrician Mate	£49.06
<b><u>Dayworks during 'Emergency Service Hours</u></b>	
Qualified Engineer	£83.88
Qualified Fitter/Plumber	£83.88
Qualified Electrician	£83.88
Fitters. Electrician Mate	£66.47
FWT testing price per circuit	£15.67
PAT testing price per item	£1.58