

Horden Parish Council

Horden Social Welfare Centre
Seventh Street
Horden, County Durham
SR8 4LX
Tel: 0191 518 0823

11th September 2026

Dear Member

You are summoned to attend the Horden Parish Council Meeting to be held in Horden Social Welfare Centre, Seventh Street, Horden on Thursday 17th September 2026 at 6pm.

HORDEN PARISH COUNCIL ORDER OF BUSINESS
Meeting to be held 17 September 2026

1. **Apologies for Absence** – to consider for approval.
2. **Declarations of Interest** – to receive declarations of interest from Members on items of the agenda in accordance with the Localism Act 2011 and the Council's Code of Conduct.
3. **Public Participation** – to receive any representations or questions from the public in accordance with standing orders 3 e-g. ***Members of the Public are invited to address the Parish Council on matters relating to the agenda for up to 3 minutes per person during a period not exceeding 20 minutes.***
4. **Boiler Update** – to consider report.

C Jackson

Colin Jackson
Clerk to the Council
11th September 2026

To: All Members of Horden Parish Council/cc Public Notice

TENDER EVALUATION AND COMPARISON REPORT – BOILER REPLACEMENT

The works are to include the removal of the two existing Mikrofil boilers, followed by the installation connection and testing of the replacement Boilers

PROJECT REQUIREMENTS	TENDER A	TENDER B	TENDER C	TENDER D
Design	£1650.00	£1320.00	£2321.26	
Contract, conditions & Preliminaries	£4650.00	£1926.00	£4261.68	
Isolation, Disconnection & strip out	£868.13	£4250.00	£1587.31	
LTHW Heating, Boiler Installation	£17904.05	£32.526		
Pipework	£8635.32	£6.211	£5515.04	
Pumps	£4322.92	Included	£4505.64	
Thermal Insulation	£1792.57	£3300	£2845.51	
Pressurisation unit & expansion Vessels	£1792.57	£2197.00		
BMS System	£19800.00	£8890.00		
Handover documents	£418.00	£275.00		
Testing & Certification	£2909.06	£4875.00		
24 Months Maintenance	£3300.00	£330.00	£1846.53	
Gas			£1056.71	
Controls			£21535.02	
Press Unit			£331.84	
Manuals/Drawings			£420.12	
Demo			£152.91	
Builders Work			£1156.26	
Flues			£6134.30	
Total	£68,493.28	£66103.00	£69,985.66	£29,702.40
Recommended Contingency	15%	15%	15%	15%

TENDER A - Specific clarifications

- Have not allowed to carry out any planning applications or liaising with local authorities
- Have not allowed to carry out any asbestos surveys or for the removal of any asbestos
- Have not allowed to alter the plantroom ventilation
- Not allowed for any new decoration or builders works
- Not allowed any new/fire/smoke detection
- Assumed that the existing flue system is free from internal obstruction
- Have allowed to install temporary scaffold in order to access the chimney for the flue installation
- Have allowed to install a new Mechanical BMS heating system within the basement plantroom and therefore assume that it is satisfactory. We have allowed for the required pipe modifications to install the new equipment
- Will not take any responsibility for faults on the existing heating system
- They would suggest installing a PHEX to separate the new boilers from the existing system. If a PHEX system was installed a 10 year warranty on the new boilers could be offered

SCOPE OF WORKS

- Isolate and remove existing electrics in basement plantroom. Disconnect all mechanical equipment
- Isolate gas services and purge
- Isolate LTHW services and drain down
- Remove existing boilers, required pipework, press unit, expansion vessel and primary HTG pump Remove from site
- Installation of new plant equipment and pipework in plantroom
 - 2no. 100kW Ideal Evomax 2 boilers
 - 2no Individual Shunt pumps
 - 1no Grundfos Magna3 D 40-120F pump
 - 1no Mikrofill 3 pressurisation unit c/w 150 litre expansion vessel
 - 1no BOSS X POT 6 litre
 - 1no New Mechanical Control Panel via Glenfield Controls inc ancillary equipment
 - 1no New gas safety system
 - 1no New 150mm o.d twinfall flue connections from boilers into 200mm o.d header system
Horizontally through a 45degree elbow to a 90degree base and drain then rising vertically

Approx. 12 metres to termination using a 316L grade flue liner

- Install required pipework insulation to suit modifications
- Supply and install all electrics to equipment
- Supply and install all controls to equipment
- Testing and commissioning
- Client Demonstrations
- 24 months maintenance

TENDER B - Specific Clarifications

- Have allowed to remove the existing boilers and install new boilers in the same location, The existing pipework will generally be left in position with minor modifications to connect the new boilers
- They have assumed that the existing chimney stack is capable of accepting the new flue liner. If a drop inspection is required there will be an additional cost of £800.00
- Have assumed that there is adequately sized high and low level ventilation to the existing they have made no allowance for any installation association with this
- Have allowed to install the manufacturers controls for the boilers
- Have assumed that the existing power supplies to the boilers can be reused and connected
- Have based their price upon the following facilities being provided free of charge to them during the full extent of their works: mess rooms, Welfare facilities, secure storage, general lighting, water and electricity
- They accept no responsibility for suitability designers carried out by others including checking of equipment dimensions and weights
- They assume that the building structure is capable of carrying all imposed loads from plant, equipment and services costs of fuel
- Make no allowances for any cost of fuel, power, extended warranties
- Normal working week is 38 hours (Mon to Fri) their estimate is based upon the works being carried out. Any costs associated with non productive working or overtime due to unforeseen circumstances or special circumstances will be required to be reimbursed to them in full
- Assumed that all works will be carried out in one continuous phase and all works shall be in normal working hours with unrestricted access to all work faces

- Assumed an asbestos survey is available

TENDER C Specific Clarifications

- Have allowed to undertake the project during normal working hours Monday to Friday 08.00 to 16.30
- They have made no provision for site temporary services
- Assume all works will be carried 1 phase
- To supply and install 2no 100Kw evo max boilers, complete with header frame and pump Kit
- Included to supply install and commission a new automatic controls system.
- Have assumed that the existing retained plant and equipment is in good working order
- Would suggest that a PC sum of £900 be included by others for a flue sack integrity test
- Have confirmed that they have included for all access equipment associated with the new flue installation
- Have not made allowance in their tender for the following items:
 - Installation of existing services
 - Asbestos removal
 - Temporary heating and hot water
 - Lighting

GENERAL EXCLUSIONS

- 1 VAT as applicable
- 2 Provisional contingency and PC sums otherwise stated or shown in the Tender summary
- 3 Insurance other than Employers Liability and Public Liability
- 4 Guarantee Bond
- 5 12 Month Maintenance
- 6 Liaison with local planning control
- 7 Liaison with public authorities
- 8 Reinstatement or replaced of works and materials installed or stored on site due to Vandalism or theft
- 9 Skips and disposal of redundant equipment in accordance with the WEEE regulations.
They will remove any waste to skips provided free-issue on site by the main contractor
- 10 Excavations and Buildings work or work in other trades including wall chases, roof

Penetrations, building entries, cable ducts, draw chambers, fire barriers, fire stopping etc

11 Scrap value

12 Asbestos Inspection and removal

13 Access Equipment above 3 metres

14 External scaffolding, safety railings, harnesses etc

TENDER D Scope of work

1 Existing flanges, due to the identified asbestos risk

- Care will be taken to ensure no gaskets are damaged during removal
- All waste materials and redundant equipment will be safely removed from site upon Completion

2 Supply and Installation

- Supply and install 4 No 45kW boilers arranged in a cascade system with a low height frame and Low Loss header kit
- Connect the new boilers to the existing heating pipework carrying out any necessary Modifications to ensure compatibility with the current system
- Connect to the exiting gas supply and modify as required
- Connect and modify the electrical connections as necessary to suit the new installation

3 Controls and Commissioning

- Supply and install basic user controls for heating and hot water operation as requested
- The boilers will be commissioned by the manufacturer ensuring compliance with Warranty requirements
- The commissioning will provide a 5 year warranty on parts and labour notes
- All works will be carried out in accordance with current Gas Safe and Health and Safety Regulations
- All disturbed areas will be left clean and tidy upon completion

Recommendation

Members to note Tender D was not included in the original tender process. It was therefore included in the evaluation as an additional quotation. The additional paragraphs outlining the four Tender clarifications are to provide greater transparency and to ensure that any key points are unique to each Tender are clearly identified. This will support an informed evaluation of the submissions during the Tender assessment

Angela Lee

Building Manager