

**Schedule of Works**

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| **Ennor Close, Old Town** |
| **External Works package**  |

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| **Client:** | Council of the Isles of Scilly | **Site Address:** | Ennor Close, Old Town, St Mary’s, Isles of Scilly |
| **Contract Administrator:** | Currie & Brown  | **Contractor:** | To be confirmed |
| **C&B Ref:** | 4101280-100 | **Issue date:** | 25.09.2020 |

| **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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| 1.
 | **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. |  |  |

| ITEM | **DESCRIPTION** |  | **COST** |
| --- | --- | --- | --- |
|  | **SECTION 3 – SCHEDULE OF WORKS** |  |  |
| 3.1 | **Rationale behind the works**This schedule of works comprise of planned maintenance works for Ennor Close, derived from the stock condition survey and recent follow up inspections of council owned, residential buildings. The works package involves making properties safe as well as required routine maintenance works. | Note |  |
| 3.2 | **1 Ennor Close**  |  |  |
| 3.2.1 | Wall tie investigation *Horizontal cracking at high level on the corner (rear elevation following round to the gable elevation). Indication of wall tie corrosion.* Allow to locate wall ties and carefully hack off localised render and remove blocks to enable an assessment to be made upon the condition of wall ties. Allow to investigate in 2nr locations. Assessment to be made by the CA.Upon result of wall tie investigation proceed with remedial cost option A or B.  | Item |  |
| 3.2.1A | Wall tie remedial works - **Cost A***Wall ties in serviceable condition*Allow to reinstate removed blocks and make good previously rendered surface finishes. Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand).Allow to prepare wall surfaces ensuring they are suitably clean, dry, and free from anything that may interfere with adhesion of new finishes.  | Item |  |
| 3.2.1B | Wall tie remedial works - **Cost B***Wall ties corroded; replacement required.*Allow to hack off render back to block substrate. locate wall ties and remove blocks to enable defective wall ties to be replaced. Supply and install ‘Type 2 Stainless steel wall ties’. Allow to make good block and render finish. Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand). | Provisional Sum | **£2,000** |
| 3.2.2 | Crack repairs*Cracking noted in several locations on external rendered walls allowing ingress of water.* 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 10l/m of crack repairs for pricing purposes. | Item |  |
| 3.2.3 | Concrete sill repairs*Some cracking to 2nr concrete windowsills.*CA to confirm location prior to commencement. Allow to fill cracks using an epoxy, lightweight filler.Provisionally allow for repairs on 2nr windowsills for pricing purposes.  | Item |  |
| 3.2.4 | External wall redecorationsAllow to redecorate smooth rendered, external wall finishes in accordance with the redecoration specification within clauses **3.18 – 3.18.8**Colour to match existing. | Item |  |
| 3.3 | **3 Ennor Close** |  |  |
| 3.3.1 | Driveway works*Driveway worn away resulting in protruding manhole covers & flaunching, creating tripping hazard. Driveway shared with 4 Ennor Close.*Resurfacing works to be undertaken in conjunction with 4 Ennor Close.Allow to prepare works location by removing spoil / vegetation and stripping surface down to suitable sub-base. Install new tarmac finish driveway. Ensure new installation is laid with a smooth even finish using a roller.Design to be submitted for approval by the CA. | Contractor Design Item |  |
| 3.3.2 | External wall redecorationsAllow to redecorate smooth rendered, external wall finishes in accordance with the redecoration specification within clauses **3.18 – 3.18.8**Colour to match existing. | Item |  |
| 3.4 | **4 Ennor Close** |  |  |
| 3.4.1 | Chimney works*Chimney flashing lifting & split, some cracking to rendered surface. Disused by tenant.*Allow to cost for remedial works option A and B.  | N/A | N/A |
| 3.4.1A | Chimney works – **Cost A***Replace lead flashing, fill crack, and provide cowling to opening to prevent water ingress.* 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 external redecorations.Allow to remove and dispose of existing flashing around chimney. Supply and install new code 4 lead flashing around chimney stack detail. Allow to supply and install cowling to chimney stack to prevent water ingress. | Cost option |  |
| 3.4.1B | Chimney works – **Cost B***Deconstruct chimney (Would require planning).* Allow to decommission fireplace. Allow to deconstruct chimney below roof covering.Allow to make good interlocking concrete tile roof covering to match existing construction. Contractor is to ensure that adequate weather protection is provided for the duration of works to prevent ingress into the building. Contractor to dispose of all trade waste.  | Cost option |  |
| 3.4.2 | Rusted beading replacement*Beading to opening reveals and gable edges are rusting and staining the surface finish, expansion is causing cracking to render.* Allow to hack off localised render to reveal defective beads, strip, and dispose. Install new stainless-steel beads into base layer and re-render works to previously exposed surfaces. Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand).Beading product in accordance with BSEN 10088-2 grade 1.4301.Provisionally allow for 38l/m for pricing purposes. | Item |  |
| 3.4.3 | Crack repairs*Cracking noted in several locations on external rendered walls allowing ingress of water.* 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 re-decoration works.Provisionally allow for 10l/m of crack repairs. | Item |  |
| 3.4.4 | External wall redecorationsAllow to redecorate smooth rendered, external wall finishes in accordance with the redecoration specification within clauses **3.18 – 3.18.8**Colour to match existing. | Item |  |
| 3.4.5 | uPVC window head trim repairs*A uPVC window head trim has dropped on ground level on the front elevation allowing an ingress of water.* Allow to strip and dispose of defective sealant which is pulling away on 1nr window on ground floor level. Reseal head trim using ‘DOW 791 Weatherproofing Silicone Sealant White’ or similar in accordance with manufacturer’s instructions.  | Item |  |
| 3.4.6 | Garage removal*Prefabricated garage in poor state. Rusting steel structure, door dropped (unable to open) and leaking roof. Partial corrugated assumed asbestos roof.*Allow to carefully deconstruct garage and dispose.Provisional dimensions for pricing purposes: 5470 x 2600mmAllow to supply and install new timber panelled fencing to create new boundary separation from the deconstruction of garage.  | Item |  |
| 3.5 | **5 Ennor Close** |  |  |
| 3.5.1 | Rusted beading replacement*Beading to opening reveals and gable edges are rusting and staining the surface finish, expansion is causing cracking to render.* Allow to hack off localised render to reveal defective beads, strip, and dispose. Install new stainless-steel beads into base layer and re-render works to previously exposed surfaces. Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand).Beading product in accordance with BSEN 10088-2 grade 1.4301.Provisionally allow for 38l/m for pricing purposes. | Item |  |
| 3.5.2 | Crack repairs*Cracking noted in several locations on external rendered walls allowing ingress of water.* 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 re-decoration works.Provisionally allow for 10l/m of crack repairs. | Item |  |
| 3.5.3 | External wall redecorationsAllow to redecorate smooth rendered, external wall finishes in accordance with the redecoration specification within clauses **3.18 – 3.18.8**Colour to match existing. | Item |  |
| 3.6 | **Ennor Close Flats Communal** |  |  |
| 3.6.1 | Cracking investigation*Extensive cracking gable end and minor cracking on east elevation.*Allow to remove panel from external wall to determine the make-up and assess the condition of various elements. Provisionally allow for repairs works should timber structural elements be subject to damages resulting from the ingress of water. Timbers to be assessed by structural engineer.  | Item |  |
| 3.6.1A | Provisional sum of £500.00 for repairs once exposed. | Provisional Sum | **£500.00** |
| 3.6.2 | External wall redecorationsAllow to redecorate smooth rendered, external wall finishes in accordance with the redecoration specification within clauses **3.18 – 3.18.8**Colour to match existing. | Item |  |
| 3.6.3 | Timber cladding*Timbers requires treating to prolong working life.*Allow to treat cladding boards on front and rear elevations using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional area for pricing purposes: 18m² | Item |  |
| 3.6.4 | Matting to tiled step*External tiled step at building entrance becomes slippery when wet.*Allow to supply and install external grade, non-slip rubber matting with integrated drainage holes to the tiled step entrance route into the building. Provisional dimensions for pricing: 750 x 1000mm | Item |  |
| 3.7 | **15 Ennor Close** |  |  |
| 3.7.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.7.2 | Felt covering replacement on Lower flat roof*Bitumen felt roof is lifting towards end of life.*Allow to remove and dispose of existing bitumen felt flat roof covering to the lower roof section. Allow to supply and install a complete GRP roofing system to achieve a minimum 25-year Waterproofing Guarantee. Works to include build-up of waterproof layers and adaption/replacement of abutment flashings. To be in accordance with manufacturers specification. Contractor is to ensure that adequate weather protection is provided for the duration of works to prevent ingress into the building. Once access is available and the deck is exposed, the contractor is to inform the CA to allow an inspection to be made of the existing decks condition. Existing structure to be assessed for rot and strength and treated / repaired / strengthened as required. A provisional sum has been allocated for this. Provisional area for pricing purposes: 9m² | Item |  |
| 3.7.3 | Timber facias on lower flat roof*Timber facias are towards end of life.*Replacement planned for year 5. Allow to cost option A and B. | N/A | N/A |
| 3.7.3A | Timber facias on lower flat roof – **Cost A***Treat / stain timber facias to prolong service life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.7.3B | Timber facias on lower flat roof – **Cost B***Replace timber facias.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.7.4 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.7.5 | uPVC External door handles*Door handles on the 2nr external uPVC doors require overhaul.* Allow to service 2nr door handles.  | Item |  |
| 3.8 | **17 Ennor Close** |  |  |
| 3.8.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.8.2 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.9 | **19 Ennor Close** |  |  |
| 3.9.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.9.2 | Felt covering replacement on Lower flat roof*Bitumen felt roof is lifting towards end of life.*Allow to remove and dispose of existing bitumen felt flat roof covering to the lower roof section. Allow to supply and install a complete GRP roofing system to achieve a minimum 25-year Waterproofing Guarantee. Works to include build-up of waterproof layers and adaption/replacement of abutment flashings. To be in accordance with manufacturers specification. Contractor is to ensure that adequate weather protection is provided for the duration of works to prevent ingress into the building. Once access is available and the deck is exposed, the contractor is to inform the CA to allow an inspection to be made of the existing decks condition. Existing structure to be assessed for rot and strength and treated / repaired / strengthened as required. A provisional sum has been allocated for this. Provisional area for pricing purposes: 9m² | Item |  |
| 3.9.3 | Timber facias on lower flat roof*Timber facias are end of life.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Item |  |
| 3.9.4 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.9.4 | Shed removal*Timber shed poor condition, unsafe.*Allow to dismantle, remove, and dispose of existing defective shed.  | Item |  |
| 3.9.5 | Decking*Unlevel and decaying.*Allow to dismantle and dispose of decking. | Item |  |
| 3.9.6 | Back-fill firepit*Fire pit within garden creating trip/fall hazard.*Allow to back-fill pit and grass seed.  | Item |  |
| 3.10 | **20 Ennor Close** |  |  |
| 3.10.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.10.2 | Felt covering replacement on Lower flat roof*Bitumen felt roof is lifting, towards end of life.*Allow to remove and dispose of existing bitumen felt flat roof covering to the lower roof section. Allow to supply and install a complete GRP roofing system to achieve a minimum 25-year Waterproofing Guarantee. Works to include build-up of waterproof layers and adaption/replacement of abutment flashings. To be in accordance with manufacturers specification. Contractor is to ensure that adequate weather protection is provided for the duration of works to prevent ingress into the building. Once access is available and the deck is exposed, the contractor is to inform the CA to allow an inspection to be made of the existing decks condition. Existing structure to be assessed for rot and strength and treated / repaired / strengthened as required. A provisional sum has been allocated for this.Provisional area for pricing purposes: 9m² | Item |  |
| 3.10.3 | Timber facias on lower flat roof*Timber facias are end of life.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Item |  |
| 3.10.4 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.11 | **21 Ennor Close** |  |  |
| 3.11.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.11.2 | Timber facias on lower flat roof*Timber facias are towards end of life.*Replacement planned for year 5. Allow to cost option A and B | N/A | N/A |
| 3.11.2A | Timber facias on lower flat roof – **Cost A***Treat / stain timber facias to prolong service life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.11.2B | Timber facias on lower flat roof – **Cost B***Replace timber facias.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.11.3 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.12 | **22 Ennor Close** |  |  |
| 3.12.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.12.2 | Timber facias on lower flat roof*Timber facias are towards end of life.*Replacement planned for year 5. Allow to cost option A and B | N/A | N/A |
| 3.12.2A | Timber facias on lower flat roof – **Cost A***Treat / stain timber facias to prolong service life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.12.2B | Timber facias on lower flat roof – **Cost B***Replace timber facias.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.12.3 | Crack repairs*Cracking on rough cast rendered gable wall allowing ingress of water.* Allow to rake out rake out cracks and fill using ‘No Nonsense All-Weather Sealant’ or similar clear sealants.Provisional length for pricing purposes: 10l/m | Item |  |
| 3.12.4 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.12.5 | RWG missing end cap*Guttering on lower roof section missing end cap.*Allow to supply and install 1nr end cap to the lower roof section guttering.  | Item |  |
| 3.12.6 | Re-fix timber gate*Timber gate has demounted from fixing post in the rear garden.*Allow to re-fix timber gate to existing timber post structure using suitable fixing method.  | Item |  |
| 3.13 | **23 Ennor Close** |  |  |
| 3.13.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.13.2 | Timber facias on lower flat roof*Timber facias are towards end of life.*Replacement planned for year 5. Allow to cost option A and B | N/A | N/A |
| 3.13.2A | Timber facias on lower flat roof – **Cost A***Treat / stain timber facias to prolong service life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.13.1B | Timber facias on lower flat roof – **Cost B***Replace timber facias.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.13.3 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.14 | **25 Ennor Close** |  |  |
| 3.14.1 | Lead flashing replacement*Lead flashing is lifting below uPVC windowsills on both front and rear elevations. Appears sun damaged and friable.* Allow to strip and remove existing lead work.Allow to supply and install new lead to windowsill details on front and rear elevations. Lead to meet BS EN 12588, Grade 4. Provisionally allow for 15l/m. | Item |  |
| 3.14.2 | Timber facias on lower flat roof*Timber facias are towards end of life.*Replacement planned for year 5. Allow to cost option A and B | N/A | N/A |
| 3.14.2A | Timber facias on lower flat roof – **Cost A***Treat / stain timber facias to prolong service life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.14.2B | Timber facias on lower flat roof – **Cost B***Replace timber facias.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.14.3 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.15 | **27 Ennor Close** |  |  |
| 3.15.1 | uPVC Entrance door*Entrance door has issue with closing latch, security issue.*Allow to service 1nr entrance door closing latch. | Item |  |
| 3.15.2 | Timber cladding*Timbers requires treating to prolong working life.*Allow to treat cladding boards on front and rear elevations using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional area for pricing purposes: 15m² | Item |  |
| 3.15.3 | Timber facia on lower roof section*Timbers requires treating to prolong working life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Item |  |
| 3.15.4 | External wall redecorationsAllow to redecorate smooth rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.16 | **32 Ennor Close** |  |  |
| 3.16.1 | Timber facias on lower flat roof*Timber facias are towards end of life.*Replacement planned for year 5. Allow to cost option A and B | N/A | N/A |
| 3.16.1A | Timber facias on lower flat roof – **Cost A***Treat / stain timber facias to prolong service life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.16.1B | Timber facias on lower flat roof – **Cost B***Replace timber facias.*Allow to remove and dispose of existing timber facias and supply and install new to match existing.Provisional length for pricing purposes: 6l/m | Cost option |  |
| 3.16.2 | External wall redecorationsAllow to redecorate roughcast rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.17 | **34 Ennor Close** |  |  |
| 3.17.1 | Re-Render*Render finish is spalling with number of historic crack repairs which have reopened allowing ingress of water. Decorative finish is generally soiled with dirt build up and lichen.*Allow to ‘hammer test’ and carefully remove all blown and defective render on all elevations and dispose off site. Contractor is to report findings to CA prior carrying out remedial works. Allow to prepare wall surfaces ensuring they are suitably clean, dry, and free from anything that may interfere with adhesion of new render.Allow to apply new smooth render finish using a mix of 1:1:6 (cement: lime: sand). Layer requirement dependant upon result of hammer test. Provisionally allow for 2 coats. Works to include chimney stack (on party wall). | Item |  |
| 3.17.2 | External wall redecorationsAllow to redecorate smooth rendered, external wall finishes in accordance with redecoration specification within clause **3.18 – 3.18.8**Colour TBC. | Item |  |
| 3.17.3 | Timber cladding*Timber cladding on front elevation worn, some split boards and weathered. Condition on front elevation worse than rear.* Allow for localised panel replacement.Allow to treat timber cladding using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional area for pricing purposes: 25m² | Item |  |
| 3.17.4 | Timber facia on lower roof section*Weathered. Treat / stain to prolong service life.*Allow to treat facias using ‘No Nonsense Wood Treatment Dark Brown’ or similar. Provisional length for pricing purposes: 6l/m | Item |  |
| 3.17.5 | Lower flat roof section leak investigation*Internal leak to the lobby area likely from lower flat roof abutment detail with main wall.*While access is provided for re-render. CA to enable intrusive investigation required using high level access.Provisionally allow to price for abutment remedial, flashing / tanking works to provide further waterproofing. | Provisional sum | **£500.00** |
| 3.17.6 | Boundary block wall*The boundary block wall has been dislodged subject to heave ground movement likely caused by the walls proximity to tree roots.* Allow to cost remedial works option A and B. | N/A | N/A |
| 3.17.6A | Boundary block wall – **Option A***Patch repairs, resetting blockwork and replacing defective fencing panels.*Allow to carefully remove displaced blocks and clean mortar perp and bed joints. Safely store blocks for re-use. Allow to remove and dispose of defective timber panelled fencing.Allow to cut back overgrown vegetation spilling over boundary line. Allow to supply and install new timber panelled fencing to match existing detail (closing off roughly 1.5m above block wall). Allow to re-lay blocks using a 4:1 mortar mix (sand: cement).Provisionally allow to replace 15l/m of timber panelled fencing for pricing purposes. Provisionally allow to reset 10m² of blockwork for pricing purposes.  | Cost option |  |
| 3.17.6B | Boundary block wall – **Option B***Dismantle block wall, provide new timber fencing built upon concrete plinths.*Allow to dismantle and dispose of block wall roughly 15l/m at 4 courses. Allow to dismantle and dispose of timber panelled fencing roughly 15l/m. Allow to supply and install new timber panelled fencing built upon concrete plinths. Fencing height to match existing.  | Cost option |  |
| 3.18 | External Redecoration Works *Redecoration works to external walls***NOTE:** To be priced within individual properties | N/A | N/A |
| 3.18.1 | 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 |
| 3.18.2 | 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 |
| 3.18.3 | 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 |
| 3.18.4 | 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 |
| 3.18.5 | 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 |
| 3.18.6 | 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 |
| 3.18.7 | 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 |
| 3.18.8 | 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 |
| 4.0 | **Risk allowance**  | Provisional sum | **£4,700.00** |
| 4.1 | Flat roof deck repairs on 3nr roofs - If upon investigation timber decking / structure has been subject to any detrimental water damage.  | Provisional sum | **£2,000.00** |
|  | **Total from above:** | **£** |