



alsecco Lifetime Care Agreement





alsecco lifetime care

alsecco has always invested in the longevity of projects and systems through innovation and technical advancements and has rigorously tested and obtained system accreditation through the BBA. This has now culminated in alsecco external wall insulation systems achieving 60 year BBA system life certification.

60 year system life

Combining this BBA certification and alsecco's experience, knowledge and expertise, we are assured in our offer to clients and customers alike a lifetime care plan for their stock for a full 60 years. This is a significant improvement on the widely recognised current BBA 30 (Ofgem 36) year system life and offers significant advantages for social housing providers, landlords and commercial property owners.

Building envelope

The façade forms the external weatherproof envelope for every building and the efficiency-driven retrofit of existing buildings can often change the façade considerably. Not only does the appearance of the facade change but often the cladding materials used are very different to the more traditional brick and stone.

The cladding system contributes directly to fulfilling the facade's main function which is to provide a barrier between the indoor and outdoor environment, keeping heat, moisture and air within acceptable limits. The choice of cladding, its application and maintenance are therefore very important to the comfort, durability and appearance of the building as a whole.

A program of planned preventative maintenance is the most cost effective way to ensure your buildings maintain the "just applied" appearance in future years, and the alsecco lifetime care agreement sets in place the program to ensure all parties agree to the maintenance package for the future.



Service-life and maintenance

All external wall insulation systems require routine and preventative maintenance and may, at some stage during their service life, require remedial maintenance to ensure the system performs “as designed” and achieves its design service-life. The measures may vary from system to system, however the principles remain constant.

Planned inspection and routine preventative maintenance based upon periodic condition assessment and survey, provides the necessary platform to ensure early detection of any performance issues to preserve the validity of product guarantees and, thereafter to mitigate or avoid remedial maintenance costs. A carefully tailored schedule will dramatically reduce the incidence of unplanned interventions and minimise cost, disruption and inconvenience to owners and tenants alike.

Condition assessment and survey

Condition based maintenance by inspection has for some time been a useful tool for reducing life cycle costs and finding more efficient ways of using maintenance budgets. It also offers an appropriate maintenance strategy for elements whose conditions and performance can be suitably monitored, such as external wall insulation.

Inspection programme

The owner or nominated representative must inspect the façade within 30 days of the date of practical completion and then annually report any visual defects to the façade installer, system designer and system manufacturer. If defects are identified at any time, the installer, designer and manufacturer listed must be advised.

In addition to the annual “in-house” inspection, the owner of the building must obtain a Condition Assessment and Survey Report during the 10th year after practical completion and every 10th year thereafter.

On multi-dwelling sites with a high percentage of archetypal repetition, we recommend a minimum of 5% of the total site is surveyed, assessed and comment made on the overall condition of the project.

How we can help

In addition to the provision of detailed information regarding the appropriate program of inspection and maintenance we can, on reasonable terms, also supply or commission:

- Façade inspections.
- Routine/preventative maintenance.
- Condition Assessment and Survey Reports.



ALSECCO

PROJECT DETAILS

DATE

GENERAL PROJECT DETAILS

PROJECT NAME

PROJECT ADDRESS
(including postcode)

PROPERTY TYPE

CONTACT DETAILS OF OWNER

COMPANY NAME **CONTACT NUMBER**

COMPANY ADDRESS
(including postcode) **EMAIL**

CONTACT DETAILS OF FAÇADE INSTALLER/CONTRACTOR

COMPANY NAME **CONTACT NUMBER**

COMPANY ADDRESS
(including postcode) **EMAIL**

CONTACT DETAILS OF FAÇADE SYSTEM DESIGNER & MANUFACTURER

COMPANY NAME

CONTACT NUMBER

COMPANY ADDRESS

(including postcode)

EMAIL

PROJECT DETAILS

KEY INSTALLATION DATES

U VALUE RESULTS

ALSECCO SYSTEM SPECIFIED & FINISH E.G. RENDER, BRICK SLIP ETC

BBA CERTIFICATE NUMBER

CONDITION AND ASSESSMENT SURVEY

INSPECTOR DETAILS

DATE OF INSPECTION

ESTIMATED LIFE OF STRUCTURES

SUMMARY OF REPORT

APPENDICES ATTACHED



Individual obligations and service

alsecco places importance on raising the standards of the refurbishment of housing stock to improve customer satisfaction both from the client's and occupier's perspective. The lifetime care agreement forms part of that ethos working in partnership with the owner and installer. Not only is it vital to deliver the project with technically innovative products, high quality installations and on time but to be instrumental in the on-going care of the building for future years.

This wider approach is in line with the move to raising construction standards in the industry as a whole and to improving customer satisfaction by ensuring that regenerated communities continue to provide energy efficient decent homes in years to come.

The alsecco lifetime care agreement relies on all parties signing this declaration of commitment to meet the maintenance criteria as outlined below.

Building owner

- Maintain the building structure in good order paying particular attention to the roof, eaves, drainage, flashings, vents, seals & dpc. Drainage is very important, all gutters & down pipes must be maintained, clear & free-flowing.
- Fully comply with the obligations and recommendations of PAS 20-30, Energy Company Obligations and relevant legislation.
- Any damage or defect in the external cladding must be reported to the installation contractor and alsecco UK Limited immediately it becomes apparent.
- Once per year, formally inspect the complete building envelope, make a photographic record and advise both the installation contractor and alsecco UK Limited of any damage or defects detected in the external cladding.
- During the tenth year, after practical completion and every ten years thereafter, commission a Condition Assessment and Survey Report and issue copies to the installation contractor and alsecco. On multi-dwelling sites with a high percentage of archetypal repetition, we recommend a minimum of 5% of the total site is surveyed, assessed and comment made on the overall condition of the project.
- Make reference and adhere to the alsecco guidance for householders. www.alsecco.co.uk
- Maintain adequate records of the installation and any subsequent works for the service life of the system.
- Fully comply with all conditions of the OFGEM registered warranty.
- Do not make alterations to the external façades without involving the system designer and manufacturer alsecco. Only use alsecco products for maintenance repair and decoration of the façades.

Installation contractor

- Install the external cladding system in accordance with the alsecco project specification (appendix 1 attached), product technical data, BBA certification, warrantee conditions, standard details and published recommendations of alsecco. www.alsecco.co.uk
- Fully comply with the obligations and recommendations of PAS 20-30, Energy Company Obligations and relevant legislation.
- Fully comply with all conditions of the OFGEM registered warranty, apply for the warranty and provide copies of the certificate to the building owner and alsecco.
- Respond positively to requests from the owner and promptly inspect any damage or defect notified by the owner. Provide a written report and recommendations within ten working days of the inspection.
- Maintain adequate records of the installation and any subsequent works for the service life of the system.
- Only use alsecco products for maintenance repair and decoration of the façades.

System designer and manufacturer

- Prepare condensation risk analysis, calculate U-values, provide system design and specification, (appendix 1 attached).
- Fully comply with the obligations and recommendations of PAS 20-30, Energy Company Obligations and relevant legislation.
- Fully comply with all conditions of the OFGEM registered warranty.
- Respond positively to requests from the owner and promptly inspect any damage or defect detected by the owner. Provide a written report and recommendations within ten working days of the inspection.
- Maintain adequate records of the installation and any subsequent works for the service life of the system..

Agreement to be signed by the building owner, installation contractor and system designer and manufacturer.

Signature (owner) Date

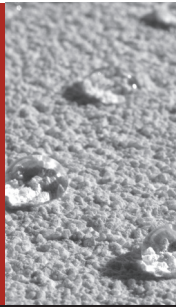
Printed name Position

Signature (installation contractor) Date

Printed name Position

Signature (system manufacturer) Date

Printed name Position



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