

**Schedule of Works**

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| **Sally Port and Parsons Field, Hugh Town** |
| **Internal Works package**  |

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| **Client:** | Council of the Isles of Scilly | **Site Address:** | Parsons Field & Sallyport, Old Town, St Mary’s, Isles of Scilly |
| **Contract Administrator:** | Currie & Brown  | **Contractor:** | To be confirmed |
| **C&B Ref:** | 4101280-100 | **Issue date:** | 19.10.2020 |

| **ITEM** | **DESCRIPTION** |  | **COST** |
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|  | **SECTION 1 – GENERAL PROVISIONS AND CONTRACT DETAILS** |  |  |
|  | **Refer to preliminaries section of the tender package** |  |  |
| 1.1 | **Scope of Works by the Contractor:**The Contractor shall:* Carry out everything necessary for the proper execution and completion of the works, whether or not described in this specification or in the attached drawings, provided the same may reasonably be inferred therefrom and is to include all necessary allowances when tendering.
* Provide general attendance of one trade upon another and upon all sub-contractors, including the provision of facilities, plant etc, carrying out all sundry and jobbing works and making good etc, necessary for the proper execution of the works.
* Be responsible for liaison with and co-ordination of all works by the various trades and Sub Contractors and. put in hand any works such as cutting chases, holes or mortices, providing fixings, plant or temporary services to avoid conflict with other work.
* Provide and install all necessary plant, scaffolding, temporary shoring and supports, tools etc. including hoists, ladders, planking, tackle, trestles, storage facilities, vehicles etc. together will all fixings and fittings and is to alter, adapt and maintain as necessary for the use of all trades including those required by Sub-Contractors, for proper execution of the work and shall remove them and make good any damage before completion.
* Provide and maintain during the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the Site or adjoining that may be endangered or affected by the Works.
* Provide and install all necessary temporary services including artificial lighting, electrical power etc. required for the works together with all fixings and fittings and is to alter, adapt, move and maintain as necessary and shall remove them and make good any damage before completion. Where existing supplies can be used, the Contractor shall check their adequacy for his use and where inappropriate, make all necessary arrangements and pay all charges to enable him to use them if he so requires.
* Comply with and give all notices required by any Act of Parliament, By-Laws and Regulations of Local Authorities and Statutory Undertakings, together with any local Police requirements and pay all those charges legally demandable and incurred in respect of these works, except for the Building Regulations which will be paid by the Employer.
* Ascertain the location of all services (including those underground or overhead) drains or sewers, etc within the vicinity of the works before commencing site operations and shall maintain and protect the same at all times during the contract and make good any damage or pay any costs or charges in connection therewith.
* Inform the Contract Administrator of any additional repairs which are outside the scope of this specification before the specified works are carried out, however, no additional work is to be carried out without his written instructions. provide all safety, health and welfare measures and amenities for his own workmen and for those of any Sub Contractors as laid down in all Health & Safety Legislation applicable to this contract and maintain all safety measures required thereunder.
* Remove all rubbish, debris and surplus materials from the site as work proceeds including any existing or occasioned by Sub Contractors, and shall keep the site and surrounds clean and tidy at all times.
* Ensure that the structure and services of the property including all fixtures, fittings and finishes etc., (whether new or existing to be retained) are protected against falling objects, dust, damage, frost, inclement weather or other hazards throughout the contract by providing all necessary covering, guards, dust sheets, screens, tarpaulins etc. and making good at his own expense any damage caused the inadequacy thereof
* Move all furniture and take up and relay any carpet in occupied premises as necessary in order to facilitate the works.
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|  | * On completion of the works, dismantle and remove all plant and temporary work, clear away all rubbish, debris and surplus materials and shall thoroughly clean all surfaces including any affected portions of the existing premises, both internally and externally including removing all stains and paint splashes, touching up any damaged decoration and cleaning all parts, to leave the site clean and perfect to the satisfaction of the Contract Administrator.
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| 1.2 | **Site Administration:**The Contractor must:* Ensure that all work, including that of Sub-Contractors, is adequately supervised at all times by a competent foreman.
* Take all reasonable care in order to confine the area of building operations to a minimum necessary for completion of the works.
* Keep all persons (including those employed by the Sub Contractors), under his control and within the boundaries of the site.
* Obtain all necessary permissions where the execution of the works requires workmen to enter upon adjoining properties prior to such works being executed.
* Safeguard the Site, the Works, products, materials and any parts of the existing building affected by the works from unauthorised access, damage and theft and provide all necessary facilities to do so.
* Indemnify the Employer against all claims or actions for damages arising from failure to comply with the above.
* Allow for attending meetings as notified by the Contract Administrator.
* Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes.
* Make every effort to keep noise and disturbance to the occupier of the site and surrounding premises to a minimum.
* Retain copies of maintenance instructions and guarantees delivered with components and equipment and keep safe for handover to the CA on completion.
* Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council.
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 | **SECTION 2 – CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS & PREAMBLES** |  |  |
|  | The contractor is to allow for following the procedures of the CDM Regulations and performing the duties of principle contractor. | Item |  |
| 2.2 | All work implemented to the premises as specified within Section 3 of this report are to be undertaken in accordance with good building practice and in compliance with current British Standards and Code of Practices. | Item  |  |
| 2.3 | All works are to be undertaken to ensure compliance with current Building Regulations where applicable and the Contractor will be responsible for submitting a Building Notice if necessary and to obtain a Completion Certificate prior to Practical Completion being issued. | Item |  |
| 2.4 | **Materials Generally:**Materials and goods shall be of the best quality of their respective kinds, British Standard Specifications (referred to herein as BS) shall apply unless otherwise stated.Where the name of a proprietary material has been used or referred to in a preamble note or in descriptions, unless otherwise described that proprietary material shall be handled, stored and used strictly in accordance with the manufacturer’s recommendations, instructions or specifications. It is the Contractor’s responsibility to obtain such details and inform all Sub Contractors and operatives of the requirements and restrictions contained therein. |  |  |
| 2.5 | **Substitution of Products:**No substitution of specified products will be permitted without approval. Such approval will only be granted if the contractor submits documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, fitness for purpose, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, fitness for purposes and appearance of the construction as a whole. |  |  |
| 2.6 | **Workmanship Generally:**Where not fully described herein all works shall be carried out in accordance with current British Standard Codes of Practice and where none apply, shall be carried out to accepted good practice and to the satisfaction of the Contract Administrator.Subject to any specific requirements stated later, fix everything that is intended to be fixed in such a manner that it stays fixed. |  |  |
| 2.7 | **Workmanship Definitions:** |  |  |
|  | Fix Only | All labours in unloading, handling, storing and fixing in position, including use of all plant. |  |  |
|  | Remove | Disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork or other services. |  |  |
|  | Keep for Reuse | During removal prevent damage to the stated components or materials, and clean off bedding and jointing materials, stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed. |  |  |
|  | Replace | Remove the stated existing components, features and finishes; provide and fit in lieu new components, features or finishes which, (unless specified otherwise, must match those which have been removed) and make good as necessary. |  |  |
|  | Repair | Carry out local remedial work to components, features and finishes, resecure or refix as necessary and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration. |  |  |
|  | Make Good | Carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include replacement of components or parts of components, redecoration. |  |  |
|  | Ease | Make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds and make good as necessary. |  |  |
|  | To Match Existing | Use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible. |  |  |
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|   | **Protection, Access Requirement** |  |  |
| **2.8** | **The Contractor has the choice to utilise scaffolding or working access platforms to undertake works as long as they can prove compliance with the Working at Height Regulations 2005 and all other statutory legislation / HSE Guidance. Should scaffolding be used it is to comply with the following:** |  |  |
| 2.8.1 | The Contractor is to provide safe and install suitable scaffold access to enable all external works to be undertaken. Where the building dictates that sectional, scaffold towers, hanging or cantilevered scaffolding is required, an allowance must be incorporated. | Item |  |
| 2.8.2 | Ensure that where scaffolding needs to be installed adjacent or in close proximity to pedestrian routes that a suitable gantry is installed which is fully boarded with polythene protection beneath the scaffold board. Provide double guard rails and toe boards to all perimeters. All to be agreed with CA and Health & Safety Officer as identified within the Contractors Health & Safety Plan. | Item |  |
| 2.8.3 | The scaffolding to be installed must have no irregularities/projection capable of causing personal injury or damage to vehicles or pedestrians during the course of the works. | Item |  |
| 2.8.4 | The Contractor is to provide ladders, tressels, tower scaffolding, etc., to facilitate the works not readily accessible from main scaffolding. | Item |  |
| 2.8.5 | All ladders are to be locked in horizontal position at the end of each working day above first floor lifts. | Item |  |
| 2.8.6 | The Contractor will be responsible for applying to the Local Authority to erect scaffolding to any elevation where support off a public footpath is required. Such must be obtained prior to erection of any scaffolding. | Item |  |
| 2.8.7 | The Contractor is to allow for a non maintained scaffolding alarm fitted to all scaffolding erected to the premises. To include PIR and motion detectors. | Item |  |
| 2.8.8 | The Site Agent is to maintain a scaffolding inspection register. Copies to be provided to the Contract Administrator at each formal site inspection. The Contractors attention is drawn to any pedestrians entrances. | Item |  |
| 2.8.9 | The Contractor is to be provided and sufficient access to all internal areas to enable all specified works to be undertaken safely. | Item |  |
| 2.8.10 | Prior to any access towers/staging being erected, the Contractor is to forward the CA a method statement and risk assessment for consideration. | Item |  |
| 2.8.11 | Method statements and risk assessments must be submitted to the CA for all works undertaken at height and should clearly demonstrate compliance with the Working At Height Regulations 2005.  | Item |  |
| 2.8.12 | Any use of Ladders proposed by the contractor must be compliant with the Working at Height Regulations 2005 and the HSE guide “safe use of ladders and stepladders.” To the satisfaction of the CA/principle designer. | Item |  |
| 2.8.13 | The building is occupied by residential occupants and consideration must be given to those occupants. The Contractor is to ensure access is not restricted in any way, especially at the end of each working day. | Item |  |
| 2.8.14 | All scaffolding is to be erected, maintained, dismantled in accordance with the Local Authority requirements (scaffold licensing), where applicable and all other current regulations, Guidance Notes or Codes of Practice. | Item |  |
| 2.8.15 | The contractor is to allow for safe storage of all materials. To be kept locked and secured between delivery and carrying out the works. | Item |  |
| 2.9 | **Health & Safety** |  |  |
| 2.9.1 | The Contractor is to be fully responsible for ensuring the safety of his operatives whilst working on site and to ensure that all scaffolding for access is arranged in accordance with current regulations and Code of Practice.  | Item |  |
| 2.9.2 | The Contractor is to ensure all necessary C.O.S.S.H. sheets are obtained for relevant material use within the specification and that all requirements detailed within the sheet are followed to ensure the manufacturers recommendations and requirements are fully complied with. | Item |  |
| 2.9.3 | The scaffold feet should bear onto doubled-up scaffold boards or similar to spread the load from individual uprights. The scaffold design should be provided by the supplier and the applied loads reviewed by the CA. | Item |  |

| ITEM | **DESCRIPTION** |  | **COST** |
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| 3.0 | **SECTION 3 – SCHEDULE OF WORKS** |  |  |
| 3.1 | **Rationale behind the works**This schedule of works comprise of planned maintenance works for Parsons Field and Sallyport, derived from the stock condition survey and recent follow up inspections of council owned, residential buildings.  | Note |  |
| 3.2 | **5 Parsons Field** |  |  |
|  | **NOTE:** Access to5 Parsons Lane was not available to complete a secondary follow up inspection. Therefore, a provisional sum has been allocated amounting to the identified year two works from the Stock Condition Survey in 2018.  | Note | **N/A** |
| 3.2.1 | Provisional sumA provisional sum amount of **£5000**The works identified in the stock condition survey consist of;* Ceiling redecorations to an area exhibiting damp staining
* Lintel repairs
* Decking replacement
* Replacement to corroded reveal stop beads
* Crack repairs to wall adjacent to external steps
 | Provisional Sum | **£5000** |
| 3.3 | **8 Parsons Field** |  |  |
|  | **Internal** | Note | N/A |
| 3.3.1 | Bathroom fan*Bathroom fan does not appear to be functioning as intended.*Allow to service bathroom fan. Ensure fan achieves a minimum extract rate of 15L/s. | Item |  |
| 3.3.2 | Bathroom flooring*Vinyl flooring heavily stained, end of life.* Allow to strip and dispose of existing vinyl flooring. Allow to supply and install new non-slip vinyl flooring, to be approved by the CA prior to ordering.Provisional dimensions for pricing purposes: 5m² | Item |  |
| 3.3.3 | Window repair*The springs have broken on the top sash of the bathroom window.*Allow to service 1nr sash uPVC window, replace broken springs. Allow to ease and adjust 2nr velux windows to the first floor. | Item |  |
| 3.3.4 | Tile grouting*The grouting between the tiles in the bathroom appear old and stained.* Allow to rake out existing grouting.Allow to install new ‘No Nonsense No Mould Grout White’ or similar with anti-bacterial / fungal resistant properties.  | Item |  |
| 3.3.5 | Wall redecorations to damp affected areas *Extreme damp noted to internal face of chimney breast, GF and FF.* Hack off damp affected plaster on the chimney breast walls on the GF and FF levels. Allow time to let the walls dry out. Allow to re-skim ensuring wall faces are brought flush and true with surrounding finishes. Prior to redecoration, allow to apply ‘Granocryl Fungicidal Wash’ following manufactures instructions. Redecorate newly plastered surfaces using ‘Dulux Matt’ finish colour to match existing.Provisional area for pricing purposes: 10m² | Item |  |
| 3.3.6 | Shower enclosure*The shower enclosure is corroding at the base.*Allow to strip and dispose of the existing shower enclosure and replace with a new enclosure. New enclosure to be approved by the CA prior to ordering. | Item |  |
|  | **External** | Note | **N/A** |
| 3.3.7 | Pointing to boundary wall*There is an open joint to the boundary wall junction with a higher-level path to the adjacent property 8a Parsons Lane*Allow to point in the open joint using a mix strength of 1:1:6 (cement: lime: sand) | Item |  |
| 3.4 | **8a Parsons Field** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.4.1 | Ceiling redecorations to damp affected areas *Mould growth and ceiling lining paper pealing in back bedroom due to guttering / verge failure externally.* **NOTE:** To be undertaken following external remedial works to guttering and verge.Allow to strip back and dispose of the paper lined finish and plasterboard to the ceiling in back bedroom. Allow time to let the ceiling void dry out. Allow to supply and install new plasterboard ceiling and skim.Allow to redecorate newly plastered surfaces using ‘Dulux Matt’ finish colour to match existing.Provisional area for pricing purposes: 15m² |  Item |  |
|  | **External** | Note | **N/A** |
| 3.4.2 | Guttering and verge repairs There is water ingress caused by defecting guttering and verge detail. There are localised gaps in the verge detail allowing water ingress. Allow to remove guttering, undertake localised cement repairs to the verge, locations to be confirmed on site by CA, allow to dry out and reinstate guttering. | Item |  |
| 3.4.3 | Allow to clean soffits and fascias.  | Item |  |
| 3.4.4 | Localised render repairs*Hairline cracking noted below drip detail.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, prepare surface by rubbing down, ready for full redecoration works.Provisionally allow for 5l/m of crack repairs. | Item |  |
| 3.4.5 | Clean walkways*Moss / lichen build up on concrete external pathways.*Allow to remove dirt & vegetation build up on external paths and steps using pressure washer.Contractor is to ensure that any splash marks / dirt resulting from power washing is cleaned from the external walls on completion.  | Item |  |
| 3.4.6 | Build up external surfaces*Concrete path is unlevel due to subsidence.* Allow to build up external surfaces to allow adequate falls to surface water gullies to prevent future ponding. Contractor to submit proposals to CA for approval.  | Contractors Design. |  |
| 3.4.7 | Additional drainage gullies*Ponding surface water as a result of poor drainage construction.*Allow to supply and install 2nr new surface water gullies and connect to existing drainage system. Contractor to submit proposals to CA for approval.  | Contractors Design |  |
| 3.4.8 | Crack repairs to boundary wall*Cracking noted to the boundary wall*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, allow to redecorate in accordance with external redecoration specification under clauses 3.17.1 - 3.17.9 colour to match existing.Provisionally allow for 5l/m of crack repairs for pricing purposes. | Item |  |
| 3.5 | **9 Parsons Field** |  |  |
|  | **Internal** |  |  |
| 3.5.1 | Mechanical ventilation Bathroom*Despite mechanical ventilation being installed within the bathroom is still a small amount of condensation mould.* Allow to service bathroom mechanical ventilation to increase flow rate.  | Item |  |
| 3.5.2 | Bathroom ceiling*Paper lined ceiling marked with black spot mould and beginning to peel.* Allow to strip paper lined ceiling finish from bathroom and reskim. Prior to redecoration, allow to apply ‘Granocryl Fungicidal Wash’ to the ceiling following manufactures instructions. Redecorate ceiling using ‘Dulux Easycare Bathroom Paint Pure Brilliant White’ or similar. Provisional area for pricing purposes: 6m² | Item |  |
| 3.5.3 | Mechanical ventilation Kitchen*The kitchen does not currently have mechanical ventilation installed, a small amount of black spot mould forming in corner.*Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.Contractor is to ensure any damages to the surface finishes during installation are made good on completion to match existing. | Item |  |
| 3.5.4 | Kitchen decoration making good*A small amount of black spot mould and some minor peeling to paintwork in corner as a result of poor ventilation in kitchen.*Allow to prepare affected surfaces by ensuring they are free from anything that may interfere with adhesion.Prior to redecoration, allow to apply ‘Granocryl Fungicidal Wash’ to ceiling and walls following manufactures instructions. Allow to redecorate localised identified areas using ‘Dulux Easycare Kitchen Paint Matt Pure Brilliant White’ or similar to achieve uniform finish throughout. Provisional area for pricing purposes: 4m² | Item |  |
| 3.5.5 | Internal cracking making good*Some internal hairline cracking noted within lounge & adjacent bedroom. Lounge ceiling and vertical crack below windowsill in bedroom.*Allow to fill using ‘No Nonsense Decorators Caulk White’ or similar following manufacturer’s instructions. Allow to sufficiently dry and redecorate using ‘Dulux Matt’ finish on ceilings and walls colour to match existing.Provisional length for pricing purposes: 6 l/m. | Item |  |
|  | **External** | Note | **N/A** |
| 3.5.6 | Windowsill repairs*2nr windowsills blown and 1nr cracking likely to blow imminently due to corrosion and expansion of reinforcement.*Allow to hack off existing cill protrusions flush to the wall on the 3nr defective windowsills, locations to be confirmed by the CA. Treatment to comprise of a system by Fosroc, Sika or Flexcrete or similar approved and using the following method:* Wire brush and clean reinforcement.
* Apply rust inhibitor primer to the reinforcement.
* Apply bonding aid to the reinforcement and surrounding concrete.
* Apply a polymer modified cementitious concrete repair product.

On completion of repairs, allow to coat the external wall with anti-carbonation paint to prevent further corrosion of the reinforcement.Finish by supplying and installing uPVC external cill cap in accordance with manufacturers instructions.  | Item |  |
| 3.5.7 | Steps / porch**Following Structural Engineers report:** *It appears that the foundations to the steps have failed or do not exist, the steps have suffered from either settlement, sliding or both. As the porch is built off these steps then this too is suffering, which in turn is having a detrimental effect on the external leaf to the front elevation as the porch is tied to this.* **NOTE:** The timber decking is to be removed as part of enabling works which will allow us to provide a detailed specification for 3.5.7A or 3.5.7B. These will be issued as a tender clarification, please do not allow for pricing these items until further guidance is given following enabling works. | Cost option |  |
| 3.5.7A | Steps / porch - **Works option A***Foundations have failed but can be underpinned.* Allow to expose foundations and allow assessment to be made by CA. Allow to underpin existing foundations and make good surface cracking and finishes.  | Item | **N/A** |
| 3.5.7B | Steps / porch - **Works option B***Foundations failed or non-existent, removal and rebuild.*Allow to expose foundations and allow assessment to be made by CA. Allow to deconstruct and dispose of the existing steps and porch.Allow to reconstruct steps and porch upon foundation which is formed off the bedrock.  | Item | **N/A** |
| 3.5.8 | Wall mounted planters*There are 2nr wall mounted planters which are in a defective state and pulling away from the fixings in the external wall.* Allow to remove and dispose of 2nr wall mounted planters and fixings to the front elevation.Allow to make good rendered finish by filling any redundant fixing holes and prepare surface for full redecorations.  | Item |  |
| 3.5.9 | Cracking to external walls*Hairline cracking noted on front and gable elevation.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, prepare surface by rubbing down, ready for full redecoration works.Provisionally allow for 5l/m of crack repairs. | Item |  |
| 3.5.10 | Blown render repairs*Render has blown at 1nr window lintel on front elevation.*Allow to hack off loose material and existing edging to reveal. Allow to supply and install new edging bead and make good rendered finish.Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand). | Item |  |
| 3.5.11 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.5.12A | Timber decking - **Works option A***Structural timbers in good / serviceable condition.* Allow to supply and install new timber decking boards for the whole decking area.Note: Existing decking will be removed prior to works commencing. | Item |  |
| 3.5.12B | Timber decking - **Works option B***Structural timbers in poor condition.* Allow to supply and install new complete decking system to match layout and heights as existing. Note: Existing decking will be removed prior to works commencing. | Item |  |
| 3.6 | **9a Parsons Field** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.6.1 | Bathroom replacement*Bathroom suite is end of life.*Allow to strip out and dispose of the existing bathroom suite. Existing modern mechanical ventilation to remain in situ. Allow to inspect to ensure flow rate is adequate and functioning as intended. Allow to supply and install new bathroom fitout ‘Armitage Shanks’ or similar approved.Fitout to include;* 1nr Toilet
* 1nr Handwash basin
* 1nr bath with shower fixture / shower
* Heated towel rail
 | Item |  |
| 3.6.2 | Bathroom tiling*Bathroom tiling is stained and end of life.*Allow to strip and dispose of existing bathroom tiling.Allow to supply and install new tiling to replace as part of bathroom replacement works. Ensure surface is suitably prepared to ensure it is free from anything that may interfere with adhesion. Colour white. | Item |  |
| 3.6.3 | Bathroom redecorations*Making good / redecorations following new fitout.*Allow to fill any redundant fixing holes from previous fitout and redecorate all previously painted wall surfaces using ‘Dulux Easycare Bathroom Paint Pure Brilliant White’. |  |  |
|  | **External** | Note | **N/A** |
| 3.6.4 | Crack repairs to external walls*Some hairline cracking noted to external walls.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, allow to rub down in preparation for redecoration. Provisionally allow for 5l/m of crack repairs for pricing purposes. | Item |  |
| 3.6.5 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.7 | **1 Sallyport** |  |  |
|  | **External** |  |  |
| 3.7.1 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes and chimneys in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.7.1 | Window replacement – Cost option*Timber single glazed window to external store end of life.*Allow to remove and dispose of existing defective window. Allow to supply and install new timber double glazed unit to match.Contractor to measure window prior to order. | Cost option  |  |
| 3.8 | **3 Sallyport** |  |  |
|  | **External** | Note | **N/A** |
| 3.8.1 | Windowsill repairs*Windowsill to the front elevation has broken off and the steel reinforcement has corroded.* Allow to hack off existing cill protrusions flush to the wall on the 1nr defective windowsills, locations to be confirmed by the CA. Treatment to comprise of a system by Fosroc, Sika or Flexcrete or similar approved and using the following method:* Wire brush and clean reinforcement.
* Apply rust inhibitor primer to the reinforcement.
* Apply bonding aid to the reinforcement and surrounding concrete.
* Apply a polymer modified cementitious concrete repair product.

Apply as per manufacturer’s instructions. | Item |  |
| 3.8.2 | Blown render repairs*Render has blown above window lintel.*Allow to hack off loose material and existing edging to reveal. Allow to supply and install new edging bead and make good rendered finish.Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand). | Item |  |
| 3.8.3 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.8.4 | Soil vent pipeThe soil vent pipe is life expired. Allow to remove, dispose of and replace with new uPVC soil vent pipe. |  |  |
| 3.8.5 | Window replacement – Cost option*2nr Timber single glazed window to external store end of life.*Allow to remove and dispose of existing defective windows. Allow to supply and install 2nr new timber double glazed unit to match.Contractor to measure window prior to order. | Cost option  |  |
| 3.9 | **7 Sallyport** |  |  |
|  | **External** | Note | **N/A** |
| 3.9.1 | Crack repairs to external walls*Cracking noted between windows.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, allow to rub down in preparation for redecoration. Provisionally allow for 2l/m of crack repairs for pricing purposes. | Item |  |
| 3.9.2 | Blown render repairs*Render has blown in places.*Allow to ‘hammer test’ and carefully remove all blown and defective render on all elevations and dispose. Contractor to report findings to CA prior to carrying out remedial works. Allow to carry out patch repairs to the render to consist of 1:1:6 (cement: lime: sand) undercoat to finish flush and true with surrounding existing surfaces. Provisionally area of blown render repairs, for pricing purposes: 5m².  | Item |  |
| 3.93 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.9.4 | Window replacement – Cost option*2nr Timber single glazed window to external store end of life.*Allow to remove and dispose of existing defective windows. Allow to supply and install 2nr new timber double glazed unit to match.Contractor to measure windows prior to order. | Cost option  |  |
| 3.9.10 | Store door replacement 2nr timber store doors are rotten and end of life. Allow to remove and replace with 2nr new timber doors to match.Contractor to measure doors prior to order. |  |  |
| 3.9.11 | Re-render Chimney stack*Chimney rendered finish appears to have failed, cracked, and blown.* Allow to hack off rendered finish to the chimney stack back to block substrate and dispose off site. Allow to re-render the chimney stack using a two-coat build-up of 1:1:6 (cement: lime: sand) mix.  | Item |  |
| 3.10 | **9 Sallyport** |  |  |
| 3.10.1 | Re-render Chimney stack*Chimney rendered finish appears to have failed, cracked, and blown.* Allow to hack off rendered finish to the chimney stack back to block substrate and dispose off site. Allow to re-render the chimney stack using a two-coat build-up of 1:1:6 (cement: lime: sand) mix. Allow to install a new ventilated chimney cap. | Item |  |
| 3.10.2 | Blown render repairs*Render has blown in places.*Allow to ‘hammer test’ and carefully remove all blown and defective render on all elevations and dispose. Contractor to report findings to CA prior to carrying out remedial works. Allow to carry out patch repairs to the render to consist of 1:1:6 (cement: lime: sand) undercoat to finish flush and true with surrounding existing surfaces. Provisionally area of blown render repairs, for pricing purposes: 5m².  | Item |  |
| 3.10.3 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.10.4 | Window replacement – Cost option*2nr Timber single glazed window to external store end of life.*Allow to remove and dispose of existing defective windows. Allow to supply and install 2nr new timber double glazed unit to match.Contractor to measure windows prior to order. | Cost option  |  |
| 3.11 | **11 Sallyport** |  |  |
|  | **External** | Note | **N/A** |
| 3.11.1 | Rainwater & soil stack*The existing cast iron, rainwater stack and soil stack corroding and in need of replacement.*Allow to remove and dispose of the existing rainwater and soil stacks.Allow to supply and install new uPVC stacks as a more economically viable solution.  | Item |  |
| 3.11.2 | Hole in soffit and facia*There is a hole in the soffit and facia on the gable end*Allow to repair localised damaged section. |  |  |
| 3.11.3 | Blown render repairs*Render has blown above window lintel.*Allow to hack off loose material and existing edging to reveal. Allow to supply and install new edging bead and make good rendered finish.Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand). | Item |  |
| 3.11.4 | Crack repairs to external walls*Cracks noted to rendered finish on gable end.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, allow to rub down in preparation for redecoration. Provisionally allow for 6l/m of crack repairs for pricing purposes. | Item |  |
| 3.11.5 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.12 | **13 Sallyport** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.12.1 | Condensation store roomAllow to form a penetration to the external face and install a wall vent to provide passive ventilation. | Item |  |
|  | **External** | Note | **N/A** |
| 3.12.2 | Rainwater & soil stack*The existing cast iron, rainwater stack and soil stack corroding and in need of replacement.*Allow to remove and dispose of the existing rainwater and soil stacks.Allow to supply and install new uPVC stacks as a more economically viable solution.  | Item |  |
| 3.12.3 | Crack repairs to external walls*Cracks noted to rendered finish on gable end.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, allow to rub down in preparation for redecoration. Provisionally allow for 6l/m of crack repairs for pricing purposes. | Item |  |
| 3.12.4 | External wall redecorations*Gable end repairs redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match rest of the building. | Item |  |
| 2.12.5 | Rainwater & soil stack*The existing cast iron, rainwater goods and soil stack corroding and in need of replacement.*Allow to remove and dispose of the existing rainwater and soil stacks.Allow to supply and install new uPVC stacks as a more economically viable solution.  | Item |  |
| 3.13 | **15 Sallyport** |  |  |
|  | **External** | Note | **N/A** |
| 3.13.1 | Rainwater & soil stack*The existing cast iron, rainwater goods and soil stack corroding and in need of replacement.*Allow to remove and dispose of the existing rainwater and soil stacks.Allow to supply and install new uPVC stacks as a more economically viable solution.  | Item |  |
| 3.13.2 | External wall redecorations*Gable end repairs redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match rest of the building.  | Item |  |
| 3.14 | **17 Sallyport** |  |  |
| 3.14.1 | Rainwater & soil stack*The existing cast iron, rainwater goods and soil stack corroding and in need of replacement.*Allow to remove and dispose of the existing rainwater and soil stacks.Allow to supply and install new uPVC stacks as a more economically viable solution.  | Item |  |
| 3.14.2 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.14.3 | Crack repairs to external walls*Cracks noted to rendered finish.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, allow to rub down in preparation for redecoration. Provisionally allow for 6l/m of crack repairs for pricing purposes. | Item |  |
| 3.14.4 | Window replacement – Cost option*2nr Timber single glazed window to external store end of life.*Allow to remove and dispose of existing defective windows. Allow to supply and install 2nr new timber double glazed unit to match.Contractor to measure windows prior to order. | Cost option  |  |
| 3.14 | **19 Sallyport** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.14.1 | Loft insulation*Current loft insulation roughly 200mm thick.*Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 250mm to achieve a U-Value of 0.16.  | Item |  |
| 3.14.2 | Bedroom ceiling replacement*Major cracking noted to back RH bedroom.*Allow to strip back and dispose of existing ceiling finish and plaster boarding.Allow to supply and install new plaster board ceiling with new skim finish. Ensure surface is sufficiently dry and free from anything that may interfere with adhesion of painted decorative finish.Redecorate ceiling using ‘Dulux Matt’ finish paint.  | Item |  |
|  | **External** |  |  |
| 3.14.3 | Step handrailing*The external steps leading up to the property requires handrail to both sides.* Allow to supply and install external grade handrailing system to the side with no handrail. Handrailing to be installed at a height 900-1000mm above FFL. To match existing. | Item |  |
| 3.14.4 | Soffit and Facia replacement*Soffit’s and Facia’s in poor condition, particularly to the rear of the property.*Allow to strip and dispose of existing soffit’s and facia’s.Allow to supply and install new decorated timber soffit’s and facia’s profile and colour to match existing.  | Item |  |
| 3.14.5 | Drainage alteration*There is no connection from the water butt to the mains drainage and would overflow in the event that the water butt becomes full.* Allow to install new drainage connection from water butt to the mains sewer. New connection to only discharge rainwater into mains sewer once past a set level within water butt. Contractor to submit works proposal to CA prior to commencement.  | Item |  |
| 3.14.6 | Overhaul windows*Seals and hinges require overhaul.* Allow to service all windows, replacing seals and hinges where necessary.  | Item |  |
| 3.14.7 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.15 | **23 Sallyport** |  |  |
|  | **Internal** |  |  |
| 3.15.1 | Loft insulation*Current loft insulation roughly 200mm thick.*Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 250mm to achieve a U-Value of 0.16.  | Item |  |
| 3.15.2 | Cracking to ceiling finishes*Hairline cracking noted within the bathroom, front RH bedroom and front LH bedroom.*Allow to fill using ‘No Nonsense Decorators Caulk White’ or similar following manufacturer’s instructions. Allow to sufficiently dry and redecorate using ‘Dulux Matt’ finish on ceilings and walls colour to match existing.Provisional length for pricing purposes: 7 l/m. | Item |  |
| 3.15.3 | Bedroom ceiling replacement*Major cracking noted to the back RH bedroom.*Allow to strip back and dispose of existing ceiling finish and plaster boarding.Allow to supply and install new plaster board ceiling with skim finish. Ensure surface is sufficiently dry and free from anything that may interfere with adhesion of painted decorative finish.Redecorate ceiling using ‘Dulux Matt’ finish paint.  | Item |  |
|  | **External** |  |  |
| 3.15.4 | Windowsill repairs*Windowsill to the kitchen has broken off and the steel reinforcement has corroded.* Allow to hack off existing cill protrusions flush to the wall on the 1nr defective windowsills, locations to be confirmed by the CA. Treatment to comprise of a system by Fosroc, Sika or Flexcrete or similar approved and using the following method:* Wire brush and clean reinforcement.
* Apply rust inhibitor primer to the reinforcement.
* Apply bonding aid to the reinforcement and surrounding concrete.
* Apply a polymer modified cementitious concrete repair product.

Apply as per manufacturer’s instructions. | Item |  |
| 3.15.5 | Re-render Chimney stack*Chimney rendered finish appears to have failed, cracked, and blown.* Allow to hack off rendered finish to the chimney stack back to block substrate and dispose off site. Allow to re-render the chimney stack using a two-coat build-up of 1:1:6 (cement: lime: sand) mix. Prepare surface ready to be included within full redecoration works.  | Item |  |
| 3.15.6 | Cracking to external walls*Hairline cracking noted on from door to FF window.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, prepare surface by rubbing down, ready for full redecoration works.Provisionally allow for 5l/m of crack repairs. | Item |  |
| 3.15.7 | External wall redecorations*Painted finish in need of redecoration.*Allow to redecorate textured render external wall finishes in accordance with ‘Redecoration specification’ within clauses 3.17.1 - 3.17.9Colour to match existing.  | Item |  |
| 3.16 | **27 Sallyport** |  |  |
|  | **External** | Note | **N/A** |
| 3.16.1 | Cracking to external walls*Hairline cracking noted on to external walls of porch.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Provisionally allow for 4l/m of crack repairs. | Item |  |
| 3.16.2 | Blown render repairs*Blown render to rear of external WC.* Allow to ‘hammer test’ and carefully remove all blown and defective render on external WC wall elevations.Allow to carry out patch repairs to the render to consist of 1:1:6 (cement: lime: sand) undercoat to finish flush and true with surrounding existing surfaces. Provisionally area of blown render repairs, for pricing purposes: 5m².  | Item |  |
| 3.16.3 | Handrailing for disabled ramp*The disabled ramp does not currently have any handrailing.* Allow to supply and install external grade handrailing to each side the ramp. Handrailing to be installed at a height 900-1000mm above FFL. Product to be approved by the CA prior to ordering. | Item |  |
| 3.16.4 | External steps*Provisional sum of £750 for works to external steps to be specified by the CA.* | Provisional sum | **£750.00** |
| 3.16.5 | Window replacement – Cost option*Timber single glazed window to external store end of life.*Allow to remove and dispose of existing defective windows. Allow to supply and install new timber double glazed unit to match.Contractor to measure windows prior to order. | Item |  |
| 3.17 | **External redecoration specification***Redecoration works to external walls.***NOTE:** To be priced within individual properties | N/A | **N/A** |
| 3.17.1 | All surfaces are to be clean, suitably dry, and free from anything that may interfere with adhesion of new finishes to be applied. Remove all loose and failing material through scraping and stiff bristle brushing (not wire), back to a sound and firm edge. Ensure all edges of sound paintwork are feathered in.  | N/A | **N/A** |
| 3.17.2 | Where areas of severe localised adhesion failures are present, such decorations are to be stripped back to bare surface and allowed to dry for at least 48 hours or longer before application of new decorative finishes.  | N/A | **N/A** |
| 3.17.3 | It is not considered appropriate for any areas of existing paintwork to be skimmed over and where required, paint should be stripped back to an appropriate straight joint or window or projecting architectural feature to permit smooth and even finish to be obtained. | N/A | **N/A** |
| 3.17.4 | To all existing previously decorated masonry surfaces, allow to apply Dulux Trade Weathershield Multi-Surface Fungicidal Wash to all surfaces, applied in strict accordance with manufacturers recommendations.  | N/A | **N/A** |
| 3.17.5 | To all random, small isolated cracks, allow to rake out, make good with Dulux Trade Weathershield Exterior Flexible Filler and apply in accordance with manufacturers recommendations. All filler surrounding the cracks should be removed and allow to harden and cure accordingly.  | N/A | **N/A** |
| 3.17.6 | To all bare, repaired, and chalking areas of the external decorative finishes, allow to stabilise with application of Dulux Trade Weathershield Stabilising Primer, allow for a minimum drying time of 16 hours under normal drying conditions and apply in strict accordance with the manufacturer’s recommendation. It should be noted that such application must not be applied over surfaces treated with bitumen.  | N/A | **N/A** |
| 3.17.7 | Bring forward to a smooth and even surface and apply one full coat of Dulux Trade All Seasons Masonry Paint to all patch and stabilised areas and apply in strict accordance with the manufacturer’s recommendation. Allow a minimum drying time of 2 hours under normal drying conditions before proceeding with 2 coat decoration.  | N/A | **N/A** |
| 3.17.8 | To all previously prepared and decorated surfaces, allow to redecorate with 2 full body coats of Dulux Trade All Seasons Masonry Paint in accordance with manufacturer’s instructions. Allow a minimum drying time of 2 hours between coats under normal drying conditions. Colour to match existing. The Contractor is to provide a sample for CA approval prior to application.  | N/A | **N/A** |
| 3.17.9 | **Timber & Joinery Surfaces – Including soffits and fascia boards**(Including decorated windows and doors)To all previously decorated surfaces allow to wash with hot water, liquid detergent solution to remove all surface contaminants frequently changing the water. Rinse thoroughly with clean water to remove all residue. Where any visible signs of organic growth exist, treat with Dulux Trade Weathershield Multi-Surface Fungicidal Wash and apply in strict accordance with manufacturers recommendations.To all other sound and failing paint, clean to ensure free from anything that will interfere with adhesion of new materials to be applied. Remove all loose and failing paint back to bare timber where breakdown is extensive and such elements should be stripped or scraped utilising hot air paint stripper or provide remover, all utilised in accordance with manufacturers advice.Prior to any painting, the moisture content should not exceed 10% on any components.Where isolated surface defects or open joints remain to any joinery and timber components, the Contractor is to rake out and remove any defective filler and fill with two pack proprietary system and apply in strict accordance with manufacturers recommendations. Any surplus should be removed whilst still wet and allow to cure accordingly. Once cured rub down with a suitable grade of abrasive paper to remove all dust and allow to dry before application of decorative finishes.To all previously decorated and prepared surfaces, allow to treat with full coat of Dulux Trade Weathershield Exterior Undercoat and ensure wet film thickness must not be less than 50 micro metres, in accordance with manufacturers instructions. Allow drying time strictly as per the manufacturer’s instructions. Denib and use fine abrasive paper. Do not break the surface with the coat and remove all dust.Redecorate all prepared surfaces with two full coats of Dulux Weathershield Exterior Quick Drying Gloss paint to match, in accordance with manufacturers instructions. Allow drying time strictly as per the manufacturer’s instructions and ensure end grain is well coated and the wet film thickness must not be less than 45 micro metres. Colour to match existing. Colours - All to match existing | N/A | **N/A** |
| 4.0  | **Risk allowance**  | Provisional sum | **£10,000.00** |
|  | **Total from above:** | **£15,750.00** |