



Nanstallon Village Hall Refurbishment Preliminaries

Introduction

The works comprise the refurbishment of the Nanstallon Village Hall, Chapel Road Nanstallon, PL30 5LA, On behalf of the Nanstallon Community Trust [**The Client**].

To include the provision of Disabled access ramps and toilet facilities, removal of an organ and associated reinstatement work, replacement of kitchen units and associated electrical works together, replacement external doors, together with external stone work repointing and repairs, and associated works.

Client contact - Brian Allwood tel 07540889186

Funding.

The project is being grant funded from Cornwall County Council, and is dependant on the funding being granted.

The client [Nanstallon Community Trust] will only be able to undertake those works that can be funded by the allocated grant and in the timescales allowed by the grantor [Cornwall County Council] it may therefore be necessary to omit or amend the extent of the project as specified to ensure the cost and completion is within the amount granted and deliverable within the set timeframe.

Contract

The project will be issued and administered under the JCT Minor Works Building Contract (MW 2024)

Documents

Site plan.

Plan SK:2024:44:03:00

SK:2024:44:02:06

Preliminaries.

Specification.

Duration of contract

It is intended that the works shall commence as soon as the contracts are signed and shall be completed by 31 January 2025.

Project management

The works will be project managed by the successful contractor and carried out as detailed in the specification, and in accordance with all current standards and regulations.

The client contact will monitor and oversee the project on a day to day basis as well as any other Trustee authorised by the Client Contact.

Standards

All work is to be carried out in accordance with the Construction, Design and Management Regulations 2015.

All works are to be carried out in accordance with and must comply with all current regulations and standards. And where required certificates of installation, completion and testing must be provided.

The Site

Site boundary [construction zone] indicated in red on the plan.

A Publicly used footpath crosses the site from Institute Road to Chapel Road indicated in blue. In order to carry out the specified works safely it will be necessary to temporarily close the path. The contractor will be required therefore to provide all necessary temporary barriers and signage to enclose the site for the duration of the works.

Health and Safety

The contractor will be responsible for health and safety on the site and for the provision of signage and any necessary employee facilities.

Site Security

The contractor will be responsible for keeping and ensuring that the site and building are secure and safe at all times for the period of the contract.

Scaffolding

The contractor will be responsible for the provision of all necessary scaffolding required to carry out the works safely. All scaffolding is to be erected, altered and dismantled by a competent person and must comply with the working at height regulations.

Environment and Sustainability.

We require a strong focus on environmental sustainability, equality and diversity.

Please provide information that demonstrate that there will be a system in place to monitor, maintain and deliver to the standard of quality required for the project including sustainability by the sourcing of materials locally. Reusing existing materials where possible or disposing of them sustainably.

Instructions

Any instructions with regard to contract omissions, additions, or variations will only be agreed to if they are authorised in writing and signed by the Client contact Brian Allwood. Or by a nominated deputy.

All such instructions must be fully costed before being acted on.

The client reserves the right to omit works where the total project cost exceeds the funding available, or cannot be completed within the time period specified.

Insurance

The successful contractor must provide adequate insurance to cover loss or damage to the building or site as well as public liability.

Sign boards

The contractor will be allowed to erect one contractors name board and any other as authorised by the Client Contact.

