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| --- | --- | --- | --- | --- |
| **Flat Conversion and Refurbishment to 25 Hazeland House Desborough NN14 2QP**  **Specification and Schedule of Works** | | | | |
|  |  | **Item** | **£** | **p** |
| **1.0**  1.1  1.2  1.3  1.4  1.5  **2.0**  2.1  2.2  **3.0**  3.1  **4.0**  4.1  **5.0**  5.1  5.2  **6.0**  6.1  6.2  6.3  6.4  **7.0**  7.1  7.2  7.3  7.4  7.5  7.6  7.7  **8.0**  8.1  8.2  8.3  8.4  8.5  8.6  8.7  **9.0**  9.1  9.2  9.3  9.4  9.5  **10.0**  10.1  10.2  10.3  10.4  10.5  10.6  10.7  10.8  10.9  10.10  10.11  10.12  10.13  10.14  10.15  10.16  10.17  10.18  10.19  **11.0**  11.1  11.2  11.3  11.4  11.4.1  11.4.2  11.4.3  11.4.4  11.4.5  11.4.6  11.4.7  11.4.8  **12.0**  12.1  12.2  12.3  12.4  **13.0**  13.1  13.2  13.3  13.4  13.5  13.6  13.7  **14.0**  14.1  **15.0**  15.1  15.2  15.3  **16.0**  16.1  16.2  16.3  **17.0**  17.1  17.2  17.3  17.4  17.5  17.6  **18.0**  18.1  18.2  18.3 | **MEASUREMENT**  Quantities stated within the specification items are for guidance of the Contractor in pricing. However, the contractor will be aware that this is not a quantities based contract and as such will be deemed to have visited the site to ascertain the full extent and nature of the various works described and indicated on the contract drawings.    No claims shall be considered which results from lack of knowledge and discrepancy from information reasonably obtained from on-site investigations.    Unless stated otherwise, the Contractor is to allow for the supply of all materials associated with the works.    Wherever possible the Contractor shall recycle waste materials.    Site inspections to be undertaken with Contract Administrator within ten working days of date of possession to agree extent of works to be exposed/ removed prior to stripping.  **WORKS SEQUENCING**    The existing house is part of a sheltered scheme. It is accepted that a degree of disruption to the existing residents’ day-to-day occupation of the property will occur. Contractors must however take all reasonable steps and precautions to ensure that this is kept to a minimum. The Contractor must ensure the working site is left in a safe, clean and liveable condition at the end of each working day. Works which if left incomplete would leave the property in a position of increased security risk must only be commenced if the task can be completed within the same working day.  The Contractor shall be responsible for all day-to-day liaisons with scheme managers and customers to co-ordinate the required works, to ensure satisfactory completion before the end of the contract period. Customer satisfaction notices should be obtained on completion of the works.  **ACCESS AND ATTENDANCES**    Allow for the provision of all access equipment necessary for the safe undertaking of the works. The Contractor shall be responsible for all liaison with statutory authorities to seek approvals and consents for any access equipment and the like which may need a  licence.  **COMPLETION**    On completion provide a full builders clean of the property; remove any debris from the site; provide all manufacturer warranty information to the Contract Administrator.  **ASBESTOS**    The contractor is to commission adequate asbestos reports to undertake the works.    Allow a provisional sum of £1000.00 for asbestos removal works.    **PROTECTION**    Access to the property is available from the front and rear elevation of the scheme    The contractor should take any necessary steps to ensure the surrounding roads and pavements as well as the adjacent property are not damaged during course of works.    The contractor should take necessary measures to protect the existing property from damage during the works.    Contractor is to allow for secure protection to the site for the duration of the project.  **STRIPPING OUT**  Carry out demolition, clearance and stripping out works as soon as possible following possession and site setup to enable further inspection by the Contract Administrator, as required. Unless specifically stated otherwise Contractors are to allow for removal and disposal of all debris away from site.  Prepare the building to receive the new works, to include but not limited to striping out all sanitaryware, kitchen, complete boiler and heating system, electric circuits and fittings, cupboards within bedroom 2 and 3, doors and frames to kitchen, lounge, dining room, store and WC on the ground floor. Hack off the wall tiles to the kitchen and bathroom. Also include for removal of existing staircase.  **Ground floor W/C** – Allow to remove the block wall, cupboard and door frames to the ground floor W/C, allow to isolate supply, disconnect the existing electrics, disconnect and remove the sanatory ware and pipework, as shown on drawing attached. It is the contractor’s responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces  **Lounge wall** – Allow to remove the wall between the existing lounge and dining room to the ground floor, allow to isolate supply,    disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall between kitchen and bathroom as shown on drawing attached. It is the contractor’s responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces  **Kitchen wall** – Allow to remove the wall between the existing kitchen and lounge to the ground floor, allow to isolate supply, disconnect the existing electric switches and sockets, carefully remove the existing blockwork wall between as shown on drawing attached. It is the contractor’s responsibility to ensure the structural stability of the remaining structure is not compromised by the removal of the walls before removal. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces  **1st floor bedroom** – Allow to remove the cupboard doors and frame to the existing bedroom 2 (new lounge), allow to isolate supply, disconnect the existing electric switches and pipework. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces  **1st floor kitchen** – Allow to remove the cupboard doors and frame to the existing bedroom 3 (new kitchen), allow to isolate supply, disconnect the existing electric switches and pipework. Clear away rubbish and debris from site, allow to make good to all disturbed surfaces.  **CHANGE OF INTERNAL LAYOUT**    Structural changes to the property will form the design element within the contract.  Contractor to employ structural engineer to calculate any structural elements required to accommodate the change of layout.    Include a provisional sum of £2500, (TWO THOUSAND FIVE HUNDRED POUNDS) to cover structural elements required by structural engineer. For clarity this sum is not to cover the cost of the structural engineer fees.    **New walls, Lounge** – Form new stud wall between the lounge and bedroom on the ground floor to include door opening as noted on the drawing. Approx. length 4m x full height 2.4m, to be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding is to be at 400mm centres with noggins at 900mm vertical intervals. Partition to full height framed and plugged to existing walls where necessary and fixed to floor and ceilings. Allow to construct new walls in materials to meet structural engineer requirements to achieve new layout.  **New walls, Bathroom** – Form new stud wall between the bathroom, kitchen and lounge on the ground floor to form ground  floor bathroom to include door opening as noted on the drawing. Approx. length 5m x full height 2.4m, to be constructed of 50mm x 100mm treated softwood studding forming noggin support at sole and headplates to facilitate fixing. Studding to be at 400mm centres with noggins at 900mm vertical intervals. Partition to full height framed plugged to existing walls where necessary and fixed to floor and ceilings allow to Construct new walls in materials to meet structural engineer requirements to achieve new layout.  **New walls, Bathroom** – Form new blockwork wall between the bathroom, entrance hall and stairs on the ground floor as noted on the drawing. Approx. length 3.5m x full height 2.4m to be constructed of 100mm concrete blockwork with cement course between blocks, joints to be smooth finish to allow for plaster finish, tie into walls with brick ties, allow to construct new walls in materials to meet structural engineer requirements to achieve new layout.  **Partition/walls** between ground floor and first floor to meet all requirements for building regulations etc.    **JOINERY**    Supply and fit GRP door and frame with low level threshold for wheelchair access, to fit existing opening to the ground floor rear entrance (minimum door opening 900mm width). Door to open l/h inwards, colour to match existing rosewood windows. Include ironmongery and suited lock. As per plans.  Supply and fit new staircase where previous has been removed. Strings to be softwood, treads and risers to be MDF. Ensure staircase meets all building regulations etc.    Supply and fit new softwood handrails to one side of staircase, timber to be approx. 45mm diameter x 4m to be adequately supported on white powder coated metal brackets set at 1m max spaces.    Supply and fit internal flush finish solid doors (900mm width) to all new openings to the bedroom and bathroom within the ground floor. Include for architraves, frames and lever latch ironmongery, include for bathroom lock.    Supply and fit new softwood skirting boards to the ground floor and to the lounge on the first floor.    **ELECTRICAL**    New meter supplies to be installed by Western Power for both flats, these are to be sited to the exterior of the properties, an isolation switch will be installed to both meters, this work will be carried out by the client prior to the start of works.  Contractor is to allow to connect from new meter to the new consumer units in each flat.  Full rewire (to 18th Edition of the IEE Regulations) to make both flats independent; works to include the removal of all existing cable infrastructure, containment, fittings, and the like back to the meter position.  All works to the electrical installation must be carried out by an NICEIC approved Contractor. The contractor is to ascertain compliance requirements for the 18th Edition for the works and price accordingly.    **Consumer units** – Carefully isolate the supply to consumer unit on the ground floor and disconnect, supply and fit 2no new consumer units, one for ground floor and one to upstairs, C/U to be a Hagar domestic 12-way split load consumer unit in accordance with Approved Document Part P. Case to be metal as per regulations. Supplied with switch, 80A 30 Ma RCD’s. Include for a minimum of 10 nr MCB’s. Consumer unit to be made from a suitable non-combustible material to meet upcoming regulation changes. Contractor is to allow for all necessary work in connection with new consumer unit/distribution board. Location for **flat 1** is to be as existing, if current location does not meet current safety regulations advise CA before removal of existing. **Flat 2** is to be moved to location as marked on R1585-001. Include for 100A DP Isolators to be installed by EON or similar approved.    Following consumer unit replacements, undertake the necessary inspection and testing to the fixed installations and provide a Periodic Inspection Report for each dwelling checking the installations against the requirements of BS 7671 – Requirements for electrical installations (IEE Wiring Regulations).  **Light switches** – Allow to isolate the supply and disconnect all existing light switch outlet plates, replace all the existing light switch outlet plates with new 5 amp double moulded plastic outlet plates, also where walls have been removed, allow to supply and fit new light switches to the kitchen, lounge, rear bedroom and hall **in flat 1** and kitchen, lounge and bedroom in **flat 2**. Location to be agreed.  **TV Aerials** – Ensure there is a TV aerial socket in the lounges and Bedroom 1 in both flats, if present test and check to see if working. To the lounges with no working TV aerial, supply and install as new. Location for aerial in each lounge to be decided on site.    **Light fittings** – Allow to carefully isolate supply and disconnect all light pendants to lounges, bedrooms and hallways and clear from site, supply and fit moulded plastic lamp holders with HO skirt or low energy multipin light fitting and ceiling rose with holding joint ring, reconnect to existing cables and reconnect supply. Allow to fit x1 fitting to the entrance on ground floor  **LED light fittings** – Carefully isolate supply and disconnect the existing strip lights to both kitchens, supply and install new 5WATT GU4/GU5.3 LED strip light with tube and polycarbonate diffuser 1800mm, reconnecting to existing supply. Make good and clear waste.    **Bathroom light fitting** – Carefully isolate supply and disconnect the existing lights to both bathrooms, supply and fit sealed IP44D rated light fitting complete with lamp and diffuser include for pull cord light switch and associated wiring, reconnect electric supply and make good, clear waste.    **Ground floor bathroom extractor fan** – Allow to supply and fit plastic cased through wall Environment filter less extractor fan with permanent live or similar approved to be connected to lighting circuit, this will have to be ducted through the internal wall into the kitchen and out through the external wall next to the window.  **1st floor** **bathroom extractor fan** – Allow to supply and fit plastic cased through wall Environment filter less extractor fan with permanent live or similar approved to be connected to lighting circuit, this will have to be ducted through the roof space and vented through the tiles on the pitched roof.  Allow for all necessary ducting and sprung baffled grill, builders work and making good, etc. to both bathrooms  **Kitchen extractor fans** – Carefully isolate supply and remove the existing extractor fan to the existing **ground floor kitchen**. To both kitchens, supply and fit plastic cased through wall Environment filter less extractor fans with permanent live or similar approved to be connected to lighting circuit, allow for all necessary ducting and sprung baffled grill, builders work and making good, etc. Allow to drill the wall for the vent pipe to the **1st floor kitchen** only.    **Switch board panel** – To kitchens install a switch board panel to include all appliances connected to spurs socket outlets above worktop embossed fridge and washing machine to kitchens. All new wiring is to be chased in and made good.    **Cooker switches** – In kitchens install cooker control point with switched socket outlet and plug; 600mm conduit and cable; cooker outlet at cooker position ensure that control point is 120mm outside cooker space.    **Life Line** – To both flats supply and install new Tunstall emergency call system, ensuring it is connected to the existing building Tunstall system. Location of call points and sounders to be agreed. Client will liaise with Tunstall for the installation works.    **Fire detection** – Both flats require existing fire detection upgrading to include smoke and heat detection repositioned. Allow to supply and install new grade D LD3 detection smoke alarms (hallway and landing to **1st floor flat**) and 2nr in **ground floor flat** (lounge and bedroom), linking into existing alarm system in accordance with BS 5839 pt.6. Alarm to be powered from existing lighting circuit of the dwelling. To both kitchens, install hard wired heat/smoke detection, ensuring it is connected to the existing building fire system.  **Sockets** – Allow to install 13 amp double moulded plastic switch switched outlet plate, make all necessary connections throughout both flats, allow for x2 each bedroom and lounge, x4 each kitchen and x1 hallway.  **Sockets** – Allow to install 13amp single moulded plastic switch switched outlet plate, low level single socket (below worktop) outlets with switched, fused spur connections make all necessary connections, allow for x3 each kitchen.  **Sockets fused spur** – Allow to install 13amp single moulded plastic double pole fused switched outlet plate, above the worktop, make all necessary connections, allow for x3 to each kitchen.  **Outside light** – Supply and install a new passive infra red detector unit with 1000w lamp, pir switch incl. all necessary wiring and control switch and connect to electric supply to both entrances above doors, position to be agreed with client.  **PLUMBING**    Allow to extend waste connections from the ground floor kitchen to the first floor to allow for all pipes to be boxed, with fire collars etc installed to maintain separation.  Allow to amend pipework for both flats to suit new layout, supply hot/cold and waste connection to suit new bathroom layout. Allow for all builders work, PVC boxing in etc in association with plumbing and heating installations. Water supply pipework to be in copper pipe with soldered connections. Waste to be connected into existing drainage pipework.  **Stopcock** – Allow to install new stopcock to the 1st floor flat, allow to connect on to existing alkathene pipework, position to be decided with client in either bathroom or kitchen.  **BATHROOM – GROUND FLOOR & FIRST FLOOR**  Supply and install new Sandringham 21 range sanitary ware and AKW Level Access Shower to comprise of the following items:-  Tuff form 1400 x 900 (21000)  L shaped curtain rail (24043)  Shower curtains (24078)  Close coupled WC and seat (23501) (23502) (23173)  Wash basin wall mounted (23513)  Peglar Lever tap or equivalent  To both bathrooms connect all sanitary ware to hot and cold feed and trapped wastes (Include for service valves to each item). Include for earthing connections as necessary.  **Soil waste connection** – Allow to adjust the soil drainage position to accommodate new toilet positions and LAS layouts. Allow to make good soil pipe joints with easy fit connections and test all joints. Ensure new drainage position ties in with existing waste connections.    **Shower** – Supply and fit Mira Advance Flex (8.7kw) with tuff formed gravity waste and rail, including for all associated plumbing, electrical works, pull cord isolator switch, testing, commissioning etc.    **W/C** – Supply and install close coupled WC to bathroom, from Armitage Shanks Sandringham 21 range complete with cistern, mechanism, seals etc, and new waste connection into soil pipe.    **W/H/Basin** – Supply and install wall mounted vitreous china wash hand basin, from Armitage Shanks Sandringham 21 range to bathroom. Allow to fit lever mixer taps with metal heads, plug, chain and stay, pvc waste connection.  **Shower tray ground floor** - Allow to supply and fit an AKW inset tuff form shower tray 1400 x 900mm. Dig out the existing floor screed to allow for new tray, tray to sit firmly on to new screed to allow new vinyl floor covering to run into the tray. Shower waste to be chopped into the floor and to run outside and allow to be connected to existing soil stack or drain gully outside.    **Shower tray first floor** - Allow to supply and fit an AKW inset tuff form shower tray 1400 x 900mm. Cut out existing floor boarding to allow for new tray, tray to be positioned firmly on to floor joists, tray to sit up 6mm from floorboards to allow for ply covering and to allow for new vinyl floor covering to run into the tray. Shower waste to run under floor and to connect on to existing soil stack outside bathroom.  **Grab rails** - Supply and fix x 2 (600mm) grab rails per wetroom, location to be agreed on site.  **PLASTERWORK**    To ground floor upgrade ceilings including under stairs to provide a minimum of 60 minutes fire resistance, overboard existing ceilings throughout the ground floor flat, inc understairs, apply 12mm plasterboard with scrim taped joints and 3mm skim coat traditional plaster finish to all new surfaces.  To new stud walls on the ground floor, apply 12mm plasterboard with scrim taped joints and 3mm skim coat traditional plaster finish to all new surfaces. Allow to install 100mm mineral wool insulation between timber frame into void.  Bathroom wall – allow to apply 1 bonding coat and 1 3mm skim to new blockwall on both sides inc around the new stairs, leave plaster smooth finish ready for decoration.    To ground floor lobby of the 1st floor flat allow to batten out all walls by 75mm and install mineral wool insulation into void. Overboard with 12.5mm plasterboard and skim.    **KITCHENS**  Supply and fit new kitchen units from the Senator Eco range produced by Premiere Kitchens.   * Door colour choice to be English Walnut. * Handle choice to be satin nickle D 128mm. * Worktop choice to be Taurus Beige – supply and fit laminate   40mm thick post-formed worktops above all base units and appliances as indicated on drawings. Where worktop is cut for sink all cut edges to be sealed. Cut worktop down to suit where necessary, to include for removable sections, to suite full height fridge/freezer where applicable, jointing strips to be aluminium, plinths, end caps, support legs, support ends, etc for a full and satisfactory installation.   * Tile option: Johnson tiles – opal white.   Contractor to include for cost of kitchen designs by Premiere Kitchens. Design to be issued to CA for approval before ordering units.    Both kitchen plans are to incorporate appliance spaces for freestanding cooker, fridge freezer and washing machine.    PROVISIONAL SUM - £4,500 to allow for kitchen units  Provide new gas cooker supply to both kitchens to be in Kuterlux plastic sheathed copper pipe; complete with all fittings. Include for running to either new meter position to the first floor or extending supply from the ground floor.    Stainless steel inset single drainer; complete with chromium plated lever mixer tap, 38mm waste connection and trap connected into new hot and cold water service., plug, chain, trapped waste etc, all connected into existing hot and cold water and waste connections.    Supply and fix hot & cold chromium plated washing machine taps to both kitchens, allow for brackets and all fittings, pipe brackets plugged and screwed to wall, including new PVC waste outlets.  **TILING (KITCHEN)**    **Kitchen worktops** – Supply and fit 3no rows above worktops per kitchen with white 150 x 150 x 5 mm ceramic wall tiles, using waterproof adhesive and grouting with white waterproof grout, all exposed edges (including underside) are to be finished with edging trims and all junctions sealed with white silicone.    **WALL PANELS**  **Ground floor wetroom** – Allow to clean walls in preparation for adhesive to adhere to walls. Supply and fix Rearo 10mm tongue and groove bathroom wall panels to x 3no walls around the shower area only, cloak edges with white corners, trims and 10mm end caps, panels to be full height of walls. Ensure to use waterproof  grip adhesive for bonding, seal around edges and ends with white silicone sealant. Panel colour to be Travertine.  **1st floor wetroom** – Allow to clean walls in preparation for adhesive to adhere to walls. Supply and fix Rearo 10mm tongue and groove wall panels to x 3no walls around the bath area only, up to ceiling height, cloak edges with white corners, trims and 10mm end caps, panels to be full height of walls. Ensure to use  waterproof grip adhesive for bonding, seal around edges and ends with white silicon sealant. Panel colour to be Travertine.  **W/H/Basins** - Allow to fit wall panel to above the W/H/Basins on both floors, panel to match the new wall panels size to be width of basin (aprox 550) x 400mm high, cloak edges of panel with white trim and corners, seal edges and ends with white silicon sealant. Colour to be Travertine.  **DECORATION**    **Ceilings and Walls** – Apply one mist and two full coats vinyl matt emulsion to all ceilings and walls to both flats:-  Ceilings to be white in colour.  Wall colour to be magnolia in colour.    **Joinery** – Apply one coat primer; one undercoat and two coat gloss to all new and existing internal joinery (colour white). Rub down in between coats.    **Exposed pipework** – Apply one under coat and one coat gloss to all exposed pipe work and radiators (colour white).    **FLOORING**    **Ground floor bathroom** – Clean floor area, apply latex levelling compound to bathroom floor, supply and lay new vinyl sheet 2mm Polysafe Vogue flooring in Amazon (4252) in accordance with manufacturers guidance. Allow for flooring to be taken up walls on all sides. Form coved skirtings. Include for all capping strips and cove formers etc. Colours to match that of floor. Floor gradient, 1:40 minimum fall cover the new shower tray to allow drainage into shower waste. Contractor to ensure installation meets manufacturer’s recommendations.    **First floor bathroom** – Allow to fix any loose floor boarding, lay plywood over exiting floorboards to create a level surface, supply and lay new vynil sheet 2mm Polysafe Vogue flooring in Amazon (4252) in accordance with manufacturers guidance. Contractor to ensure installation meets manufacturer’s recommendations.  **Kitchen ground floor** – Clean floor area, apply latex levelling compound to kitchen floor, lay new Polysafe Vogue Whirlpool (4805) 2 mm vinyl sheet flooring up to skirting and around the bath in accordance with manufacturers guidance, seal all perimeters with white silicone sealant (or similar approved by CA).  **First floor kitchen** – Allow to fix any loose floor boarding, lay plywood over exiting floorboards to create a level surface, supply  and lay new vinyl sheet 2mm Polysafe Vogue flooring in Amazon (4252) in accordance with manufacturers guidance. seal all perimeters with white Dow Corning (or similar approved by CA).  **Pipe boxing** – To both bathrooms allow fit new pipe boxing to run behind the W/C and wash hand basin to run around the wall at low  level into the soil stack next to the toilet (approx. size 150mm x 250mm). Boxing to be faced with white UPVC plastic or as per wall panel, allow to run the flooring up the face of the new boxing.  Ground floor – 2.5Lm  1st floor – 1.5Lm  **Window cill** – to both bathrooms, allow to supply and fit white UPVC sill with return profile to cover edge of existing window cill and to sit on top of existing window ledge bedded down on a waterproof silicone, size on both floors approx depth 150mm x 1000mm.  **HEATING**  **Boiler**  Supply and fit new electric boilers for the heating system to be sited in the kitchen, boiler to be Heatrae Sadia Amptec C600 standard electric flow boilers 6kW model 95022002, allow to install a roomstat positioned in the hallway, allow for all electrical connections, pipework and fittings required.  Allow to install new Intelirad radiators throughout the flats sizes to be :-  Lounge -HSDI1500  Kitchen – HSDI1500  Bedroom - HSDI1500  Hallway - HSDI1330  Bathroom – HSDI1330  Allow to supply and fit new copper pipework, TRVs and all other connections, fittings and brackets, pipework to run at low level above skirting line where possible  **Water Heaters** – supply and fit water heaters to both flats for hot water to kitchens and bathrooms, to be sited in kitchen cupboard (to be decided on site), heater type to be Ariston LUX 15 UR 2kW COD 3100310 Undersink. allow for all electrical connections, pipework and fittings required. | Item  Item  Item  Item  Item  Item  Item    £1,000  Item  Item  Item  Item  15m²  Item  6m²  7m²  7m²  Item  Item  £2,500  9m²  9m²  9m²  Item  Item  Item  Item  40lm  Item  Item  2no  8no  4no  8no  2no  2no  1no  1no  2no  2no  2no  N/A  Item  14no  3  6  2no  Item  Item  Item  Item  Item  2no  2no  2no  1no  1no  4no  45m²  35m²  20m²  10m²  £4,500  8lm  2no  Item  4m²  9.6m²  8.5m²  Item  90m²  250m²  Item  Item  7m²  4m²  10m²  8.5m²  Item  Item  2no  Item  Item |  |  |
|  |  | **Total Costs** | **£** | **p** |
|  |  |  |  |  |

**GENERAL PRELIMINARIES**

**Working with Asbestos**

North Northamptonshire Council issues the following warning to contractors in relation to their health and safety when working with asbestos materials.

Attention should be paid to the following:

* The Health and Safety at Work Act 1974
* Control of Substances Hazardous to Health Regulations 2002
* Management of Health and Safety at Work Regulation 1999
* The Control of Asbestos Regulations 2006
* Approved Code of Practice L28; (Fourth Edition – Revised 2002)
* “Work with asbestos insulation, coating and asbestos insulating board”
* Approved Code of Practice L27; (Fourth Edition – Revised 2002)
* “Work with asbestos that does not normally require a licence”
* Approved Code of Practice L127, “The Management of Asbestos in Non-domestic Premises”.
* The Special Waste Regulations 1996

Before commencement of any work which will expose, or is likely to expose, any person to asbestos, the **Contractor** shall ensure a suitable and **sufficient assessment** has been undertaken of the potential risk created by any exposure. This will be based on the site conditions and results of an appropriate asbestos survey.

The contractor should be aware that all personnel involved with the **removal of licensed asbestos** materials have an obligation to notify the Health and Safety Executive, within 14 days via an ASB1 notice and the contractors removing it must be licensed. All licensed product are detailed in the Control of Asbestos Regulation 2006.

**The Transport of Asbestos Waste**

1. The transport of waste, where **asbestos is greater than 0.1%** (by volume), is regulated and therefore not permissible to those who are not licensed waste carriers.
2. Generally, the removal and transport of **small quantities of waste** (between site and disposal point) arising from work on bonded, non licensable, asbestos products (for example artex and floor tiles) will not require licence. There is, however, a requirement that waste in this category will be transported in the following manner:
   * The waste will be double bagged in bags produced for the purpose of containing asbestos waste. The waste is contained within a **red bag marked ‘Asbestos’**, which itself is contained within a clear bag, which displays an asbestos warning sign; both will be sealed. The bags will be transported within a vehicle which has a segregated container / compartment which is easily cleanable and lockable.
   * Asbestos waste may be only be disposed of at a **licensed asbestos disposal centre**.

**For non licensed materials, contractors must have received awareness and other training associated with working with non licensed asbestos products, under Section 10 of The Control of Asbestos Regulations 2006, and is able to provide certification of this training.**

**Electrical Works**

The electrical installation must be carried out by a contractor registered with one of the following self-certifying bodies:-

* BRE Certification Ltd
* British Standards Institute
* ELECSA Ltd
* NICEIC Certification Services Ltd
* NAPIT

All electrical works are to comply with the current IEE Regulations, relevant Code of Practice, British Standards and manufacturer’s instructions and recommendations

Test installation in accordance with BS7671 (Part 7) and ‘Part P’ of the Building Regulations. After satisfactory completion of tests, submit a copy of completion certificates as instructed above. Ensure that labels and signs required by regulations are securely fixed in correct locations. Electrical Installation Certificate must be forwarded to North Northamptonshire Council with the final invoice in order that payment can be made.

**General Notes**

All work and access necessary to carry out the work, must comply with current construction legislation, CDM Regulations. Building Regulations, Health and Safety Regulations and North Northamptonshire Council’s terms and conditions (where applicable).

The contractor is to provide all necessary protection to the existing structure, finishings, fittings, furniture, services etc., including for the making good of all areas disturbed to the satisfaction of the client (where applicable).

All services are to be ideally maintained throughout the duration of the works. Any interruption to mains services must be notified and agreed with client. Temporary services must be provided for the client to have adequate heating, lighting and cooking facilities, should the mains services be unable to be fully reinstated at the end of each days working.

At the end of the contract site must be clear of all materials and equipment used to carry out the works.

Contractor to provide instructions and give clear instruction to client in the use of any equipment and appliances installed.

The successful contractor will enter a contract for the works, which will have a Defects Liability Period of 12 months.

**Plumbing**

All plumbing and drainage work shall be carried out in accordance with **relevant regulations** and good practice. Exposed pipework shall be concealed wherever possible, either by timber, patent upvc or similar duct cladding.

The contractor shall **allow for** attendance as required for removal and reinstatement of bathroom fittings etc.