

Branksea Close & Longras

Works package

Client:	Council of the Isles of Scilly	Site Address:	Hugh Town, St Mary's, Isles of Scilly.
Contract Administrator:	Currie & Brown	Contractor:	To be confirmed
C&B Ref:	4101280-100	Issue date:	24.11.2020

ITEM	DESCRIPTION		COST
1.0	SECTION 1 – GENERAL PROVISIONS AND CONTRACT DETAILS		
	<u>Refer to preliminaries section of the tender package</u>		
1.1	<p>Scope of Works by the Contractor:</p> <p>The Contractor shall:</p> <ul style="list-style-type: none"> 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 with 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 		

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	<p>the work and shall remove them and make good any damage before completion.</p> <ul style="list-style-type: none"> • 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. 		
	<ul style="list-style-type: none"> • 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 		

ITEM	DESCRIPTION		COST
	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.		
1.2	Site Administration: The Contractor must: <ul style="list-style-type: none"> • 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. 		
2.0	SECTION 2 – CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS & PREAMBLES		
2.1	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	Item	

ITEM	DESCRIPTION			COST
	responsible for submitting a Building Notice if necessary and to obtain a Completion Certificate prior to Practical Completion being issued.			
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		

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		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.		

ITEM	DESCRIPTION			COST
3.0	SECTION 3 – SCHEDULE OF WORKS			
3.1	<u>Rationale behind the works</u> This schedule of works comprise of planned maintenance works for Branksea Close and Longras, derived from the stock		Note	

ITEM	DESCRIPTION		COST
	condition survey and recent follow up inspections of council owned, residential buildings.		
3.2	1 Branksea Close		
	Internal	Note	N/A
3.2.1	<u>Mechanical ventilation Kitchen</u> <i>There is currently no mechanical extract in the kitchen.</i> 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.	Item	
3.2.2	<u>Mechanical extract bathroom</u> <i>There is currently no mechanical extract in the bathroom.</i> Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.	Item	
3.2.3	<u>Hot water cylinder</u> <i>The hot water cylinder currently has just factory finish insulation installed.</i> Allow to supply and install jacket insulation to the hot water cylinder.	Item	
3.2.4	<u>Floor threshold</u> <i>There is currently no floor threshold installed on the transition from carpet to vinyl in the bathroom, vinyl is lifting creating a potential trip hazard.</i> Allow to supply and install 1nr aluminium door threshold.	Item	
3.2.5	<u>Floorboard repair / investigation</u> <i>2nr rocking floorboards noted on the 1st floor circulation space.</i> Allow to investigate condition of floorboards. Carefully lift and set aside carpet finish. Strip and dispose of defective timbers, supply, and install replacement floorboards where necessary.	Item	

ITEM	DESCRIPTION		COST
3.2.6	<p><u>Circulation floor covering (1st floor) reinstatement</u></p> <p><i>Carpet set aside to facilitate floorboard repairs.</i></p> <p>Reinstate existing carpet floor finish on circulation space following timber repairs.</p>	Item	
3.2.7	<p><u>Internal doors</u></p> <p><i>Timber internal doors generally worn, ironmongery missing. Frames chased out / damaged on closing edge.</i></p> <p>Allow to strip and dispose of 4nr internal timber doorsets on 1st floor level.</p> <p>Supply and install 4nr single timber doorsets and ironmongery to match existing.</p>	Item	
3.2.8	<p><u>Kitchen mastic</u></p> <p><i>Mastic lining around fitted worktops deteriorated allowing ingress of water.</i></p> <p>Allow to strip and dispose of existing mastic lining.</p> <p>Allow to reseal using 'DOW 781 Acetoxy Silicone Clear' or similar, ensuring alternative is safe for use in contact with potable water.</p>	Item	
3.2.9	<p><u>Service windows</u></p> <p><i>uPVC windows generally in need of servicing. Moving parts seized. Handle missing and seal blown on lounge window.</i></p> <p>Allow to ease and adjust all windows. Replace ironmongery and seals where necessary.</p>	Item	
	External	Note	N/A
3.2.10	<p><u>Roof covering</u></p> <p><i>Tenant advised of leak within roof space. Access not available to determine.</i></p> <p>Provisionally allow to investigate, make patch repair to roof covering / membrane.</p>	Provisional sum	£750
3.2.11	<u>Entrance door</u>	Item	

ITEM	DESCRIPTION		COST
	<p><i>uPVC entrance door in need of overhaul. Opening reveal bead pulling away from wall creating internal drafts. Handle has dropped and closing latch faulty, security risk.</i></p> <p>Allow to service / repair uPVC entrance door, replace ironmongery where necessary.</p> <p>Allow to supply and install silicone sealant around door reveal to close gap using 'DOW 796 uPVC Silicone Sealant Brilliant White' or similar.</p>		
3.2.12	<p><u>External wall redecorations</u></p> <p><i>Painted finish in need of redecoration.</i></p> <p>Allow to redecorate roughcast render external wall finishes in accordance with 'Redecoration specification' within clauses 3.7 - 3.7.8</p> <p>Colour to match existing.</p>	Item	
3.2.13	<p><u>Facia replacement</u></p> <p><i>Timber facia decaying.</i></p> <p>Allow to strip and dispose of timber facia's and soffits.</p> <p>Supply and install new decorated timber facias to match existing.</p>	Item	
3.3	2 Branksea Close		
	Internal	Note	N/A
3.3.1	Provisionally allow for internal works to be instructed by the CA.	Provisional Sum	£2000
	External	Note	N/A
3.3.2	<p><u>Chimney</u></p> <p>Defective rendered stack and missing pot allowing ingress of water.</p> <p>Allow to hack off rendered finish to the chimney stack back to block substrate and dispose off site.</p>	Item	

ITEM	DESCRIPTION		COST
	<p>Allow to re-render the chimney stack using a two-coat build-up of 1:1:6 (cement: lime: sand) mix. Decorations to be tied into wider redecoration works.</p> <p>Allow to supply and install 1nr chimney pot.</p>		
3.3.3	<p><u>Concrete surface repairs</u></p> <p><i>Cracking to concrete surfaces in garden.</i></p> <p>Allow to fill cracks to external surfaces using 'Resincoat all in one Concrete Repair Mortar' or similar.</p>	Item	
3.3.4	<p><u>Handrail to external steps</u></p> <p><i>Steps leading to raised garden do not have a handrail installed.</i></p> <p>Allow to supply and install external grade handrailing system to both sides of steps. Handrailing to be installed at a height 900-1000mm above FFL.</p> <p>Product to be approved by CA prior to ordering.</p>	Item	
3.3.5	<p><u>Facia replacement</u></p> <p><i>Timber facia decaying.</i></p> <p>Allow to strip and dispose of timber facia's and soffits.</p> <p>Supply and install new decorated timber facias to match existing.</p>	Item	
3.3.6	<p><u>External wall redecorations</u></p> <p><i>Painted finish in need of redecoration.</i></p> <p>Allow to redecorate roughcast render external wall finishes in accordance with 'Redecoration specification' within clauses 3.7 - 3.7.8</p> <p>Colour to match existing.</p>	Item	
3.4	3 Branksea Close		
	Internal	Note	N/A
3.4.1	<p><u>Mechanical extract bathroom</u></p> <p><i>There is currently no mechanical extract in the bathroom.</i></p>	Item	

ITEM	DESCRIPTION		COST
	Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.		
3.4.2	<p><u>Bathroom ceiling redecorations</u></p> <p><i>Some condensation mould build up on painted ceiling finish as a result of poor ventilation.</i></p> <p>Prior to redecoration, allow to apply 'Granocryl Fungicidal Wash' to the ceiling following manufactures instructions.</p> <p>Redecorate ceiling using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.</p> <p>Provisional area for pricing purposes: 5m²</p>	Item	
3.4.3	<p><u>Bathroom wall redecorations</u></p> <p><i>Wallpaper finish peeling as a result of poor ventilation.</i></p> <p>Allow to strip existing wallpaper within bathroom.</p> <p>Allow to reskim, and redecorate ceiling using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.</p>	Item	
3.4.5	<p><u>Floorboard repair / investigation</u></p> <p><i>Rocking floorboards noted on the 1st floor circulation space causing vinyl to rip.</i></p> <p>Carefully lift vinyl and set aside to allow investigation of floorboard condition. Supply and install replacement floorboards where necessary.</p> <p>Provisionally allow £500</p>	Provisional Sum	£500
3.4.6	<p><u>Vinyl floor reinstatement</u></p> <p><i>Vinyl set aside to allow timber repairs.</i></p> <p>Reinstate vinyl floor covering in circulation following timber repairs.</p>	Item	
3.4.7	<p><u>Internal doors</u></p> <p><i>Doorhandle missing on bathroom door. Kitchen door catches on floor.</i></p> <p>Allow to ease and adjust doors, replace ironmongery where necessary.</p>	Item	

ITEM	DESCRIPTION		COST
3.4.8	<u>Heat detector kitchen</u> <i>No HD installed in kitchen.</i> Allow to supply and install 1nr heat detector.	Item	
3.4.9	<u>Service windows</u> <i>uPVC windows generally in need of servicing. Moving parts seized.</i> Allow to ease and adjust all windows. Replace ironmongery and seals where necessary.	Item	
	External	Note	N/A
3.4.10	<u>Chimney cowling</u> Currently no cowling installed on chimney pot allowing ingress of water / debris. Supply and install 1nr cowling to chimney.	Item	
3.4.11	<u>Facia replacement</u> <i>Timber facia decaying.</i> Allow to strip and dispose of timber facia's and soffits. Supply and install new decorated timber facias to match existing.	Item	
3.4.12	<u>Flashing repairs</u> <i>Lead flashing on lower lean-to roof at rear lifting in places.</i> Allow to redress existing lead flashing.	Item	
3.4.13	<u>External wall redecorations</u> <i>Painted finish in need of redecoration.</i> Allow to redecorate roughcast render external wall finishes in accordance with 'Redecoration specification' within clauses 3.7 - 3.7.8 Colour to match existing.	Item	

ITEM	DESCRIPTION		COST
3.4.14	<p><u>Window replacement</u></p> <p><i>1nr single glazed timber frame window to rear, poor thermal performance.</i></p> <p>The contractor is to allow to measure the window.</p> <p>The contractor is to allow to remove and dispose of the existing window and make good the area. The contractor should supply and install Veka M70 PVCu window (or similar approved product).</p> <ul style="list-style-type: none"> - Hinges: Securistyle Defender Hinge (Austenitic Stainless) - Locking mechanism: Maco MKV Espag (Tricoat) <p>Style to match existing.</p>	Item	
3.5	4 Branksea Close		
	External	Note	N/A
3.5.1	<p><u>Lean-to roof replacement</u></p> <p><i>Lean-to roof in poor condition, in need of replacement.</i></p> <p>Allow a provisional sum of £1250. Works to be instructed by the CA</p>	Provisional sum	£1250
3.5.2	<p><u>Facia replacement</u></p> <p><i>Timber facia decaying.</i></p> <p>Allow to strip and dispose of timber facia's and soffits.</p> <p>Supply and install new decorated timber facias to match existing.</p>	Item	
3.5.3	<p><u>External wall redecorations</u></p> <p><i>Painted finish in need of redecoration.</i></p> <p>Allow to redecorate roughcast render external wall finishes in accordance with 'Redecoration specification' within clauses 3.7 - 3.7.8</p> <p>Colour to match existing.</p>	Item	
3.5.4	<u>Handrail to external steps</u>	Item	

ITEM	DESCRIPTION		COST
	<p><i>Steps leading to raised garden do not have a handrail installed.</i></p> <p>Allow to supply and install external grade handrailing system to both sides of steps. Handrailing to be installed at a height 900-1000mm above FFL.</p> <p>Product to be approved by CA prior to ordering.</p>		
3.6	8 Branksea Close		
	Internal	Note	N/A
3.6.1	<p><u>Windows and door reveals</u></p> <p><i>Gaps around window and door reveals allowing drafts.</i></p> <p>Allow to supply and install silicone sealant around door reveal to close gap using 'DOW 796 uPVC Silicone Sealant Brilliant White' or similar.</p>	Item	
3.6.2	<p><u>Cracking to bathroom extension finishes</u></p> <p><i>Hairline cracking noted within the bathroom extension to ceiling and wall finishes.</i></p> <p>Allow to fill using 'No Nonsense Decorators Caulk White' or similar following manufacturer's instructions.</p> <p>Paint over using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.</p> <p>Provisional length for pricing purposes: 4 l/m</p>	Item	
3.6.3	<p><u>Service windows</u></p> <p><i>uPVC windows generally in need of servicing. Moving parts seized.</i></p> <p>Allow to ease and adjust all windows. Replace ironmongery and seals where necessary.</p>	Item	
	External	Note	N/A
3.6.4	<p><u>Chimney flashing</u></p> <p><i>Chimney flashing heavily stained and lifting.</i></p> <p>Allow to strip and dispose of existing chimney flashing.</p>	Item	

ITEM	DESCRIPTION		COST
	Supply and install new code 4 lead flashing around chimney stack detail.		
3.6.5	<u>Rainwater goods</u> <i>Build up of debris in gutters and leaking joints.</i> Allow to clear debris and flush. Repair any leaking joints identified during flushing process.	Item	
3.6.6	<u>Facia replacement</u> <i>Timber facia decaying.</i> Allow to strip and dispose of timber facia's and soffits. Supply and install new decorated timber facias to match existing.	Item	
3.6.7	<u>External wall redecorations</u> <i>Painted finish in need of redecoration.</i> Allow to redecorate roughcast render external wall finishes in accordance with 'Redecoration specification' within clauses 3.7 - 3.7.8 Colour to match existing.	Item	
3.7	External redecoration specification <i>Redecoration works to external walls.</i> NOTE: To be priced within individual properties	N/A	N/A
3.7.1	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
3.7.2	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
3.7.3	It is not considered appropriate for any areas of existing paintwork to be skimmed over and where required, paint	N/A	N/A

ITEM	DESCRIPTION		COST
	should be stripped back to an appropriate straight joint or window or projecting architectural feature to permit smooth and even finish to be obtained.		
3.7.4	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
3.7.5	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
3.7.6	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
3.7.7	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
3.7.8	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
3.8	1 Longras (Flat)		
	Internal	Note	N/A
3.8.1	<u>Mechanical ventilation Kitchen</u> <i>Kitchen currently has fan extract above door.</i>	Item	

ITEM	DESCRIPTION		COST
	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.		
3.8.2	<p><u>Kitchen replacement</u></p> <p><i>The existing kitchen fitout is end of life and arrangement is unsuitable.</i></p> <p>Allow to strip out and dispose of the existing kitchen fitout consisting of fitted worktops, cupboards, and pipework. The contractor is to retain and store appliances in safe location for reinstatement on completion of the works.</p> <p>Allow to supply and install new kitchen fitout 'Howdens Greenwich White' to consist of fitted worktop and wall mounted cupboards to match existing storage capacity.</p> <p>Ensure suitable space is left in fitout for reinstatement of existing appliances and cooker space.</p> <p>Contractor to submit kitchen plan to be approved by CA.</p>	Item	
3.8.3	<p><u>Kitchen decoration making good</u></p> <p><i>Decoration making good works likely required to make good any scarring from removal of existing units / fixtures.</i></p> <p>Existing tiling in good condition, can be left in situ if layout alterations are minimal and can be worked around. Existing tiling to be carefully removed and stored if layout is changed to be re-used.</p> <p>Allow to repaint previously painted parts using 'Dulux Easycare Kitchen Paint Matt Pure Brilliant White' or similar to achieve uniform finish throughout.</p>	Item	
3.8.4	<p><u>Mechanical ventilation Bathroom</u></p> <p><i>Bathroom mechanical ventilation does not appear to be effective, condensation build up, possibly due to position and age.</i></p> <p>Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.</p>	Item	
3.8.5	<p><u>Fan heater Bathroom</u></p> <p><i>Old fan heater installed in bathroom.</i></p> <p>Allow to strip and dispose of existing fan heater and towel rail.</p>	Item	

ITEM	DESCRIPTION		COST
	Supply and install new heated tower rail.		
3.8.6	<p><u>Bathroom ceiling</u></p> <p><i>Artex ceiling and chamfered coving generally worn, marks and staining.</i></p> <p>Suitably prepare surfaces. Prior to redecoration, allow to apply 'Granocryl Fungicidal Wash' to ceiling following manufactures instructions.</p> <p><i>Allow to redecorate artex ceiling and coving using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.</i></p>	Item	
3.8.7	<p><u>Bathroom walls</u></p> <p><i>Cracking / flaking finish to top window reveal beading. General wear and staining to painted finish.</i></p> <p>Allow to strip existing beading to window reveal and replace with new uPVC beading.</p> <p>Prior to redecoration, allow to apply 'Granocryl Fungicidal Wash' to ceiling following manufactures instructions.</p> <p><i>Allow to redecorate walls coving using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.</i></p>	Item	
3.8.8	<p><u>Living area walls</u></p> <p><i>Walls within living area affected by rising damp, staining to external walls.</i></p> <p>Allow to strip and dispose of existing paper lined finishes on external wall in living room area, prepare surface by removing any loose material which may interfere with adhesion. Allow time to dry.</p> <p>Apply 2 coats of 'Dulux Damp Seal White Primer & Undercoat' to external walls.</p>	Item	
3.9	3 Longras (Flat)		
	Internal	Note	N/A
3.9.1	<u>Mechanical ventilation Bathroom</u>	Item	

ITEM	DESCRIPTION		COST
	<p><i>Bathroom mechanical ventilation does not appear to be effective, condensation build up, possibly due to position and age.</i></p> <p>Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.</p>		
3.9.2	<p><u>Bathroom ceiling</u></p> <p><i>Artex ceiling and chamfered coving generally worn, staining as a result of condensation from poor ventilation.</i></p> <p>Prior to redecoration, allow to apply 'Granocryl Fungicidal Wash' or similar to ceiling following manufactures instructions.</p> <p><i>Allow to redecorate artex ceiling and coving using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.</i></p>	Item	
3.9.3	<p><u>Bathroom walls</u></p> <p><i>General wear, painted finish flaking throughout as a result of poor ventilation.</i></p> <p>Suitably prepare surfaces. Prior to redecoration, allow to apply 'Granocryl Fungicidal Wash' or similar to ceiling following manufactures instructions.</p> <p>Allow to redecorate walls coving using 'Dulux Easycare Bathroom Paint Pure Brilliant White' or similar.</p>	Item	
3.9.4	<p><u>Mechanical ventilation Kitchen</u></p> <p><i>Mechanical extract installed above door opening does not appear to be operating effectively.</i></p> <p>Allow to supply and install hood extract to achieve minimum extract rate of 30L/s.</p>	Item	
3.9.5	<p><u>Fuse board</u></p> <p><i>Old style fuse board recommend updating to meet current building regulations.</i></p> <p>Supply and install modern fuse board.</p>	Item	
3.9.6	<p><u>Window restrictors</u></p> <p><i>2nr sash windows have low cill height roughly 500mm from FFL, no restrictor installed, 1st floor level.</i></p>	Item	

ITEM	DESCRIPTION		COST
	Allow to supply and install opening restrictors to 2nr uPVC sash windows.		
3.10	4 Longras (Flat)		
	Internal	Note	N/A
3.10.1	<u>Heating additions</u> <i>Single plug in radiator heating provision in flat.</i> Allow to supply and install 1nr wall mounted electric heater within the circulation space.	Item	
3.10.2	<u>Shower sealant</u> <i>Shower sealant deteriorated in areas, allowing ingress of water.</i> Allow to strip existing sealant within shower enclosure. Allow to supply and install silicone caulking around shower base lining using 'DOW 785+ Bacteria Resistant Sanitary Silicone White' or similar for use within bathrooms with mould-resistant properties.	Item	
3.10.3	<u>Kitchen replacement</u> Allow to strip out and dispose of the existing kitchen fitout consisting of fitted worktops, cupboards, and pipework. The contractor is to retain and store appliances in safe location for reinstatement on completion of the works. Allow to supply and install new kitchen fitout 'Howdens Greenwich White' to consist of fitted worktop and wall mounted cupboards to match existing storage capacity. Contractor to submit kitchen plan to be approved by CA.	Item	
3.10.4	<u>Kitchen decoration making good</u> <i>Decoration making good works likely required to make good any scarring from removal of existing units / fixtures.</i> Existing tiling in good condition, can be left in situ if layout alterations are minimal and can be worked around. Existing tiling to be carefully removed and stored if layout is changed to be re-used.	Item	

ITEM	DESCRIPTION		COST
	Allow to repaint previously painted parts using 'Dulux Easycare Kitchen Paint Matt Pure Brilliant White' or similar to achieve uniform finish throughout.		
3.10.5	<p><u>Mechanical ventilation Kitchen</u></p> <p><i>Kitchen currently has fan extract.</i></p> <p>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.</p> <p>Ducting route is to be confirmed following replacement kitchen layout approval.</p>	Item	
3.11	5 Longras (Flat)		
	Internal	Note	N/A
3.11.1	<p><u>Kitchen door</u></p> <p><i>Kitchen door catches on operation.</i></p> <p>Allow to ease and adjust kitchen door.</p>	Item	
3.11.2	<p><u>Kitchen replacement</u></p> <p><i>Inadequate cooking layout.</i></p> <p>Allow to strip out and dispose of the existing kitchen fitout consisting of fitted worktops, cupboards, and pipework. The contractor is to retain and store appliances in safe location for reinstatement on completion of the works.</p> <p>Allow to supply and install new kitchen fitout 'Howdens Greenwich White' to consist of fitted worktop and wall mounted cupboards to match existing storage capacity.</p> <p>Contractor to submit kitchen plan to be approved by CA.</p>	Item	
3.11.3	<p><u>Kitchen decoration making good</u></p> <p><i>Decoration making good works likely required to make good any scarring from removal of existing units / fixtures.</i></p> <p>Existing tiling in good condition, can be left in situ if layout alterations are minimal and can be worked around. Existing tiling to be carefully removed and stored if layout is changed to be re-used.</p>	Item	

ITEM	DESCRIPTION		COST
	Allow to repaint previously painted parts using 'Dulux Easycare Kitchen Paint Matt Pure Brilliant White' or similar to achieve uniform finish throughout.		
3.11.4	<p><u>Plaster repairs</u></p> <p><i>High moisture in plaster around windows.</i></p> <p>Allow to hack off damp affected plaster back to walls substrate and ensure drying period.</p> <p>Allow to apply 'Dryzone' renovation plaster system or similar with salt resistant qualities. To comprise of two-layered system following manufactures instructions.</p> <p>Upon completion of curing period, allow provide smooth plaster skim coat to finish flush to surrounding levels.</p> <p>Finish surface using 'Dulux Matt' paint, colour to match existing.</p>	Item	
3.11.5	<p><u>Fire door</u></p> <p><i>Closer faulty and door not a fire door.</i></p> <p>Allow to measure the existing door and provide:</p> <ul style="list-style-type: none"> - 1nr FD30 fire door with frame/ linings - New ironmongery tested to FD30 - Rebated Intumescent Seals - Adjustable door closer - 'Fire door keep shut' signage <p>The contractor is to ensure that fire door is fitted to the manufacturer's installation instructions to achieve FD30 standard (British Standard BS 476 Part 22).</p>	Item	
3.11.6	<p><u>Bathroom replacement</u></p> <p>Allow to strip out and dispose of existing bathroom fitout.</p> <p>Allow to supply and install new bathroom fitout incorporating accessibility fixtures, 'Armitage Shanks' or similar approved by the CA.</p> <p>Fitout to include;</p> <ul style="list-style-type: none"> - Toilet - Handwash basin - Shower - Heated towel rail 	Item	

ITEM	DESCRIPTION		COST
3.11.7	<u>Windows</u> <i>Top hung windows seized.</i> Allow to ease and adjust windows replace seals and ironmongery where necessary.	Item	
4.0	Risk allowance	Provisional sum	£4,700.00
		Provisional sum	
		Total from above:	£