

## TITLE PRICED RETURN - SCHEDULE OF WORKS

Client : Environment Agency  
 Project: Boveney Lock, Lock Path, Dorney, Windsor, SL4 6QQ  
 Contract: JCT Minor Works  
 Issue Date 11/11/2021



Tender Tuesday 30th March 2021  
 Return Date

Contractor: tbc

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ITEM	DESCRIPTION OF WORKS	Unit	Item	Rate	Total
<b>A</b>	<b>PREAMBLES</b>				
<b>A1</b>	<b>ENVIRONMENT AGENCY PRIORITIES</b>				
A1.1	CARE OF THE ENVIRONMENT AND WILDLIFE: The Environment Agency is committed to the care and sustainability of the natural environment and its wildlife. It is essential that the greatest possible care be taken at all times to prevent any damage or pollution to the natural environment and its plant and animal wildlife.	-	Note	-	-
A1.2	ENVIRONMENT AGENCY SITES: Most Environment Agency Sites are located near water with working lock gates and lock staff private facilities. All contractors must liaise with the lock keeper daily and at times when crossing lock gates is necessary and will be directed to work safely and within appropriate timescales	-	Note	-	-
A1.3	PUBLIC ACCESS: Some lock sites have public footpaths across the lock gates and the island sites and the EA are committed to ensuring this access is retained safely throughout the works. It is the contractors responsibility to ensure that all works, including deliveries and transport of materials and equipment to and from site is undertaken in a safe and considerate way limiting risks to the their staff, the general public, EA staff and river users.	-	Note	-	-
A1.4	<p>ENVIRONMENT AGENCY'S CORE HEALTH AND SAFETY VALUES ARE:</p> <p>All of us have the right to remain healthy and injury free at work. We are all vital to improving health and safety and we will:</p> <ul style="list-style-type: none"> <li>· work to prevent all injuries and occupational illnesses</li> <li>· all be responsible for health and safety</li> <li>· always check and learn from what we are doing</li> <li>· challenge and respond to challenge</li> </ul> <p>Remember health and safety is a way of life both at home and at work.</p> <p>"Constructing a better environment" applies to all works to residential properties. In all instances the principal contractor and contractor's performance will be expected to meet or exceed the minimum standards required under the appropriate legislation.</p>	-	Note	-	-

A1.5

## COMPETANCE AND TRAINING:

The Environment Agency has very specific competence and training requirements as detailed in "Safety is Paramount constructing a better environment". The PC must ensure these are adhered to:

- All operatives must hold a current CSCS card
- All supervisors must hold a current SMSTS or SSSTS or CSCS Gold Card
- Specific and relevant current qualifications must be held by those undertaking such tasks as erecting and checking scaffolding (CISRS) and scaffold towers (PASMA) or operating MEWP (IPAF)
- Full access scaffolding must be erected by a NASC registered scaffolding company and must be tagged prior to use and regularly inspected

- Note - -

<b>A2</b>		<b>GENERALLY</b>			
A2.1	Where proprietary items are specified within this Works section and the preceding section, they must be installed in strict accordance with the manufacturer's recommendations and instructions.	-	Note	-	-
A2.2	All proprietary items are to be installed by contractors approved by the supplier and the Contract Administrator.	-	Note	-	-
A2.3	All provisional sums, provisional quantities and PC Sums are to be directed by the Contract Administrator.	-	Note	-	-
A2.4	The siting of builders skips shall be agreed prior to commencement of works and the Contractor must obtain a licence for any skips deposited on the public highway and to conform to all conditions contained therein. Skips are to be removed from site promptly when full and replaced and provided with a secured cover at all times	-	Note	-	-
A2.5	The siting of contractor's plant and stored materials within the boundaries of the premises are to be agreed with the Contract Administrator.	-	Note	-	-
A2.6	Note: Before tendering, the contractor should examine the drawings and specification documents visible in Appendix to this schedule of works document, visit the site, check all measurements and dimensions and ascertain all local conditions and restrictions, accessibility, the full extent and nature of the work, the supply and conditions affecting labour and the execution of the contract generally. No claims arising from failure to do so will be considered.	-	Note	-	-

A3	THE SITE/PARTICULARS OF THE WORK		Note		
A3.1	DESCRIPTION OF THE WORK: The work comprises the internal redecoration and minor upgrades of the lock keepers house at Boveney Lock. The works include the replacement of floor coverings and full redecoration, including some upgrading to insulation in skellings and the removal of a wall to the kitchen as detailed in the Scope of the Works	-	Note	-	-
A3.2	LOCATION: Boveney Lock House is located on an island site accessed via a long narrow track. The main lock is located to the front of the property with access across the lock gates. An additional fish run with a bridge over or steps down and up provides access to the Lock House which stands within its own private garden enclosed by low timber fencing separating it from the river and additional land on the island which provides access to moorings and camping facilities which are open for public bookings. The main river with weir runs to the rear of the property. The property is vacant for the duration of the contract	-	Note	-	-
A3.3	TIMESCALE FOR COMPLETION OF THE WORKS: The works will be started on site Date to be arranged - Suggested 2 weeks after the acceptance of the tender and the Construction Phase Plan The works will be completed during a 5 week period	-	Note	-	-
A3.4	EMPLOYER: The Environment Agency, Estates Department, Kings Meadow House, Kings Meadow Road, Reading, RG1 8DQ	-	Note	-	-
A3.5	CONTRACT ADMINISTRATOR: (hereinafter referred abbreviated as CA): Mrs P J Salbany, Environment Agency based at Kings Meadow House Mob 07425 620502 (SECONDARY POINT OF CONTACT: Mrs Kathryn Forster, Environment Agency Mob 07795 883547	-	Note	-	-
A3.6	EA PERSONELLE RESPONSIBLE FOR THE LOCK SITE: Miss Georgia Wilson Mob - to be provided once contract awarded	-	Note	-	-

A3.7	EXISTING MAINS/SERVICES: Identify, protect, uphold and maintain any existing services, live drainage, ducts, water, electric, oil and other mains resources found during the carrying out of the Works. If any are damaged reinstate them before leaving site. Be liable for an indemnify The EA against any expense, liability or loss, claim or proceedings provided always that the damage is due to any negligence, omission or default of the Contractor's workpeople or sub-contractors	-	Note	-	-
A3.8	A HEALTH & SAFETY FILE for the site is not available - however information will be passed to the contractor as part of this tender package including; EA SHEW CoP, Pre-Construction Information including Asbestos Survey, Drawings including Site Plan, Existing Ground and First Floor Plans, Structural Engineers Report including details of the wall to be removed	-	Note	-	-
A3.9	RESTRICTION OF WORKING HOURS: Normal working hours will be 8am - 5.00pm, Monday to Friday - any working outside these hours must be agreed in advance with the CA Contractors are to report to the Lock Keeper daily upon arrival and departure	-	Note	-	-
A3.10	ACCESS TO THE SITE FOR THE WORKS: The road across the common is narrow with limited passing places there are residential properties both sides and the contractor is responsible for ensuring suitable delivery vehicles are provided when bringing materials and equipment to site. Access roads are not to be blocked at any time as access for emergency vehicles is required 24/7	-	Note	-	-
A3.11	PARKING: Contractors and Employees vehicles - there is limited space for parking vehicles and limited turning space. Parking for 2no. Contractor Vans is permitted any additional vehicles or deliveries to be managed with the lock keeper and agreed arrangements with the CA prior to commencement Space to be maintained for emergency vehicles 24/7	-	Note	-	-

A3.12	SITE FACILITIES/SITE ACCOMMODATION - The house with its services and facilities are available for use throughout the contract period. There is also a single external WC within the building that can be utilised by the contractor. The kitchen can be used as a contractors mess area during the works	-	Note	-	-
A3.13	SECURITY: Hording, Fences and Gates: There is no public footpath across this island site and the garden is private - however there is access to other areas of the island by members of the public who are making use of mooring and camping facilities. Public access is also permitted within the lock area for boat users and within the fish run for small craft. It is the Contractors responsibility to keep the works secure and separate from members of the public and other personelle on site.	-	Note	-	-
A3.13	SMOKING/VAPING: Not permitted on site	-	Note	-	-
A3.14	NOISE: The use of radios or other audio equipment is not permitted	-	Note	-	-
A3.15	SITE WASTE MANAGEMENT: The contractor is to separate out construction waste where possible and ensure that all opportunities to reuse and recycle site waste. Making use of a licenced waste carrier that carries out recycling of waste material is essential to this project to manage finite resources and prevent waste and a Waste Transfer Note will be required for all waste removed from site. Burning of waste materials is not permitted on site at any time The contractor must take all reasonable precautions to prevent pollution The use of pesticides is not permitted The site is on a septic tank and as such no waste material is to be flushed down sinks, WCs or drains especially with regards to painting, all brushes are to be cleaned in contractors buckets and any cleaners and thinners are to be taken off site and not discarded down the drains or anywhere else on site	-	Note	-	-
A3.16	DEFECTS IN EXISTING CONSTRUCTION: Report to the CA without delay with possible solutions and prices for rectification where possible	-	Note	-	-
A3.17	HOT WORKS: Hot works are not permitted without the prior approval of the CA and the issue of a Hot Works Permit	-	Note	-	-
A3.18	NAME BOARDS/ADVERTISEMENTS: Contractors name boards or advertisements will not be permitted except with the prior approval of the CA	-	Note	-	-

A4		CONTRACT: JCT MINOR WORKS AGREEMENT			
A4.1	The contract to be used is the JCT Minor Works Contract.	-	Note	-	-
A4.2	DATE OF COMMENCEMENT OF THE WORKS: To be agreed	-	Note	-	-
A4.3	LIQUIDATED DAMAGES: Do not apply	-	Note	-	-
A4.4	RECTIFICATION PERIOD: 6 months	-	Note	-	-
A4.5	PERCENTAGE OF THE VALUE OF THE WORKS: 95%	-	Note	-	-
A4.6	SUPPLY OF DOCUMENTATION: 3 months	-	Note	-	-
A4.7	CONTRACTORS INSURANCE: Public Liability of £5,000,000.00 The contractor is to arrange Developers Contingency Insurance (Clause 21.2.1) in joint names Before starting works on site the Contractor is to submit documentary evidence of the insurances required by the contract	-	Note	-	-



<b>B PRELIMINARIES</b>				
B1.1	Allow for all necessary preliminaries, plant, machinery, scaffolding and attendance, in order to comply with the proceeding and foregoing sections.	£	1	Item
B1.2	CDM REGULATIONS: Allow for acting as Principle Contractor under CDM regulations, including Health and Safety in line with attached EA SHEW CoP. Include for all H&S Signage, fencing, fire extinguishers, notifications, safety plans and provide information for safety files. The contractor will need to provide details of their proposed working methods at the time of tender to ensure that they have fully considered these requirements. These will be assessed by the project team including the Client, Contract Administrator and CDM Coordinator as part of the overall selection procedure.	£	1	Item
B1.3	PROJECT MANAGER - The contractor is to provide a suitably qualified and experience Project Manager and/or Site Foreman as necessary to manage the works throughout the project - With the minimum qualification of Gold CSCS Card, CITB Site Supervision Safety Training Scheme (SSSTS) Certificate or Equivalent (evidence to be provided)	£	1	Item
B1.4	REPORTING: The Contractor is to allow for regular weekly reporting of progress including any issues to the CA in the form of face to face or virtual meetings. The contractor must inform the CA of any issue as they arise to ensure they can be dealt with quickly and not cause delay to the works. Should there be any time when the CA cannot be contacted the contractor must manage the works so that progress can be maintained in alternative locations of the site	£	1	Item
B1.5	WORKING AT HEIGHT: The contractor is to provide safe and suitable means of working at height where required and in accordance with CDM best practice.	£	1	Item
B1.6	SITE ACCESS: The contractor is to provide safe and suitable access for site operatives and materials. This will include passage across the lock gates, bridges and fish runs to the island site - this could be by hand or by boat but it will be the contractor who must arrange and manage this alongside the direction of the lock keeper. Life jackets will be necessary when working close to water - this includes deliveries to and from the site across the lock gates and within 2m of the waters edge	£	1	Item

B1.7	SECURITY OF THE BUILDING: The contractor is responsible for ensuring the building is kept secure, wind and watertight at all times. Any damage caused to the building as a result of insufficient security, wind and weatherproofing measures during these works must be immediately remedied at the contractors cost.	£	1	Item
B1.8	SEPARATION OF THE WORKS: The Contractor is to include for the provision of warning barriers around the works, including areas used for storage of materials during the course of the contract, inclusive of warning notices and safety tape/bollards etc.	£	1	Item
B1.9	COORDINATION OF THE WORKS: Allow to arrange, coordinate and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work on site.	£	1	Item
B1.10	The contractor must provide product guarentees and site H&S plan at end of works, including opperating and maintenance manuals for any newly installed products and materials	£	1	Item
B1.11	The contractor is to provide progress photos of insulation upgrades to the pitched ceilings and floor insulation for future EPC survey and inspection	£	1	Item
B1.12	CLEANING: The site is to be kept tidy throughtout the building process and waste must be regularly cleared from site and not permitted to build up to excessive levels.	£	1	Item
B1.13	FINAL CLEAN: Prior to handover the contractor must allow for a Complete Builders Clean including all internal surfaces and internal glazing.	£	1	Item

**CARRY FORWARD TO SECTION D (Summary Page)**

<b>C SCHEDULE OF WORKS</b>					
C0.1	Please note that existing plan drawings have been included in Appendix C of this tender document. Proposed Drawings in relation to the removal of the kitchen wall are included within the Structural Engineers Report Appendix D. Drawings are to scale when printed at A3 however it is the Contractors responsibility to ensure dimentions are checked on site prior to the submission of any prices	-	Note	-	-
C0.2	The Contractor must, when pricing this Schedule of Works, take into consideration the requirements within all sections of this specifiation and the attached Appendicies of this tender document. Failure to do so will be at the risk of the Contractor.	-	Note	-	-
C0.3	Not withstanding the conditions set out in the 'National Building Specification' guidelines and the 'Standard Method of Measurement' 7th Edition. The Contractor's general cost items are to be priced in accordance with the 'RICS New Rules of Measurement' volume 2, 1st edition, (RICS:NRM-2 v1).	-	Note	-	-
<b>C1 DEMOLITION AND STRIP OUT WORKS</b>					
C1.0	The Contractor is to review the asbestos refurbishment survey which is included within the PCI Document and can be found in Appendix B of this tender document. Please note Asbestos lino and paper backing to the ground floor kitchen, lobby and pantry and the Asbestos containing vinyl tiles to the hallway will have already been removed prior to this contract being let.	-	Note	-	-
C1.1	Allow to carefully strip out all remaining floor coverings that cannot be re-used prior to the laying of new LVT throughout; this should including threshold strips, underlays and carpet grippers. Clear all debris from site.  Allow for inspection of any remaining hardboard - if condition is acceptable protect and retain prior to the installation of new vinyl floor finish, if not the contractor is to take a decision whether this requires replacement prior to re-fitting the LVT and price accordingly.	£	1	Item	
C1.2	Provide the necessary protection to the kitchen and bathroom fittings during any stripping out works including the dishwasher and the fridge freezer - these fittings are to be retained	£	1	Item	

C1.3	Allow to remove the single kitchen wall cupboard on the internal masonry party wall between the kitchen and rear lobby and pantry. and clear from site	£	1	Item
C1.4	Allow to remove all wallpaper from walls and clear from site. Allow to wash down all walls with sugar soap and/or dilute bleach solution or alternative anti-fungal wash to remove adhesive residue and black mould growth	£	1	Item
C1.5	Allow to hack-off all areas of loose, blown and damaged plaster within the property - mainly on the ground floor in areas as detailed in Structural Engineer Report (Appendix D with proposed floor plans). With some minor areas in Bedroom 1 Identify any further areas of blown plaster once the wall paper has been removed and bring to the attention of the CA and allow for inspection of additional areas by CA to agree any further scope	£	1	Item
C1.6	Allow to carefully take down masonry wall between Kitchen and Rear Lobby and pantry including shelving in pantry and clear all debris from site. Refer to Ridge Survey Report April 2019 with Structural Engineers Report in Appendix D	£	1	Item
C1.7	Allow to remove wallpaper to fitted cupboard in bathroom at end of bath prior to re-painting and clear from site	£	1	Item

C2 PREPARATION AND REPAIR				
C2.1	Allow to make good plaster finish to kitchen ceiling where wall has been removed and provide new plaster skim finish to whole of kitchen ceiling. Finish ready to receive painted finish. Allow to make good any cracking to walls following the removal of the masonry partition prior to redecoration	£	1	Item
C2.3	Allow to make good internal floor finish where partition removed between kitchen and rear lobby using levelling screed and prepare floor flush ready to receive new vinyl floor finish	£	1	Item
C2.4	Allow to lift floor boards to 2 external corners of bedroom 1 either side of jettied window and fill completely this section of the floor void with 200mm of non-compacted Rockwool insulation between joists that provide the jetty over GF level to prevent future cold bridging. Ensure insulation is packed up against external walls and joists and that no air gaps remain. Provide timber nogging between joists in line with inner face of external wall within floor void to enclose jetty area and ensure insulation has something to finish against.  Ensure photographs are taken to show level of insulation being installed to provide evidence of upgrade for EPC inspector - photographs to be forwarded to EA upon completion	£	1	Item
C2.5	Allow to make good all areas where blown plaster removed with 1 no. base coat and 1 no. skim coat of gypsum plaster finished flush ready to receive painted finish	£	1	Item
C2.6	Allow to fill all areas of minor cracking to plastered walls and ceiling prior to decoration. Rake out cracks to 3mm minimum or sound base and remove all loose material. Fill as required with suitable fine finishing filler and allow to dry and prepare to smooth finish ready to receive painted finish	£	1	Item
C2.7	Allow to cut back visible expanded foam fill to below front door internally and make good with cover strip in timber or Upvc as required	£	1	Item
C2.8	Allow to provide T&G softwood timber boards to landing side of half height partition at top of staircase to hide timber studwork and prepare ready to receive decoration	£	1	Item

C2.9	<p>Following removal of all wallpaper and all loose material to the pitched ceilings allow to supply and fix wood fibre insulation to all areas of pitched ceilings using Schneider Room 140 T&amp;G 40mm wood fibre board in strict accordance with manufacturers recommendations.</p> <p>Measure and cut boards to fit all areas of pitched ceilings including angled cuts to fit flush against adjacent vertical walls and horizontal ceilings.</p> <p>Dampen surface of ceiling and apply Iso-vit E-cork adhesive mortar using a 10mm notched trowel to ensure even coat</p> <p>Push room 140 wood fibre boards into the Iso-Vit adhesive mortar - drill and fix 2 anchors with large plastic washers into the middle of each board to hold in position - work from base up with staggered joints</p> <p>Allow to dry for 1 day prior to plastering</p> <p>Fix additional screws with engineered washers to each corner and 2 additional fixings to long sides and 1 to short sides (minimum)</p> <p>Provide a plaster finish in strict accordance with manufacturers recommendations using 9mm of lime hemp plaster applied in 2 layers while still wet with strengthening mesh fixed between coats as detailed in manufacturers recommendations and leave to dry and brush to provide key</p> <p>When fully dry apply 1 no. 3mm finishing coat using Superfine finish coat as detailed in manufacturers recommendations and finish smooth with trowel or sponge ready to receive Clay paint finish.</p> <p>See Ty-Mawr Data Sheet for installation - <a href="https://drive.google.com/file/d/1-xlHLEyM1lO7Sgl5i-zDXutQb_-r2F7d/view">https://drive.google.com/file/d/1-xlHLEyM1lO7Sgl5i-zDXutQb_-r2F7d/view</a></p> <p>Ensure photographs are taken throughout the process of each room to show level of insulation being installed to provide evidence of upgrade for EPC inspector - photographs to be forwarded to CA at end of contract as photographic evidence annotated to show what was done.</p>	£	1	Item
C2.10	Allow to prepare all new and unpainted timber with knotting treatment prior to painting with primer/undercoat ready to receive new painted finish	£	1	Item
C2.11	Allow to prepare and clean down all skirtings with anti-fungal wash, remove all areas of loose and flaking paint finish and fill where necessary to provide smooth and level surface ready to receive decorated finish	£	1	Item
C2.12	Allow to prepare all new areas of gypsum plaster to ground floor walls and kitchen ceiling with 2no. mist coats and 1no. full coats of emulsion paint	£	1	Item

C2.13	Allow to prepare all areas of new lime plaster with suitable breathable waterbased paint finish such as Earthborne clay paint or similar alternative (not standard emulsion)	£	1	Item
C2.14	Prepare all suspended timber floors with hardboard or plywood as appropriate ready to receive luxury vinyl tile or laminate floor finish throughout	£	1	Item
C2.15	Allow to provide new latex levelling screed to solid concrete floors prior to receiving vinyl tile or laminate floor finish	£	1	Item
C2.16	Allow to adjust bottoms of doors to ensure they do not rub on new floor finishes	£	1	Item
C2.17	Allow to rub down and prepare all areas of previously painted timber prior to full redecoration - remove all flaking paint, and prepare surface to ensure smooth finish ready to receive full redecoration including staircase (including central area where previously unpainted)	£	1	Item
C2.18	Overhaul existing door handles and latches to internal doors and leave in full working order	£	1	Item
C2.19	Repair existing downpipe to the back elevation that has been cut off 1m above ground level and extend to ground level with a shoe to direct water away from the building and towards the garden - allow to cut a channel in the existing concrete path and provide an Aco drain with cover to take water to garden area. Ensure water discharging from newly extended downpipe runs into drainage channel and not over concrete path (prevent slip hazard in icy conditions)	£	1	Item

<b>C3</b>	<b>KITCHEN</b>			
C3.1	Allow to overhaul all drawers and cupboards to existing kitchen to ensure they open and close adequately providing new matching handles as necessary. Leave kitchen in good functioning condition	£	1	Item
C3.2	Allow to remove cooker hood and clear from site to corner of kitchen and make good plaster finish to wall ready to receive decoration	£	1	Item
C3.3	Carefully remove blown white ceramic tiles to horizontal window sills and set aside tiles to use for making good other areas	£	1	Item
C3.4	Allow to supply softwood window boards to both kitchen windows and prepare ready to receive decoration	£	1	Item
<b>C4</b>	<b>BATHROOM</b>			
C4.1	Allow to decorate bathroom throughout (including existing previously unpainted bath panel)	£	1	Item
C4.2	Allow to supply and fit new shower screen to existing bath			
<b>C5</b>	<b>FLOORING</b>			
C5.1	Allow to level all floors prior to fitting LVT flooring throughout property - allow to adjust doors where required to ensure sufficient 5mm gap under each door to prevent rubbing on new floor finish	£	1	Item
C5.2	Supply and install Polyfloor Expona Commercial Wood PUR (or similar to be approved by CA as alternative) throughout ground floor and first floor colour and detailing at junction with top step of stairs to be agreed prior to fixing	£	1	Item
<b>C6</b>	<b>DECORATION - DECORATE THROUGHOUT</b>			
C6.1	The contractors internal redecoration costs are to include removal of isolated redundant fixings, making good any cracks, fixing holes and areas of damage prior to redecoration.	£	1	Item
C6.2	Prior to decorating, allow to protect surfaces, floor finishes and all fixtures and fittings, allow to loosen light fittings, switches sockets and the like prior to decoration	£	1	Item



C6.3	Allow to prepare all walls and ceilings where mould growth has been washed off and redecorate with Dulux Trade Mouldshield Fungicidal Matt paint in line with the manufacturers guidelines - colour to be brilliant white	£	1	Item
C6.4	Allow all areas of newly finished plaster to be allowed to dry out completely prior to redecoration.	£	1	Item
C6.5	Allow to decorate all new lime plaster to pitched ceilings with suitable breathable clay paint such as Earthborne paint or suitable alternative - apply in strict accordance with manufacturers recommendations - colour to be brilliant white and continue application onto main ceilings to obtain uniform finish to ceilings	£	1	Item
C6.6	Allow to decorate all previously painted walls and ground floor ceilings with 2 full coats of Dulux Trade Matt Emulsion paint finish in brilliant white	£	1	Item
C6.7	Allow to decorate all previously painted timber with 1no. undercoat and 2 no. full coats of Dulux satin wood pure brilliant white paint finish applied in strict accordance with manufacturers recommendations (including whole staircase - centre of treads and risers may not have been previously painted therefore provide 2no. coats of undercoat primer prior to full decoration)	£	1	Item
C6.8	Allow to decorate all previously unpainted internal timber doors with to 2 no. primer/undercoat, 2no. top coat of Dulux satin wood brilliant white paint finish. Apply in strict accordance with manufacturers recommendations.	£	1	Item
C6.9	Allow to provide additional 1no. coats of Dulux Trade satin wood paint in pure brilliant white with pumice aggregate added to provide non-slip finish to front of treads and around nosings minimum of 50mm of front of each tread. Trial to be undertaken for CA approval prior to full application. Regal Trade Paint Pumice aggregate (or equivalent) to be added to paint in the following proportions : 1 litre can Pumice : 5 litres paint. Mix very thoroughly with paddle mixer and apply with roller to prevent pumice from clumping.	£	1	Item
C6.10	Repair and make good concrete skirtings to ground floor with suitable filler prior to decoration – use brilliant white satin paint suitable for concrete and to match finish of timber – 1no. coat of Dulux anti-fungal undercoat paint and 2 no. full coats - in strict accordance with manufacturers recommendations	£	1	Item

**C7 ELECTRICS: To be undertaken by EA Term Contractor Prior to construction works commencing**

**C8 HEATING: To be undertaken by EA Term Contractor prior to construction works commencing**

**Sub-Total £**

**CARRY FORWARD TO SECTION D (Summary Page) £**

**D Summary Page****B -Preliminaries****C - Schedule of Works**

C1 - Demolition and Stripping out Works

C2 - Preparation and Repair

C3 - Kitchen

C4 - Bathroom

C5 - Flooring

C6 Decoration

**SUB-TOTAL****CONTINGENCY SUM 10%****GRAND TOTAL**



















































