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TITLE PRICED RETURN - SCHEDULE OF WORKS

Client :	**Environment Agency**
Project:	**Grafton Lock House - Damp Works**
Address:	**Grafton Lock House, Grafton, Nr Letchlade, OX18 2RY**
Contract:	**Minor Works**
Issue Date:	**8th August 2024**
Tender Return Date	**Monday 16th September 2024**
Start Date:	**14th October 2024 (Provisional)**
Duration:	**9 - 10 Weeks (Provisonal)**
Contractor:	**TBC**

Contents list

ITEM	DESCRIPTION OF WORKS	Unit	Item	Rate	Total
A	**PREAMBLES**				
A1	**ENVIRONMENT AGENCY PRIORITIES**				
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	ENVIRONMENT AGENCYS CORE HEALTH AND SAFETY VALUES ARE: 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: · work to prevent all injuries and occupational illnesses · all be responsible for health and safety · always check and learn from what we are doing · challenge and respond to challenge Remember health and safety is a way of life both at home and at work. "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	-	Note	-
A1.5	COMPETANCE AND TRAINING: TheEnvironment 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	-
A2	**GENERALLY**			
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 make a full site visit, examine the drawings, specification documents visible in Appendix to this schedule of works document, 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. The contractor will be responsible for contacting the owners of the Swan Public House to arrange use of their car park for any deliveries - it may be possible to park here up until 11am in order to make deliveries and clear rubbish from site making use of trollies across the weir bridge	-	Note	-
A3	**THE SITE/PARTICULARS OF THE WORK**			

A3.1	DESCRIPTION OF THE WORK: The work comprises the rectification of the rising damp within the ground floor of the property. This has become increasingly worse during the wet winter months and since December 2023, when it was inspected by Graham Stone of Stonehouse; a damp proofing specialist who works in traditional/historic buildings. Water levels were extremely high for most of winter and into spring causing flooding around the property (and possibly the sub-floor areas) As such rising damp can now be seen in the internal walls and has affected areas which were previously dry in December 2023. Further investigation is required to ascertain where the damp has affected the walls and the timber floors where there are a number of soft spots beneath the carpet. The works include fully damp proofing all the solid walls of the ground floor to ensure a continuous DPC, the replacement of the 2 remaining suspended timber floors to the dining room and living room with concrete to include insulation to comply with current building regulation requirements, making good of the surface fininshes and decoration following the works and reinstatement. Works to follow - ASHP and EWI and external decorations (following the end of nesting season)	-	Note	-
A3.2	LOCATION: Grafton Lock is located on the bank side of the River Thames and access is via a narrow track. Parking is avaialable on the hardstanding area around the lock and at the back of the garden just off the access track. The lock keeper and his wife currently live on site but will be temporarily housed during these works. The house stands within its own privave garden enclosed by hedgerows and fences	-	Note	-
A3.3	TIMESCALE FOR COMPLETION OF THE WORKS: Ideally the works will commence during late summer 2024 and continue into the early autumn prior to the winter rain and the liklihood of flooding. Date to be arranged - Late August early September 2024 Suggested 2 weeks after the acceptance of the tender and the Construction Phase Plan The works will be completed during an 8-12 week period (dependent on drying times)	-	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: The lock keeper Lee Grice and his line manager Heidi Fielding Mobile Contact - 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 (Safety Health Environment & Wellbeing Code of Practice), Pre-Contruction Information including Asbestos Survey, Drawings including Site Plan, Existing Ground and First Floor Plans & Services	-	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 approach to the access track is via small lanes with limited passing places. The access track is narrow and approx 800m with limited passing places there is limited space for turning at the bottom of the track with parking for 2 vans. 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 for other residents and river users.	-	Note	-

A3.11	PARKING: Contractors and Employees vehicles - there is parking for 2 vans on the hardstanding adjacent to the house. Turning space is limited.	-	Note	-
A3.12	SITE WELFARE FACILITIES/SITE ACCOMMODATION - The lock keepers mess facilties can be used as a welfare for contractors on site and provide a small space for rest, preparing food and drink - hot water is provided. These facilities are availbale for use throughout the contract if required but are shared with the lock keeper and must be kept clean and tidy and will be used by the lock keeper and other EA staff.	-	Note	-
A3.13	SECURITY: Hording, Fences and Gates: There is public access on the lock side and tow path to the front of the house and the garden is private. The lock area is used by boaters, walkers and other river users. 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 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. If a skip is required it is the contractors responsibility to arrange the delivery and removal of this and it must be located witihin the garden parking space off the access track - it is recommended that this is kept covered and the EA will take no responsibility for it being used by other members of the public. 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 and/or biocides 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. All waste material will need to be carried across the lock gates, bridge and footpath safely and taken away in contractors vans - or if a skip is required then it is the contractors responsibility to obtain the necessary permits from the highways authority or local authority - please note this will be remote from the site and on the public highway and must therefore be provided with a secure lid	-	Note	-
A3.16	DEFECTS IN EXISTING CONSTRUCTION: Report to the CA without delay with possible solutions and prices for rectification where possible. Once the dry lining/plasterboard has been removed from the external walls any areas of damp or damage must be investigated, brought to the attention of the CA and rectified prior to the installation of any internal wall fittings.	-	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 which the contractor is to self manage The use of compression joints must be used prior to the need for hot works and this must be highlighted in the RAMS and PCC and discussed with the CA and PD	-	Note	-
A3.18	NAME BOARDS/ADVERTISMENTS: Contractors name boards or advertisments will **not** be permitted except with the prior approval of the CA	-	Note	-
A4	**CONTRACT: JCT MINOR WORKS AGREEMENT**			
A4.1	MINOR WORKS AGREEMENT: JCT Agreement For Minor Works with Contractors Design 2016	-	Note	-
A4.2	DATE OF COMMENCEMENT OF THE WORKS: To be agreed	-	Note	-
A4.3	LIQUIDATED DAMAGES: £250/week	-	Note	-
A4.4	RECTIFICATION PERIOD: 12 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: Employers liability and Public Liability of £5,000,000.00 for single claim and suitable levels of insurance to cover the Insurance of the works, Employers Liabilty and Professional Indemnity Insurance to a suitable level to include design elements. Before starting works on site the Contractor is to submit documentary evidence of the insurances required		-	Note	-
	Sub-Contractors - There are no named or domestic sub-contractors included in this Tender. The EA has previously met with 2 no. sub-contractors to obtain prices for some specialist sections of the works which include the Damp Proofing and the Air Source Heat Pump. The Contractor is to take on design responsibilities for these 2 portions of work under Clause 42. It is the contractors choice whether they use the same organisations the EA have already approached and take them on as sub-contractors or appoint their own suitable specialist sub-contractors. **Air Source Heat Pump** - EA Framework Contractor - Heppelthwaites Green Solutions who have already installed a number of ASHP systems in lock houses **Damp Proofing Solution** - Stonehouse Property Care - Graham Stone visited site to initially inspect the rising damp issue and has provided a specification for partial works - however since the time he was on site in November 2023 the damp has more severe and a full inspection and re-design is required Previous quotes from these 2 contractors can be provided if required		-	Note	-
	Clause 42 - Contractors Design Portion The EA require the Contractor to include for Contractors Design for 2 specific areas of work:- **1 Damp Proofing** The EA require a long term solution to the damp in this house that provides a barrier in the walls to prevent future rising damp in this property. The house is suffering from rising damp and an initial partial investigation and proposed works was provided by Stonehouse Property Care in November 2023. Since then there has been extensive flooding in the area over winter and high water table levels around the house. The damp was worse over the winter and spring of 2024 with more areas affected by rising damp and more severely. The inspection at the time was limited due to tenants belongings and floor finishes. The EA require the Contractor to undertake a full inspection, following the full opening up of the floors, by a suitably qualified and experienced specialist in Damp in Buildings and Damp Proofing with suitable experience in Older more Historic buildings. The requirement of the Contractors Design is to specify, install a full damp proofing solution to the house which works with the existing parts of the building and the new concrete floors to the living room and dining room with the damp proof membrane which is likely to push more water from the floor area up into the walls. The works are to be provided with a full insurnace backed guarantee for a minimum of 10 years. (To discuss - additional insulation to the inner face of external walls in living room and dining room if this is suitable to be fixed ontop of the new damp proofing system - very dependednt of drying times - but can be included in proposals) **2 Air Source Heat Pump** The EA require a sustainable heating system in this house to reduce the reliance on oil and reduce improve the EPC and have been installing ASHP's at a number of lock houses. The design and installation of the Haat Pump system is to include the upgrading of the existing heating system with new radiators larger diameter pipes on main runs upgraded and appropriately sized radiators for the heat loss of the building and underfloor heating within the living room and dining room where the floors are to be replaced. The heat pump must be fixed to the external wall of the property in an approved location on brackets to lift it off the floor. The EA have strict rules regarding electrical work and may require this to be checked or undertaken by their own Electrical Framework Contractor should a contractor other than Heppelthwaites be appointed.		-	Note	-

B PRELIMINARIES/GENERAL CONDITIONS
ENVIRONMENT AGENCY PROPERTIES

B1.1	Allow for all necessary preliminaries, plant, machinery, scaffolding where required and attendance, in order to comply with the proceeding and foregoing sections. Any scaffolding erected must fall within the guidelines of NASC basic scaffolding design in line with BS EN 12811-1. And must be erected by operatives who are CISRS qualified and certified (Construtuion Industru Scaffolders Record Scheme). At all times during erection and dismantling there must be at least 1no. scaffolder on site at all times with CISRS Scaffolder Tube & Fit membership. All mobile or tower access scaffolding must be erected by a PASMA certified opperator	£	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 Principal Designer/CDM Advisor as part of the overall selection procedure. The Contractor will need to provide evidence of Health and Safety Qualifications and Experience in line with the requirements of The CDM Regulations 2015 - this will include the following:- CDM Awareness accredited training (e.g. UKATA) and be current within the previous 12 months, Working at Height, Manual Handling, Asbestos Awareness, First Aid (minimum Emergency First Sid (EFA) 1 day course (First Aid at Work-FAW-would be preferable depending on risk), Where works involve breaking ground training in using a CAT & Genny and PAS128 training will also be required	£	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 SSSTS, CSCS Gold Card. Where any management of sub-contractors is required SMSTS qualification (or equivalent e.g IOSH Managing Safely in Construction) Evidence will be requested during tender analysis and must be provided prior to any appointment	£	1	Item	-
B1.4	REPORTING: The Contactor 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 arrise 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	-
	BUILDING REGULATIONS APPROVAL - The contractor is responsible for applying for and obtaining the necessary Building Control Approval for all building works undertaken as part of these improvement works either through the Local Authority or an Approved Inspector. This will include all works where Building Regulation Approval Applies including and not excluding the following:- Concrete Floor Structure (at all necessary stages) All additional Insulation Damp Proofing Heating System Any other works where the Building Regulations Apply and where sign off is required	£	1	Item	-
B1.5	PHOTOGRAPHS - The contractor is responsible for taking and providing as evidence all photographs relating to the installation of insulation and other works relating to the progress of each stage of construction of the work prior to covering up - these must be shared with the CA throughout the works prior to being covered up and be included in the H&S file at the end of the project	£	1	Item	-
B1.6	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. Any use of scaffolding must be risk assessed and included in the Pre-Construction documentation for approval by the PD and CA before works start. All scaffolding contractors appointed must be NASC Registered or equivalent	£	1	Item	-
B1.7	SITE ACCESS: The contractor is to provide safe and suitable access for site operatives and materials. This will include a Site Traffic Managment Plan which must include details on deliveries and storage of materials. Safe passage across the lock gates to the island site must also be included - 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	-
B1.8	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	-
B1.9	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	-

B1.10	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	-	
B1.11	GUARENTEES & WARRENTIES - 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	-	
B1.13	CLEANING: The site is to be kept tidy througout the building process and waste must be regularly cleared from site and not permitted to build up to excessive levels.	£	1	Item	-	
B1.14	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)	£		**Total**		**£0.00**
C	**SCHEDULE OF WORKS**					
C0.1	Please note that existing plan drawings have been included in Appendix C of this tender document. 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	-	-
C.1	**DEMOLITION AND STRIP OUT WORKS**					
C1.1	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 no Asbestos has been identified in the refurbishment survey. The Asbestos Floor Tiles to the kitchen and utility space were removed during the recent void refurbishment project completed in 2022. However, should the contractor identify anything that he considers suspected to include Asbestos work must stop in the location and the EA must be contacted immediately.		-	Note	-	-
C1.2	Box out and provide plastic screen to doorway between kitchen and living room to prevent access during the works and prevent dust	£	1	Item		
C1.3	Provide plastic screen to stairwell separating working area from first floor to prevent damage and dust from entering the first floor	£	1	Item		
C1.4	Provide protection to the stair carpet and the balustrading to the staircase to prevent damage during the works	£	1	Item		
C1.5	Provide protection to all bathroom fixtures and fittings and to floor fininsh within bathroom	£	1	Item		
C1.6	Carefully remove the carpet floor covering to the hall, dining room and living room, including all underlay and gripper strips and store on site for re-fitting following the completion of the works.	£	1	Item		
C1.7	Carefully remove the internal doors separating the hallway from the livingroom, dining room and bathroom - mark up to denote locations and carefully store on site for re-fixing	£	1	Item		
C1.8	Carefully remove the door to the cupboard in the bathroom and the door to the understairs cupboard and store on site for re-fixing	£	1	Item		

C1.9	Carefully remove the architrave to both sides of all door openings where the doors have been removed and to the living room side of the kitchen door opening. All architrave sections to be marked up and stored on site for re-fitting following completion of the works	£	1	Item
C1.10	Remove the boxing out in the dining room to the side of the fire place and open up the void behind this section of ducting - allow for inspection by CA	£	1	Item
C1.11	Temporarily remove the wood burning stove in the living room with care and store on site for re-fitting following the completion of the works - ensure that the flue liner and register plate are held in position by temporary supports once the stove chimney has been removed to ensure the liner is kept in position and doesn't drop down once the stove chimney has been removed from beneath	£	1	Item
C1.12	Remove the skirting boards to living room, dining room and hallway and clear from site	£	1	Item
C1.13	Lift up floor boards within the living room and dining room and clear from site	£	1	Item
C1.14	Remove timber thresholds between living room and dining rooms into hallway and clear from site - inspect threshold to kitchen doorway and discuss with CA and Damp proofing specialist - if required remove with care without damaging floor finish to kitchen area	£	1	Item
C1.15	Carefully lift the hearth stones/tiles to the fireplaces withing the living room and dining room, label and store on site for re-fitting following the completion of the new concrete floor slab	£	1	Item
C1.16	Allow to carefully remove the floor joists from the living room and dining room and clear from site - make good any holes in the external walls using salvaged clay bricks as required and mortar (cement:sand mix ratio - 1:5)	£	1	Item
C1.17	Inspect existing floor slab/hearth to fireplaces - break out any solid concrete structure within the fire place recess to ensure the new floor slab and DPM extends into each fire place recess to provide complete floor fininsh with continuous DPM and insulation. Ensure that the level of the floor finish within both hearth areas to accommodate the reinstatement of the hearth stone/slate to ensure that the finish level of this is 50mm higher than the surrounding finished screed level and extends forward of the face of the fire place by minimum 225mm and on each side by 150mm in line with Building Regulations Approved Document J and HEATAS Regulations as required to accommodate the wood burner	£	1	Item
C1.18	*Hack off plaster to solid walls in original ground floor property (excluding the kitchen extension) This must include external walls and internal partition walls up to a height of 1200/1500mm (TBC by damp proofing contractor following inspection and completion of contractors design portion)* *Clear all debris from site* ***NB** - Only price this section if it has not been included in the Contractors Design Portion Section C.2.4*	£	1	Item
C1.19	Allow to carefully remove the concrete skirtings to the bathroom (on the party wall with the living room) taking care not to damage the bathroom wall tiles or floor covering. Remove any other areas of concrete skirting within the dining room, living room, or hallway and clear from site (prior to completion ensure this is in line with Contractors Design Portion relating to Damp proofing Works)	£	1	Item
C1.20	Prior to works ensure electrical supply to all sockets is turned off and locked off in distribution board and provide protection to all socket boxes from dust and damp plaster. Take this opportunity to provide trunking to fix back against the wall any existing surface mounted cables and plaster over during the making good works.	£	1	Item
C1.21	Drain down heating system, Remove radiators, old oil boler and Hot Water Cylinder if redundant and cap off pipework in preparation for installation of underfloor heating system within dining room and living room once new floors have been installated and new radiators throughout rest of house sized appropriately and included as part of the Contractors Design Portion for the Air Source Heat Pump installation	£	1	Item

CARRY FORWARD TO SECTION D (Summary Page) **£0.00**

C.2 CONTRACTORS DESIGN PORTION AND SUPPLY & INSTALLATION THERE-OF

C.2.1	**1 - DAMP PROOFING** **Survey and Inspection** Before starting any Damp Proofing work carry out a full inspection and survey and submit a full report with recommendations. The Inspection is to be carried out by a suitably qualified and expperienced Damp Proofing Specialist with experience in historic buildings (Graham Stone of Stone House Property Care or suitable alternative) **Purpose**: To thoroughly assess the extent of damp within the ground floor or the original house (excluding the kitchen extension) and confirm the presence and extent of damp within the ground floor and masonry walls. Provide recommendations on the suitability of walls for treatment.	£	1	Item		
C.2.2	**NB** at this stage and prior to opening up and inspection by damp proof specialist, the bathroom walls are to be retained as their tiled finish is preventing damp from coming through. Previous inspection suggested the need for removal of the bathroom skirtings and the injection of a damp proof course at low level to be sufficient to control damp in these areas	-	-	Note	-	
C.2.3	**Survey Report to include the following**:- **Extent of rising damp**: Determine using methods recommended in the Property Care Association (PCA) 'Code of practice for the investigation and control of dampness in buildings', 4 'Inspections' **Proposals**: Submit a full report with drawings, details and full recommendations to eradicate and control all damp in masonry walls of ground floor including within the chimney breasts and bay window. Provide a full Specification, Schedule of Works (with installation requirements) including a list of materials to be used. NB - The installation is to be from the inside of the property and not to incude external drilling of the stonework. **Associated Work**: Include all work required to ensure a full, carefully considered and recorded rectification solution suitable for the age and type of the property is provided. Include in the report all associated works required, the damp proofing solution and any associated plastering that forms part of the damp proofing system **Fungal or beetle attack:** Report occurrences **Limitations**: Identify areas where a full survey could not be carried out **Other information**: Include within this report the liklihood of additional moisture being pushed up into the walls following the installation of new concrete floors with damp proof	-	-	Note	-	
C.2.4	**Damp Proofing and Associated Work**: Allow a Provisional Sum of **£8000.00** for the installation of the damp proofing system as designed by Specialist appointed by Contractor and all associated work **Work Shown to be necessary by the survey**: Include all Damp Proofing and Associated Works required within the building prior to the damp proofing and all plastering and fininshing associated with the damp proofing system. Include to link any proposed dpc and damp proofing solution with the elements of the existing structure and the new concrete floors to the dining room and living room. Include the junction details at adjoining thresholds and dpm's. **Before dpc Installation**: Include in report what internal finishes require removal prior to damp proofing works	£	PC	Item	-	**£8,000.00**
C.2.5	**Guarantee** **Type**: Provide an Insured protection for the damp proofing system and associated works. Administered by an independent insurance protection company. Guarantee period from completion of installation (minimum): 10 years **Documentation**: Provide certificates/ guarantees at completion of installation.	-	-	Note	-	
C.2.6	**2 - AIR SOURCE HEAT PUMP, HOT WATER & HEATING SYSTEM (Including Underfloor heating and radiators) - DESIGN AND INSTALLATION INCLUDING ALL ASSOCIATED WORKS** **Description -** Design and Install a new Air Source Heat Pump system including, carrying out a Heat Loss Calculation, the provision drawings and caluclations, Test and Commission the system, provide instruction and support to the Client and cover the works by a guarantee for the first year including free call outs should there be an issue with performance. Manufacture Warrantees for the heat pump must be provided for a minimum of 10 years. The heating system must provide the necessary domestic hot water and space heating for the whole property based on the Heat Loss Calculation, using a combination of radiators and underfloor heating (dining room and living room), Include for the installation of the pipework for the underfloor heating, any upgrades to the existing pipe runs, new radiators with sufficient emmision at the lower temperatures to suite the property based on the heat loss calculatio. **The Contractor must be MCS Certified and Registered (Microgeneration Certification Scheme) and a Competant Person under Building Regulations and to provide all necessary Certification and Warrantees at the completion of the project including the Building Regulation Sign Off**	£	1	Item		
C.2.7	**Heat Loss Calculation**: Carry out a Heat Loss Survey of the whole building, as refurbished with the upgraded levels of insulation to the floors, pitched ceilings and walls, and use this to calculate the sizes and output for all radiators in each room	£	1	Item		

C.2.8	**System**: Make use of the existing radiator locations, upgrading emmitters as required. Make use of existing flow and return pipe runs - upgrading the diameter of runs where required to ensure sufficient flow at lower temperatures	-	-	Note	-
C.2.9	**Distribution**: Weather compensated system with thermostatic radiator valves, separate means of programming heating and hot water and mobile thermostat	-	-	Note	-
C.2.10	**Heat Source**: Air Source Heat Pump; air-to-water using a combination of radiators and underfloor heating	-	-	Note	-
C.2.11	**System Performance**: Complete the design and detailing of the heating system in accordance with current industry standards. **Standards**: Design in accordance with: CIBSE AM11, Design underfloor heating in accordance with BSRIA Guide BG 4/2011 for Water based underfloor heating to living room and dining room, BS EN 1264-1, BS EN 1264-2, BS EN 1264-3, BS EN 1264-4 and BS EN 1264-5 give guidance on the design of water-based, surface-embedded heating systems; this is the industry-established design standard for wet systems	-	-	Note	-
C.2.12	**Proposals**: Proposed submissions to include drawings (showing equipment positions and pipeline routes and sizes), technical information, calculations and manufacturer's literature	-	-	Note	-
C.2.13	**Basic Design Temperatures**: As detailed in Heat Loss Calculation or as follows: **Room Temperatures**: Design the system to provide the following temperatures for the specified ventilation rates: Living room & Dining Room: temperature 20° for 1.5 air changes per hour, Bedrooms: temperature 18° degrees for 1 air change per house, halls and landings: temperature 18° degrees for 1.5 air changes per hour, kitchen: temperature 18° degrees for 2 air changes per hour, External WC: temperature 16° degrees for 2 air changes per hour **External Temperature**: -5° **Submittals**: Submit heat loss calculations for each room using BS EN 12831-1. Based on construction following completion of all upgrading works	-	-	Note	-
C.2.14	**Thermostatic Radiator Control Valves** **Description**: Used in conjunction with main thermostat, provide Thermostatic radiator control valves on each radiator **Standard**: To BS EN 215 and capable of providing isolation **Manufacturer**: ISO - 9001 & 14001 Certified **Product reference**: ISO - 9001 &14001 Certified	-	-	Note	-
C.2.15	**Underfloor Heating** - Design underfloor heating system for living room and dining room to work alongside the radiator system for the all other areas of the existing house (as upgraded to work at the lower flow temperature). The heating systm must be designed to work best with the new floor structure and pipes all clipped in place to either screed boards or direct clip system (design layout to be provided). All pipework to be tested prior to covering up. The heat output design must be based on the heat los calculation and a design schedule and drawings provided. **Manifold -** the size and location of the manifold for the underfloor heating is to be includedin the underfloor heating design specification and locations agreed prior to installation **Manufacturer**: Contractor to include recommendations and suggestions within design based on environment and situation within this specific building; ISO - 9001 & 14001 Certified **Product Reference**: ISO - 9001 & 14001 Certified **Accessories**: ISO - 9001 & 14001 Certified **Testing**: In accordance with BSRIA Guide BG 4/2011 and in accordance with BS EN 1264-4	-	-	Note	-
C.2.16	**Insulation to pipelines to control heat loss**: Ensure all pipes delivering heating and hot water under floors and within voids are insulated to prevent heat loss. All external pipework to be insulated as detailed in Approved Document L1A and L1 B **Material**: pre-formed, flexible, closed cell **Thickness:** As space allows within voids (use the best suited to location - without cutting out joists to include insulation)	-	-	Note	-

C.2.17	**Radiators**: Design radiator heat output and sizes based on heat loss for each room To BS EN 442-1 and -2 **Type**: Double-panel double convector or triple - heat loss for each room will determine sizes - contractor to provide room by room radiator schedule including sizes and locations which must be approved by the EA Project Manager prior to works commencing **Manufacturer**: StelRad Green Series (use Green Rad options where sizing is appropriate for heat loss calculations for individual rooms) **Output**: To provide design temperatures as appropriate for heat loss of each room **Sizes**: As suitable to room sizes and heat output and where possible using Green Series radiators - submit Radiator Schedule and drawing detailing location and any additional radiators required and proposed sizes and locations **Connections**: Submit proposals **Material**: Recycled steel where possibleFinish: **White** stove enamelled	-	-	Note	-
C.2.18	**Hot Water Programmer** - Provide fixed programmer for hot water suitable for use with the Heat Pump manufacturer and to contractors design and located within agreed location, to BS EN 60730-1 and BS EN IEC 60730-2-7. BEAB-approved **Manufacturer**: Contractor to submit proposals as part of design **Product reference**: Contractor to submit proposals as part of design **Features**: Digital display, seven-day, 24-hour, three on/ off switchings each day	-	-	Note	-
C.2.19	**Space Heating Programmer**: Provide mobile programmer with in built thermostat for space heating **Standards**: Programmer with thermostat to BS EN 60730-1, BS EN IEC 60730-2-7 and -2-9. BEAB-approved - for space heating. **Manufacturer**: Honneywell **Product reference**: T4R Programmer and mobile thermostat **Features**: Digital display, seven-day, 24-hour, three on/ off switchings each day	-	-	Note	-
C.2.20	**Air to Water Heat Pumps**: Contractor to design Heat Pump System to provide sufficient Hot Water and Space Heating to the house in line with the Heat Loss Calculations. **Standards**: Safety and environmental: To BS EN 378-1 and -2 Test requirements: To BS EN 14511-2, -3 and -4 Electrical safety: To BS EN 60335-2-40 Submit proposals **Manufacturer**: Contractor to submit design solution including manufacturer. Certified to ISO - 9001 and ISO 14001 Standards **Installation of Heat Pumps Generally**: **Standards**: To BS EN 378-3 and BS EN 378-4 **Fixing of equipment, components and accessories**: Fix securely to external wall of house in location to be agreed on site on suitable supports/brackets with antivibration pads and raised off the ground by minimum 600mm **External units**: Protect from high winds. Prevent snow from blocking air flow **Access**: Provide for inspection and servicing of heat pumps and ancillary equipment **Refrigerant lines**: Short and straight **Location of outdoor unit**: Away from windows and adjacent buildings or walls and connected to drainage system to prevent ice collecting following defrost cycles	-	-	Note	-
C.2.21	**Hot Water Cylinder**: Design for heating system to include for Hot Water Cylinder to provide sufficient hot water as detailed in the heat loss calculation. Hot Water Cylinder to be designed to fit in existing cupboard with any associated pressure vessels and controls to be located appropriately in line with the space within the property. Contractor to provide drawings to show positioning of each part of the ASHP system including the Hot Water Cylinder prior to approval of design. Cylinder to be provided with connection for immersion to be used with a Solar-I- Boost which will be installed by a solar contractor at a later date. Standard: Hot Water Cylinder to be of a standard that is provided with a expected life of 15 years and a warrantee a minimum 5 years Legionella cycle to be included in Heat Pump Design	-	-	Note	-

C.2.22	**Testing on Completion**: To BS EN 14336 **Preparation**: Provide corrosion inhibitor and biocide to reduce or eliminate electrolytic, oxidation and acidic corrosion and prevent formation of lime deposits **Leak testing**: Start boiler and run the system until parts are at normal operating temperatures and then allow to cool to cold condition for a period of three hours **Pressure testing**: For systems fed directly from the mains and systems downstream of a booster pump: At both hot and cold conditions, joints, fittings and components must be free from leaks and signs of physical distress when tested for at least one hour when applying a test pressure equal to 1.5 times the maximum pressure that the installation or relevant part is designed to be subjected to in operation For systems fed from storage: At both hot and cold conditions, joints, fittings and components must be free from leaks and signs of physical distress when tested for at least one hour when applying a test pressure equal to the pressure produced when the storage cistern is filled to its normal maximum operating level For inaccessible or buried pipelines: At both hot and cold conditions, joints, fittings and components must be free from leaks and signs of physical distress when tested for at least one hour when carrying out hydraulic pressure testing to twice the working pressure	-	-	Note	-
C.2.23	**Commissioning**: Check and adjust operation of equipment, controls and safety devices Check operation of outlets for satisfactory rate of flow and temperature	-	-	Note	-
C.2.24	**Documentation - Manufacturers' operating and maintenance instructions**: O&M manuals to be provided for all installations and face to face instruction of specific heating system to be provided to client and tenant - this is to include the setting up the system with the tenant to optimise the controls as required **System operating and maintenance instructions**: Submit for the system as a whole giving optimum settings for controls. Provide simple easy to use instruction chart fixed to the wall adjacent to the controls to show the tenant how to turn on/off, alter programme, report fault, identify fault, understand controls and how to get the best out of the system **Record drawings**: Submit drawings showing the location of circuits and operating controls	-	-	Note	-
	CARRY FORWARD TO SECTION D (Summary Page)				**£8,000.00**
C.3	**PREPARATION AND REPAIR**				
C.3.1	Remove all wall paper to all internal walls within living room and dining room above level where plaster has been removed and wash down with sugar soap to remove all traces of glue and paper ready to receive painted fininsh following completion of the works	£	1	Item	
C.3.2	Allow to repair and prepare the walls following the installation of the Damp Proofing System ready to receive decorative fininsh - make good and fill all areas where new plaster adhoins existing plaster and ensure a smooth level surface with no evidence of replastering prior to decoration	£	1	Item	
C.3.3	Measure depth of existing floor void within dining room and living room and calculate the depth of infill or excavation required to accommodate completed depth of new concrete floor structure including **Contractor Designed screed and under floor heating pipe system** to ensure finished level of screed lines through with existing concrete floor fininsh in adjoining hallway and kitchen. (as specified following Contractors Design Portion) Allow to either excavate or build up the level as required to ensure the finished floor level can be achieved. If necessary level off the ground level within the floor void and compact down with a wacker plate prior to constructing the floor	£	1	Item	
C.3.4	Allow to carefully lift and roll back carpet in front bedroom and investigate soft spots (adjacent window and in walkway approx 1m from entranct to bedroom) Allow to check the floor for any other soft springy areas and inspect and make good with necessary new noggings and or boards to ensure solid floor base prior to re-laying carpet	£	1	Item	
	CARRY FORWARD TO SECTION D (Summary Page)				**£0.00**
C.4	**CONCRETE FLOOR**				
C.4.1	Supply and install the necessary volume of Type 2 hardcore (or non-contaminated reclaimed concrete rubble) to provide a minimum 150mm depth sub-base to floor structure. Hardcore base to be well compact with wacker plate. Should the floor void be deeper then allow for additional hardcore to bring levels up as required. Maximum depth of each layer of hardcore sub-base to be 300mm and each layer to be well compacted with wacker plate prior to additional levels being added	£	1	Item	
C.4.2	Provide minimum 25mm sand blinding over hardcore base prior to laying DPM	£	1	Item	

C.4.3	Supply and Lay 1200-gauge polythene Damp Proof Membrane over the floor and ensure all joints are lapped and sealed and taped as required. The DPM is to be turned and lapped up the walls a minimum of 100mm above the floor structure and is to be cut off to the specified level as required by the damp proofing consultant following the completion of the works as required by the Contractor Design of the damp proofing. Allow to marry in the new DPM with any newly injected DPC to create a complete barrier against moisture penetration. The DMP is to lap and adjoin with the Damp Proofing system to the walls as detailed in the specification provided by the Damp Proofing Specialist	£	1	Item	
C.4.4	Marry and seal the new DPM within the living room and dining room areas to the adjoining DPM in the adjoining floors to the kitchen and hallway - ensure these DPM's are sealed at this junction within all doorways - in line with the Damp Proofing Specialist recommendations	£	1	Item	
C.4.5	Provide 150mm poured concrete floor to each room over existing hardcore base to be ST2 mix in accordance with BS8500 – extend concrete floor structure into thesholds to abutt the adjoining existing concrete floor structure within the hall and kitchen to ensure complete floor structure with all gaps sealed in accordance with the damp proofing specification	£	1	Item	
C.4.6	Allow the concrete floor to air dry for 2 weeks. Once fully dry apply 3 coats of cold applied bitumen solution over concrete floor to prevent moisture from entering the floor material during the final months of drying time (this is if we want to get the finished floor down and the tenants back in prior to the 2 months it takes for the floor to fully dry – to prevent condensation from this final drying getting trapped under the floor finish - to be agreed once Main Contractor Appointed)	£	1	Item	
C.4.7	Provide 150mm Celotex XR4000 PIR floor insulation over the concrete floor to provide a desired U/Value of 0.13W/m2K	£	1	Item	
C.4.8	Allow to install the underfloor heating system to the new concrete floor structure in strict accordance with the Contractors Specialist Design and carry out all necessary leak tests and checks prior to covering up - the heating system must extend into the bay window area	-	-	Note	-
C.4.9	Prior to the installation of any screed or screed boards provide 30mm Celotex TB4000 around the perimeter of the floor on the external walls including within the bay window	£	1	Item	
C.4.10	Following the installation, leak testing and checking all underfloor heating pipes provide screed finish to concrete floor to living room and dining room - finished level to line through with screed finish to adjacent hall and kitchen and as designed and detailed in Contractors Design Portion to work with the Underfloor heating system	£	1	Item	
C.4.11	Finish the screed ready to receive LVT floor covering				
	CARRY FORWARD TO SECTION D (Summary Page)				**£0.00**

C.5 INSULATE PITCHED CEILINGS

C.5.1	Allow to completely cover and seal the existing carpets within both bedrooms and on the landing area and stairs prior to undertaking works to the ceiling.	£	1	Item	
C.5.2	Allow to remove all wall paper fininshes to pitched skeilings to all 3 bedrooms and landing area including any wall paper finish to dormer cheeks and dormer ceilings prior to application of insulation and clear from site. Clean down all skeiling finishes with sugar soap to remove any glue from surface of plaster	£	1	Item	

C.5.3	Allow to supply and fix 40mm T&G woodfibre insulation board to underside of all pitched ceilings to first floor to improve insulation and reduce heat loss - include the ceiling within the area where the HWC is located (if necessary remove the cupboard around the HWC and reinstate following completion of these works) **https://www.lime-green.co.uk/warmshell/warmshell-roof** Supply and fix 40mm Tounged and Grooved Woodfibre boards over pitched skeilings - NBT Pavatherm Combi, Schneider 140, Warmshell or equivalent woodfibre boards in strict accordance with manufacturers recommendations. Boards to be cut at each end at a suitable angle to fit snugly against adjavent horizontal ceiling surface and vertical wall surface and to be mechanically fixed to underside of rafters over existing plaster fininsh using fixings recommended by manufacturer and large plastic washers. Fixings to be provided at each corner of every board and at 500mm maximum distances with suitably long screws ensuring good connection with underside of rafters. (Refer to weblink in section C.5.5 - Specification for Warmshell Wood Fibre Insulation Boards) Allow to provide Lime Green Solo OneCoat Lime Plaster applied in strict accordance with manufacturers recommendations in 2 phases to a total depth of 10mm with solo mesh embedded in 1st Pass - see online link below for installation details. Apply to a thickness of 10mm in 2 layers in strict accordance with manufacturers recommendations. (Refer to weblink in section C.5.6 - Specification for Application of Lime Green Solo One Coat Lime Plaster) **https://www.lime-green.co.uk/Documents/Warmshell%20Roof%20Design%20Guide%20and%20Installation%20Details.pdf** 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. Ensure Building Regulations Approval is provided for this upgrade in insulation and Building Inspector has inspected during each stage of the installation in order to sign off the works	£	1	Item	
C.5.4	Supply and fix 20mm woodfibre insulation boards to dormer ceiling and dormer cheeks over stairwell and within bedroom 3 in same way as described above in section C3.3 for the skeilings and provide with same Lime Green Solo One Coat Lime Plaster finish in strict accordance with manufacturers recommendations in 2 phases with mesh between and to a total depth of 10mm (Refer to weblink in section C.5.6 - Specification for Application of Lime Green Solo One Coat Lime Plaster)	£	1	Item	
C.5.5	https://nbs.fyi/eoOO0G				
C.5.6	https://nbs.fyi/mqwOGc				
	CARRY FORWARD TO SECTION D (Summary Page)				**£0.00**
C.6	**INSULATE INTERNAL WALLS**				
C.6.1	**Internal Wall Insulation** - Only to be carried out after the completion of the damp proofing works, following the complete drying out of the new plaster applied to the masonry walls and to be included in the Contractor Design of the Damp Proofing works (possibly - 6 months after complete drying out - to be discussed and agreed with Damp Proofing Specialist)	-	-	Note	-
C.6.2	Allow to price additional Contractors Design Section to include for Internal Wall Insulation to external walls within Dining Room and Living Room to a maximum depth of 50mm. Likely to require breathable system above 1200mm where original lime plaster remains and alternative system below where new plaster is likely to be part of the Damp Proofing Design and Installation. Contractor to include this as an additional option in the tender submission with specification for this improvement in internal wall insulation, this needs to include insulation to the ceiling of the bay window and the window head, sill and jambs and a wider window board covering to project minimum 15mm from face of deeper wall finish.	£	1	Item	
	CARRY FORWARD TO SECTION D (Summary Page)				**£0.00**
C.7	**REINSTATEMENT**				

C.7.1	Re-hang doors on existing ironmongery and ensure all are fully functional with all hinges, latches and locks working correctly	£	1	Item	
C.7.2	Rub down and prepare all skirting boards, architraves and doors where damage has been caused and prepare to fully redecorate using 1 undercoat and 1 top coat of Dulux eggshell paint finish in brilliant white	£	1	Item	
C.7.3	Make good the area of wall to the inner side of the chimney breast where the timber ducting has been removed and prepare ready to receive decorative finish	£	1	Item	
C.7.4	Reinstate the hearth within the fireplaces of both the dining room and living room - ensure the hearth to the living room complies with HEATAS Regulation and is ready to support the log burner	£	1	Item	
C.7.5	Reinstate the log burner and connect up to the existing flue - in strict accordance with HEATAS Regulations and carried out by a HEATAS Registered installer with all certification provided for this re-installation	£	1	Item	
C.7.6	Redecorate the newly plastered walls using mist coat of water based emulsion paint in brilliant white (add 30% water to this first coat) prior to full decoration Prior to application the plaster must sufficiently dry (minimum 3-4 weeks depending on weather conditions). Prior to decoration the plaster should be wiped over with a slightly damp cloth to remove the white efflorescence prior to painting and dilute the first coat of paint to be diluted with 20% water. NB - All decoration schedules to walls to comply with the damp proofing specification and design	£	1	Item	
C.7.7	Supply and fit new softwood skirting board throughout hall, living room and dining room to match existing (approx 100mm height with simple bull nosed or shamfered top)	£	1	Item	
C.7.8	Supply and fit new floor fininsh to ground floor suitable for use with underfloor heating - Polyflor Expona Commercial Wood Pur in colour and style to be chosen at a later date	£	1	Item	
C.7.9	Clear all carpets from site	£	1	Item	
C.7.10	Alow to remove all temporary plastic sheeting and make good any damage to any decorative fininshes	£	1	Item	
C.7.11	Allow to make good the area between the base of the tiled wall fininsh and the floor finish in the bathroom area in line with the Damp Proofing Specification - following the removal of the cement skirting and the damp proofing. Allow to either tile this area with tiles to match the existing or provide a new skirting detail to ensure the gap up to the existing floor fininsh is covered and filled to prevent water ingress. Detailing to be discussed on site. This detail shoud extend into the cupboard in the bathroom and include all areas where the damp proofing has been identified as being required	£	1	Item	
C.7.12	Allow to provide chimney sheep or piece of sheeps wool insulation up the unused chimney within the dining room to allow natural ventillation whilst reducing drafts	£	1	Item	

Note to tenants *- Any permanent decoration including any wall papering should be delayed until 12 months after the completion.*
Any decorative finishes must be vapour permeable. In any event, decorations must not be carried out before the new plaster is fully dry.

CARRY FORWARD TO SECTION D (Summary Page) **£0.00**

C.8 DECORATION

C.8.1	**NB** - The decoration is to be undertaken prior to the re-fitting of any floor fininshes	-	-	Note	-
C.8.2	Prior to decorating, allow to loosen light fittings, switches sockets	£	1	Item	
C.8.3	Do not decorate new plaster without providing mist coat and ensure that all newly plastered surfaces are dry prior to painting - allow for washing down surfaces with a damp cloth prior to decoration to remove any inperfections in new plaster and all dust from other surfaces	£	1	Item	
C.8.4	Allow all areas of newly finished plaster to be allowed to dry out completely prior to redecoration, prepare with 2 mist coats of 50% water 50% paint and 1 full coat prior to full redecoration				

C - Schedule of Works

C1 - Demolition and Strip out Works	£	
C2 - Contractors Design Portion - Including Supply and Installation there-of	£	
C2.1 - Damp Inspection, Recommendations and Specification	£	
C2.1.1 - Damp Proofing Works PC £8,000.00 - Design and Installation	£	**£8,000.00**
C2.2 - AIR SOURCE HEAT PUMP, HOT WATER & HEATING SYSTEM (Including Underfloor heating and radiators) - DESIGN AND INSTALLATION	£	
C3 - Preparation and Repair	£	
C4 - Concrete Floor	£	
C5 - Insulate Pitched Ceilings	£	
C6 - Insulate Internal Walls - Design to work with Damp Proofing System, Supply and Install	£	
C7 - Reinstatement	£	
C8 - Decoration	£	
C9 - Flooring	£	
	TOTAL £	