



Council of the Isles of Scilly

CloS PPM2025 housing remedial works

Tender Document

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7 February 2025

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Version Control

Version	Prepared by	To	Details	Date
1 (Tender)	RL	Council of the Isles of Scilly	PPM2025 housing remedial works – Schedule of Works / pricing documents	February 2025

Instructions to Tenderers

Tenderers are invited to submit a fixed price tender for executing the works in accordance with the following documents:-

- a) Currie & Brown Schedule of Works - descriptions provided for information and not for pricing
- b) Currie & Brown Scope of Works (by address) – main pricing document
- c) Supporting sketch plans/details and NBS based specification notes
- d) Form of Tender

The following contract dates are proposed:-

- a) Date for Possession - April 2025 (TBC)
- b) Date for Completion - Subject to Tender
- c) Potential Phasing or commencement/completion of work in sections: contractors to provide proposals for review and consideration.

NOTE: Access to the premises will need to be arranged with the appropriate property manager if required and as such appropriate notice must be given to CloS.

The successful tenderer will be requested to enter into a contract with the Employer based on the JCT Intermediate Form of Contract 2016 adapted to suit local conditions and incorporating any relevant amendments.

The Form of Tender together with the priced Schedule of Works shall be returned to:-

Currie & Brown UK Limited
Unit 6 Mills Bakery
Royal William Yard
Plymouth, PL1 3GE

On or before **4pm Monday 17 March 2025**

NOTE:

Tenders may be submitted via email if required to rob.luscombe@curriebrown.com provided the tender deadline above is adhered to.

The Employer is not obliged to accept the lowest or any tender and the cost of Tendering will not be reimbursed.

1. Preliminaries

Package of Works – Council of the Isles of Scilly

JCT 16 ICD

January 2025

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A

JCT 2016 Intermediate Building Contract with Contractor's Design

The Contractor has been afforded the opportunity, for all items in the preliminaries section to price separately the time related and fixed charges he attributes to each item. It shall be clearly understood that this opportunity is provided to assist the Contractor in preparing his price and will not determine the basis to be adopted by the Quantity Surveyor in preparing valuations for interim certificates. The Contractor is referred to the Clause Valuation of preliminaries in Section A20.

A10
PROJECT PARTICULARS

A10 PROJECT PARTICULARS

110 THE PROJECT

- Name: Package of Works
- Nature: Various internal and external renovations and refurbishment of the Council housing stock
- Location: Various locations, St Mary's, Isles of Scilly

Length of contract: TBC

120 EMPLOYER (CLIENT)

- Name: Council of the Isles of Scilly
- Address: Town Hall, St Mary's, Isles of Scilly, TR21 0LW
- Telephone: 01720 424000

130 PRINCIPAL CONTRACTOR (CDM)

- Name: TBC
- Address:
- Telephone:

140 CONTRACT ADMINISTRATOR

- Name: Currie & Brown UK Limited
- Address: Unit 6, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE
- Telephone: 01752 278100

140 ARCHITECT

- Name: Currie & Brown UK Limited
- Address: Unit 6, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE
- Telephone: 01752 278100

150 PRINCIPAL DESIGNER

- Name: Currie & Brown UK Limited
- Address: Unit 6, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE
- Telephone: 01752 278100

160 QUANTITY SURVEYOR

- Name: Currie & Brown UK Limited
- Address: Unit 6, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE
- Telephone: 01752 278100

170 STRUCTURAL ENGINEER

- Name: StructureHaus
- Address: 2nd Floor Bradninch Place, Castle Street, Exeter, EX4 3PL
- Telephone: 01392 363497

175 MECHANICAL ENGINEER

- N/A

178 ELECTRICAL ENGINEER

- N/A

A11
TENDER AND CONTRACT DOCUMENTS

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS

The tender drawings are: As listed in Appendix 7 of the Tender Documentation

120 CONTRACT DRAWINGS

The Contract Drawings: The same as the tender drawings.

160 PRECONSTRUCTION INFORMATION

- Format: The Preconstruction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documentation.

180 OTHER DOCUMENTS

- Inspection: Drawings and other documents relating to the Contract but not included in the tender documents may be seen by appointment during normal office hours at the office of Council of the Isles of Scilly 01720 424000

A12
THE SITE/ EXISTING BUILDINGS

A12 THE SITE/ EXISTING BUILDINGS

110 THE SITE

Description: As detailed on the Tender documentation.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

Description: The Contractors attention is drawn to the individual locations, addresses as stated in the tender documents. The properties are situated in throughout St Marys.

The surrounding areas are in full operation and no claims shall be entertained based on a lack of knowledge of the area and the neighbouring areas and their functions.

Before work commences the Contractor in the presence of the Contract Administrator/Employer or their designated representatives shall inspect the site and surrounding external works and prepare a schedule of conditions. The schedule shall fully describe the conditions of all items likely to be affected by the works and shall include photographs and/or video taken by the Contractor. The schedule shall be dated and signed by the Contractor and the Employer and deposited with the Contract Administrator.

Every care shall be taken to avoid damage and vibration to the existing buildings:

Access to the site and the adjacent buildings shall be maintained at all times.

The Contractor is required to familiarise themselves with the correct working policies required by the Council prior to undertaking works.

140 EXISTING MAINS AND SERVICES

- Drawings: (Information shown is indicative only): As detailed on the tender documentation

Services are known to exist within the area of the site. Where known these are indicated on the tender drawings. The Contractor is responsible for taking all necessary precautions for protecting the same and making good any damage, which does occur. He is also to allow for inconvenience caused in working around these services, and for maintaining them in use. Details of known existing services are indicated on the drawings, but actual positions must be verified by the Contractor. All reasonable precautions to locate other potential services runs not indicated should be taken.

160 SOILS AND GROUND WATER

Information: N/A

170 SITE INVESTIGATION

Report: StructureHaus structural report appended to tender document which is not for pricing, any and all required work is as specified.

A Refurbishment and Demolitions Asbestos survey is included within the Appendix. No claim based on the lack of any such knowledge will be entertained.

180 HEALTH AND SAFETY FILE

- Availability for inspection: The Health and Safety File for the site/ existing buildings may be seen by appointment during normal office hours at: Council of the Isles of Scilly 01720 424000

The Contractor is to note that the Contractor will have been deemed to have examined the existing Health and Safety Files in conjunction with their tender submission. No claim based on the lack of any such knowledge will be entertained.

200 ACCESS TO THE SITE

- Description: As detailed in the tender documentation

Limitations (including but not limited to): Adjacent to the neighbouring properties. The Contractor is to familiarise himself with access requirements and restrictions on site. The works take place across several properties. Care and consideration to tenants and neighbours must be maintained at all times throughout the project.

It is the Contractors responsibility to ascertain the exact conditions that necessitate access to the site. In particular the transport of material etc from the delivery/haulage point to the site. The Contractor is to familiarise himself with the road conditions and associated transport restrictions to and from the site. All associated protection and temporary works required to facilitate access will be deemed included by the Contractor. It is the Contractors full responsibility to familiarise himself with the road width restrictions and rights of way etc that exist on the island including any haulage and transport restrictions to and from the island. No additional costs or extensions of time shall be allowed through lack of knowledge of site access, egress or delivery and transport routes. It is the Contractors complete responsibility to ensure that all access to and from the Island for both personnel and materials is fully managed and coordinated. A freight transfer company such as the Gry Maritha operate from Penzance to the Island of St Mary's. All associated fees, taxes, harbour fees, pilotage and levies etc. are to be included for by the Contractor.

The Contractor is advised that the Rachabite slip is the preferred slip usage for the project as a whole. The Contractor is to therefore include for all cost associated with using this slip and associated harbour fees etc. The Contractor is advised to liaise with the Harbour Master during the tender period to understand the requirements for access and coordination etc. no claim following a lack of consultation will be entertained. Any alternative slip/beach usage proposals will be at the complete risk of the Contractor and the COIS accept no responsibility for the availability or permission to use any other access point.

210 PARKING

Restrictions on parking of the Contractor's and employees' vehicles: Parking is not available on the site.

220 USE OF THE SITE

- General: Do not use the site for any purpose other than carrying out the Works.

230 SURROUNDING LAND/ BUILDING USES

- General: Adjacent or nearby uses or activities are as follows:

Items of work, which are to be carried out outside the boundaries of the site, are identified on the drawings and in the specification. The contractor is to confine his operations in connection with these works to the immediate area surrounding them, and shall allow in his rates for carrying out the works at times to be agreed with the adjacent property owners, and the Employer and for all costs associated with the provision of temporary lighting, safety barriers and the like necessary to ensure the safety and security of such works.

The Contractor is to note that the residential, education, social welfare and businesses neighbouring the site will be in operation throughout the period of the works. The Contractor is to limit his operations to outside of this area as per the site boundary lines as indicated in the specification.

There are existing adjacent buildings that will be in occupation during the course of this Contract, and the Contractor is to allow in his price and programming for carrying out the work so as to cause the minimum disturbance to the occupants, for the exercising of all due precautions and for complying with all reasonable instructions from the COIS to achieve this

240 HEALTH AND SAFETY HAZARDS

- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up.
 - Asbestos Surveys are available upon request.
- Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
- Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 SITE VISIT

- Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

Arrangements for visit: Please contact the Contract Administrator.

The Contractor shall be deemed to have visited the site before submitting his price, and to have satisfied himself as to the means of communication, access to the site and all other conditions under which the works will be carried out, together with the conditions affecting the supply of labour and materials and all other matters which may affect the price. No claim based on the lack of any such knowledge will be entertained.

A13
DESCRIPTION OF THE WORK

A13 DESCRIPTION OF THE WORK

- 110 PREPARATORY WORK BY OTHERS
Description: Decant and removal of existing loose fittings and furniture by the current tenants.
- 120 THE WORKS
Description: As A10 / 110
- 130 WORK BY OTHERS CONCURRENT WITH THE CONTRACT
N/A
- 140 COMPLETION WORK BY OTHERS
Description: __N/A_____.

A20
JCT INTERMEDIATE BUILDING CONTRACT WITH
CONTRACTOR'S DESIGN (ICD)

A20 JCT INTERMEDIATE BUILDING CONTRACT WITH CONTRACTOR'S DESIGN (ICD)

JCT INTERMEDIATE BUILDING CONTRACT WITH CONTRACTOR'S DESIGN (ICD)

- The Contract: JCT Intermediate Building Contract with contractor's design 2016.
- Requirement: Allow for the obligations, liabilities and services described therein against the following headings:

THE RECITALS

First - THE WORKS

- Comprise: Refurbishment and renovations to the existing residential properties as outlined in the tender documents.

Second - CONTRACTOR'S DESIGNED PORTION

- The Works include the design and construction of: See Schedule of works for items requiring contractor design which are primarily related to services installations.

Refer to the detailed specification and drawings for any other referenced CDP elements.

THE ARTICLES

Refer to Section 2 of the Tender Documentation for Section A20.

CONTRACT PARTICULARS

Refer to Section 2 of the Tender Documentation for Section A20.

CONTRACT GUARANTEE BOND -N/A

~~Contract Guarantee Bond: A 10% Performance Bond is required to be included by the Main Contractor. This is to be priced and itemised within the preliminaries breakdown included.~~

Valuation of Preliminaries: Notwithstanding the requirement that fixed charges and time related charges should be provide by the Contractor the valuation for each interim certificate shall include an allowance for preliminaries calculated as a proportion of the total value of "running costs" of preliminaries equal to the proportion which the value of works executed, bears to the contract sum excluding the value of preliminaries.

The value of "running" costs, "setting up" costs and "closing down" costs shall each be assessed by the Quantity Surveyor within the total value of preliminaries. The value of "setting-up, closing downs" costs and of any works executed or costs incurred under the provisional sums included in the preliminaries shall be included in the relevant valuations.

A30
TENDERING/ SUBLETTING/ SUPPLY

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

110 SCOPE

- General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

Upon receipt of the documents check that all information necessary for preparing the contractors price has been provided. Report any missing documents, pages or discrepancies to the Quantity Surveyor.

130 PARTNERING

- Process: N/A
- Charter: N/A

145 TENDERING PROCEDURE

- General: In accordance with the principles of: CIB Code of procedure for the selection of Main Contractors
Arithmetical errors: Overall Price is dominant.

160 EXCLUSIONS

- Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 ACCEPTANCE OF TENDER

- Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non-acceptance will be given.
Costs: No liability is accepted for any cost incurred in the preparation of any tender.

190 PERIOD OF VALIDITY

- Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 90 days
Date for possession/ commencement: See section A20.

PRICING/ SUBMISSION OF DOCUMENTS

210 PRELIMINARIES IN THE SPECIFICATION

- Measurement rules: Preliminaries/ General Conditions have not been prepared in accordance with NRM2.

250 PRICED DOCUMENTS

- Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected. A compliant tender must be provided.
- Measurements: Where not stated, the tender is to ascertain from the drawings.
- Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
Submit: With tender return

Prices inserted into the Contractors submission shall include for the quality and quantity shown on the drawings, referred to in the specification and which are necessary for the proposed completion of the works.

Amendment sheets will be issued by the Quantity Surveyor should any amendments be required.

Any item or items which has/have not been priced and which involve a cost or costs in complying with or of carrying out the works described in such items or items will be deemed to be included. If such items are omitted in accordance with the Contract Administrator's instructions they will be deemed to be a variation for which a fair valuation shall be made. The Contractors priced submission shall be priced in black indelible figures to facilitate reproduction.

~~300 QUANTITIES IN THE PRICED DOCUMENT~~

- ~~Quantities: Where included in the priced document, these have been prepared in accordance with SMM7.~~

300 QUANTITIES IN THE PRICED DOCUMENT

- Quantities: Where included in the priced document, these have not been prepared in accordance with SMM7.
- Other items, descriptions and measurements not prepared in accordance with SMM7: Must be priced taking account of the information given elsewhere in the tender documents, including for all associated and ancillary work shown or clearly apparent as being necessary for the complete and proper execution of the work.

310 TENDER

- General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

~~360 PRICED ACTIVITY SCHEDULE~~

~~Submit: _____.~~

440 SCHEDULE OF RATES

- Schedule of rates (unpriced): Included with the tender documents. The Contractor may insert additional items.
Fully priced copy: Submit With Tender

~~440 SCHEDULE OF RATES~~

- ~~Content: Full quantified schedule of rates for all significant items of work:
Fully priced copy: Submit with tender~~

~~440 CONTRACT SUM ANALYSIS~~

- ~~Content of the Analysis: A full breakdown of the Contract Sum
Fully priced copy: Submit~~

480 PROGRAMME

- Programme of work: Prepare a summary showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemize any work which is excluded.
Submit: With tender return detailing all the sections of work.

~~490 INFORMATION RELEASE SCHEDULE~~

- ~~Compatibility with programme: At the same time as submitting the proposed programme or summary, confirm that it is compatible with the Information Release Schedule.~~
- ~~Alternative proposals: If any part of the programme is not compatible with the Schedule submit alternative proposals and reasons for varying the times for release of information.~~

500 TENDER STAGE METHOD STATEMENTS

- Method statements: Prepare, describing how and when the following is to be carried out:
- Mechanical and electrical work including fire alarms.
Statements: Submit Min. 2 weeks prior to commencement of works.

~~510 ALTERNATIVE METHOD TENDERS~~

- ~~General: In addition to and at the same time as tendering for the Works as defined in the tender documents, alternative methods of construction/ installation may be submitted for~~

- ~~consideration. Alternatives, which would involve significant changes to other work, may not be considered.~~
- ~~• Alternative tenders: Such alternatives will be deemed to be alternative tenders and each must include a complete and precise statement of the effects on cost and programme.~~
- ~~• Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.~~
- ~~• Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works.~~
- ~~Submit: _____.~~

515 ALTERNATIVE TIME TENDERS

- General: In addition to and at the same time as tendering based upon the date or period specified in section A20, an alternative tender based upon a different date for completion or period may be submitted.

It is noted that an alternative tender will **only** be considered in addition to a compliant tender based on the project timescales identified within A20.

- Date for completion: If any such tender is accepted the date for completion inserted in the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.

520 DESIGN DOCUMENTS

- Scope: Include the following in the Contractor's Proposals:
 - Design drawings:
 - Technical information:

530 SUBSTITUTE PRODUCTS

- Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
It is noted that an alternative tender will **only** be considered in addition to a compliant tender.
- Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

~~The Contractors attention is drawn to the M&E specification which includes for the preferences for M&E services products etc.~~

540 QUALITY CONTROL RESOURCES

- Statement: Describe the organisation and resources to control the quality of the Works, including the work of subcontractors.
- QA staff: Identify in the statement the number and type of staff responsible for quality control, with details of their qualifications and duties.
Submit: Prior to commencement.

550 HEALTH AND SAFETY INFORMATION

- Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
- Include:
 - A copy of the contractor's health and safety policy document, including risk assessment procedures.
 - Accident and sickness records for the past five years.
 - Records of previous Health and Safety Executive enforcement action.
 - Records of training and training policy.
 - The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
Submit: Within 2 days of request

570 **OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN**

- Content: Submit the following information within one week of request:
 - Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - Details of the management structure and responsibilities.
 - Arrangements for issuing health and safety directions.
 - Procedures for informing other contractors and employees of health and safety hazards.
 - Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - Procedures for communications between the project team, other contractors and site operatives.
 - Arrangements for cooperation and coordination between contractors.
 - Procedures for carrying out risk assessment and for managing and controlling the risk.
 - Emergency procedures including those for fire prevention and escape.
 - Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - Arrangements for welfare facilities.
 - Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - Arrangements for consulting with and taking the views of people on site.
 - Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - Review procedures to obtain feedback.

590 **SITE WASTE MANAGEMENT PLAN**

- Person responsible for developing the Plan: The Contractor.
- Content: Include details of:
 - Principal Contractor for the purposes of the regulations.
 - Location of the site.
 - Description of the project.
 - Estimated project cost.
 - Types and quantities of waste that will be generated.
 - Resource management options for these wastes including proposals for minimization/ reuse/ recycling.
 - The use of appropriate and licensed waste management contractors.
 - Record keeping procedures.
 - Waste auditing protocols.
- Additional requirements: N/A.
Submit: within 5 days of request.

595 ENVIRONMENTAL POLICY

- Employer's Environmental Policy:
 - Location: See A11/180.
 - Evidence of compliance: Submit: Appliance with EA regarding the processing and storage of any demolished materials

596 ENVIRONMENTAL TARGETS

- BREEAM targets:
 - CO2 or energy arising from site activities _____.
 - CO2 or energy arising from transport to and from site _____.
 - Water consumption arising from site activities _____.
 - Air (dust) pollution arising from the site _____.
 - Water (ground and surface) pollution occurring on the site _____.
 - 80% of site timber is responsibly sourced and 100% is legally sourced.
 - Compliance: Monitor and submit report: Within one week of request.

599 FREEDOM OF INFORMATION- See ITT

- Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
- Determination: Submit requests received. Do not supply information outside the project participants without express written permission.
- Confidentiality: Maintain at all times.

SUBLETTING/ SUPPLY

610 NAMED SUBCONTRACTORS

- General: The work listed below and described in the Contract Documents is to be executed by the following persons who are hereby named as subcontractors as provided in Intermediate Building Contract clause 3.7. (For each such person a completed Form of Tender and Agreement ICSUB/Nam, together with the Numbered Documents referred to therein, is included with the Main Contract tender documents).
 - Work to be executed: N/A.
 - Named person: _____.
- Agreement: The JCT Form of Agreement ICSUB/Nam/E is to be used.
- Subcontractor's drawings, etc. to be prepared during the course of the Contract:
 - As required – to be agreed with the CA.
- Allow for attendance: As described in ICSUB/NAM.

630 DOMESTIC SUBCONTRACTS

- General: Comply with the Construction Industry Board 'Code of Practice for the selection of subcontractors'.
- List: Provide details of all subcontractors and the work for which they will be responsible.
Submit: _____.

PROVISION, CONTENT AND USE OF DOCUMENTS

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

110 DEFINITIONS

- Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.

120 COMMUNICATION

- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.
- Format: In writing to the person named in clause A10/140 unless specified otherwise.
Response: Do not proceed until response has been received.

130 PRODUCTS

- Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
- Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

135 SITE EQUIPMENT

- Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
- Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.

140 DRAWINGS

- Definitions: To BSRIA BG 6/2009 A design framework for building services. Design activities and drawing definitions.
CAD data: In accordance with BS 1192.

160 TERMS USED IN SPECIFICATION

- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
- Fix: Unload, handle, store, place and fasten in position including all labours and use of site equipment.
- Supply and fix: Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise.
- Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.
- Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
- Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Refix: Fix removed products.
- Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
- Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
- System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

170 MANUFACTURER AND PRODUCT REFERENCE

- Definition: When used in this combination:
 - Manufacturer: The firm under whose name the particular product is marketed.
 - Product reference: The proprietary brand name and/ or reference by which the particular product is identified.
- Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 SUBSTITUTION OF PRODUCTS

- Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
- Reasons: Submit reasons for the proposed substitution.
- Documentation: Submit relevant information, including:
 - manufacturer and product reference;
 - cost;
 - availability;
 - relevant standards;
 - performance;
 - function;
 - compatibility of accessories;
 - proposed revisions to drawings and specification;
 - compatibility with adjacent work;
 - appearance;
 - copy of warranty/ guarantee.
- Alterations to adjacent work: If needed, advise scope, nature and cost.
Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 CROSS REFERENCES

- Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
- Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
- Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

220 REFERENCED DOCUMENTS

Conflicts: Specification prevails over referenced documents.

230 EQUIVALENT PRODUCTS

- Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.

240 SUBSTITUTION OF STANDARDS

- Specification to British Standard or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK.
- Before ordering: Submit notification of all such substitutions.
- Documentary evidence: Submit for verification when requested as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.

250 CURRENCY OF DOCUMENTS

- Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 SIZES

- General dimensions: Products are specified by their co-ordinating sizes.
- Timber: Cross section dimensions shown on drawings are:
 - Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.
 - Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER

410 ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS

Additional copies: Two copies of the drawings (not counting any certified copy of the Contract Drawings) will be issued to the Contractor free of charge. Additional copies may be issued on request but will be charged to the Contractor.

440 DIMENSIONS

Scaled dimensions: Do not rely on.

450 MEASURED QUANTITIES

- Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.
Precedence: The specification and drawings shall override the measured quantities.

460 THE SPECIFICATION

- Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS

510 DESIGN AND PRODUCTION INFORMATION

- Master programme: Make reasonable allowance for completing design/ production information, submission (including to the Planning Supervisor/ Principal Designer), comment, inspection, amendment, resubmission and reinspection. The information may include instructions, drawings, levels, dimensions etc.
Design/ production information: Submit two copies, one could be returned with comments and this will be deemed to be a direction, notice or instruction under the Contract. Ensure that any necessary amendments are made without delay and resubmit unless it is confirmed that it is not required.
- Contractor's changes to Employer's Requirements: Support request for substitution or variation with all relevant information.
- Employer's amendments to Employer's Requirements: If considered to involve a variation, which has not already been acknowledged as a variation, notify without delay (maximum period 7 days), and do not proceed until instructed. Claims for extra cost, if made after it has been carried out, may not be allowed.
Final version of design/ production information: Submit to CA min. 2 weeks prior to fabrication.

550 NAMED SUBCONTRACTORS: DESIGN AND PRODUCTION INFORMATION

- General: Certain Subcontractors are/ will be required to provide design/ production information during the Contract as described in clause A30/610:
- Master programme: Make reasonable allowance, based on information in section A30, for completing design/ production information, checking, submission (including to the Planning Supervisor/ Principal Designer), comment, inspection, amendment, resubmission and reinspection.
- Information from Subcontractors:
 - Obtain in time to meet the programme and in accordance with NAM/T where applicable.
 - Check dimensions are correct, account is taken of all related work, and construction is practicable. Note any comments on one copy of the design/ production information, then submit with the required number of additional unmarked copies. Such checking will not relieve the CA or the Subcontractors of their respective responsibilities for design, co-ordination and documentation.
- Inspection and comments: One copy will be marked and returned to Contractor. This will not relieve the Subcontractors of their responsibility for design and documentation. Ensure that any necessary amendments are made without delay and resubmit unless it is confirmed that it is not required.
- Final version of information: Distribute copies to all affected Subcontractors and others and keep one copy on site.

600 CONTRACTOR'S DESIGN INFORMATION

- Contractor's designed work: Include: Refer to A20.
Format: Technical CAD design for as required for the appropriate consultant to review and comment on.

610 PRODUCTION INFORMATION

- Contractor/ Domestic subcontractor provide:
- Submit:
 - For comment and make any necessary amendments.
Sufficient copies of final version for distribution to all affected parties.

620 AS BUILT DRAWINGS AND INFORMATION

- Contractor designed work: Provide drawings/ information:
 - The Contractor is to provide the as built drawing information for the new pneumatic tube system.
Submit: At least two weeks before date for completion.

630 TECHNICAL LITERATURE

- Information: Keep on site for reference by all supervisory personnel:
 - Manufacturers' current literature relating to all products to be used in the Works.
 - Relevant British, EN or ISO Standards.

640 MAINTENANCE INSTRUCTIONS AND GUARANTEES

- Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.
- Information location: _____.
- Emergency call out services: Provide telephone numbers for use after completion. Extent of cover: _____.

650 ENERGY RATING CALCULATION

- Calculation documentation:
 - Number of copies: _____.
 - Deliver to: Energy Performance Certificate Assessor and also lodge in the Home Information Pack.

DOCUMENT/ DATA INTERCHANGE

850 ELECTRONIC DATA INTERCHANGE (EDI)

- Data: Types and classes of communication: _____.
- Parties: Between: _____.
- Requirements: _____.

A32
MANAGEMENT OF THE WORKS

A32 MANAGEMENT OF THE WORKS

GENERALLY

110 SUPERVISION

- General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
- Coordination: Arrange 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.

The Contractor will be required to submit for comment a list of the proposed personnel, together with their qualifications and experience, he intends to employ on the Works. Personnel must not be changed or removed without the prior approval of the Contract Administrator.

CONSIDERATE CONSTRUCTORS SCHEME

- Registration: Before starting work, register the site and pay the appropriate fee:
 - Contact:
 - Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.
 - Tel. 01920 485959.
 - Fax. 01920 485958.
 - Free phone 0800 7831423
 - Web. www.ccscheme.org.uk
 - E mail. enquiries@ccscheme.org.uk
- Standard: Comply with the Scheme's Code of Considerate Practice.

120 INSURANCE

- Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

130 INSURANCE CLAIMS

- Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in clause A10/140 and the Insurers.
- Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 CLIMATIC CONDITIONS

- Information: Record accurately and retain:
 - Daily maximum and minimum air temperatures (including overnight).
 - Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

PROGRAMME/ PROGRESS

210 PROGRAMME

- Master programme: With the tender return submit in an approved form a master programme for the Works, which must include details of:

- Design, production information and proposals provided by the Contractor/ Subcontractors/ Suppliers, including inspection and checking (see section A31).
 - Planning and mobilisation by the Contractor.
 - Earliest and latest start and finish dates for each activity and identification of all critical activities.
 - Running in, adjustment, commissioning and testing of all engineering services and installations
 - Show periods for consultation with third parties who may need to approve method statements and the like.
 - Show periods for contractor design development and consultant approval of production information etc.
 - Show critical dates for the issue of further information by the appropriate Consultant.
 - Show commissioning and training period prior to completion of the works
- Work resulting from instructions issued in regard to the expenditure of provisional sums (see section A54)

The Contractors attention is drawn to the defined provisional sums and the associated programme requirements to be incorporated into the master programme.

- Work by or on behalf of the Employer and concurrent with the Contract (see section A50). The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract Documents.
- The operational construction programme shall be modified from time to time as necessary or as requested by the Contract Administrator in the light of progress actually achieved, or to allow for the Contract Administrator's instructions, variations or other relevant factors. The Contractor shall immediately notify the Contract Administrator of any such revisions and shall provide two copies of each revised programme. A copy of the original construction programme and all revisions shall be kept available for inspection in the Contractor's site office.
-
- Exclusions: Where and to the extent that the programme implications for work which is not so defined are impossible to assess, the Contractor should exclude it and confirm this when submitting the programme.
Submit: With tender return.

230 SUBMISSION OF PROGRAMME

- Further information: Submission of the programme will not relieve the Contractor of the responsibility to advise of the need for further drawings or details or instructions in accordance with the Contract.

240 COMMENCEMENT OF WORK

- Notice: Before the proposed date for commencement of work on site give minimum notice of 2 weeks

250 MONITORING

- Progress: Record on a copy of the programme kept on site.
- Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.

260 SITE MEETINGS

- General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
- Frequency: Monthly progress meetings. Additional Technical meetings will be held as necessary and to coordinate the works.
- Location: Site / location to be agreed given the various properties/locations for the works.
- Accommodation: Ensure availability at the time of such meetings.
- Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.

Chairperson (who will also take and distribute minutes): Contract Administrator.

NOTE: All progress meetings will be held on the island in an appropriate location as mentioned above, should weather conditions prevent attendance due to transport difficulties or cancellations meetings will be held on ms Teams or similar electronic media and as such all appropriate requirements are to be met and made provision for by the contractor.

265 CONTRACTOR'S PROGRESS REPORT

- General: Submit a progress report at least 3 days before the site meeting.
- Content: Notwithstanding the Contractor's obligations under the Contract the report must include:
 - A progress statement by reference to the master programme for the Works.
 - Details of any matters materially affecting the regular progress of the Works.
 - Subcontractors' and suppliers' progress reports.
 - Any requirements for further drawings or details or instructions to fulfill any obligations under the Conditions of Contract.
 - **NOTE:** Include provision of progress photographs for main works undertaken and completed during the preceding reporting period

270 CONTRACTOR'S SITE MEETINGS

- General: Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

285 PARTIAL POSSESSION BY EMPLOYER

- Clause 2.25 of Conditions of Contract: Ensure all necessary access, services and other associated facilities are also complete.

290 NOTICE OF COMPLETION

- Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.
- Associated works: Ensure necessary access, services and facilities are complete.
Period of notice (minimum): 2 weeks

300 CHECKING SCHEDULES AND DRAWINGS

- Submit to the Architect or appropriate Consultant for approval all shop drawings prior to putting the work in hand in sufficient time to allow comments and modifications to be made. Provide 3 copies of all drawings.
- Allow within the operations construction programme sufficient time for the Architect to comment on the drawings and for any subsequent amendments to be made and re-submission for approval, if necessary.
- Be responsible for checking all schedules and drawings supplied by the Architect and all shop drawings approved by the Architect. In the event of any discrepancy being found between such schedules and drawings or if the Contractor considers that additional detail drawings are required, then in either case the Contractor shall report such discrepancy to the Architect for instruction or apply in writing for such detail drawings at least 14 days before the Works concerned are to be executed.
- Ascertain from the drawings or otherwise any holes, recesses, plugs and the like which may be required in time to form these as the works proceed. No extra payment will be allowed for cutting or forming holes, recesses or plugs subsequently.
- Attention is drawn to any requirements for the submission and storage of samples, shop drawings, certificates, guarantees, tests and the like contained in the Specification. Submission for comment must be made at least 14 days before the actual date on which comment is required.

- Throughout the period of the Contract a complete set of Architectural, Engineering and other drawings must be kept available in the Site office for periodic inspection by the Architect/Contract Administrator and they shall be marked at not more than weekly intervals to indicate the progress of the works and to show the 'as installed' details.
- Associated works: Ensure necessary access, services and facilities are complete.
Period of notice (minimum): 2 weeks

310 EXTENSIONS OF TIME

- Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.
- Details: As soon as possible submit:
 - Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
 - An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
 All other relevant information required.

CONTROL OF COST

410 CASH FLOW FORECAST

- Submission: Before starting work on site, submit a forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the Contract period. Base on the programme for the Works.

420 REMOVAL/ REPLACEMENT OF EXISTING WORK

- Extent and location: Agree before commencement.
Execution: Carry out in ways that minimize the extent of work.

430 PROPOSED INSTRUCTIONS

- Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.
- Include:
 - A detailed breakdown of the cost, including any allowance for direct loss and expense.
 - Details of any additional resources required.
 - Details of any adjustments to be made to the programme for the Works.
 - Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.
- Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.

440 MEASUREMENT

Covered work: Give notice before covering work required to be measured. The Contractor is to afford the Quantity Surveyor all facilities to enable him to measure the Works, and in addition is to give him reasonable written notice of the covering up or hiding of any work which differs from that described in the documents. Should the Contractor fail to provide such facilities or to give such notice, he shall accept the Quantity Surveyor's measurement of the works affected or alternatively shall uncover the work to enable measurement to be made and shall subsequently re-instate and make good all at his own expense.

450 DAYWORK VOUCHERS

- Before commencing work: Give reasonable notice to person countersigning daywork vouchers.
The Contractor is to note that works valued on a daywork basis without prior approval from the Contract Administrator may be rejected and these works will be valued on a fair and reasonable basis.
- Content: Before delivery each voucher must be:
 - Referenced to the instruction under which the work is authorised.
 - Signed by the Contractor's person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct.
 Submit: By the end of the week in which the work has been executed.

460 INTERIM VALUATIONS

- Applications: Include details of amounts requested under the Contract together with all necessary supporting information.
 - at the time of each valuation for an interim certificate the Contractor shall disclose to the Quantity Surveyor which of the unfixed materials and goods on site are free from, and which are subject to, any reservation of title inconsistent with passing of property together with their respective values, and when requested shall provide evidence of freedom from reservation of title.

Submission: At least seven days before established dates.

470 PRODUCTS NOT INCORPORATED INTO THE WORKS

- Ownership: At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values.
Evidence: When requested, provide evidence of freedom of reservation of title.

475 LISTED PRODUCTS STORED OFF SITE

- Evidence of Title: Submit reasonable proof that the property in 'listed items' is vested in the Contractor.
- Include for products purchased from a supplier:
 - A copy of the contract of sale and a written statement from the supplier that any conditions of the sale relating to the passing of property have been fulfilled and the products are not subject to any encumbrance or charge.
- Include for products purchased from a supplier by a subcontractor or manufactured or assembled by any subcontractor:
 - Copies of the subcontract with the subcontractor and a written statement from the subcontractor that any conditions relating to the passing of property have been fulfilled.

480 LABOUR AND EQUIPMENT RETURNS

- Records: Provide for verification at the beginning of each week in respect of each of the previous seven days.
- Records must show:
 - The number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the Works or Services, including those employed by subcontractors.
 - The number, type and capacity of all mechanical, electrical and power-operated equipment employed in connection with the Works or Services

500 PRICING VARIATIONS

When pricing a variation, the contractor will not be paid an allowance for staff prelims or other preliminaries items related to processing the variation. The exception to this is where a variation triggers an extension of time.

A33
QUALITY STANDARDS/ CONTROL

A33 QUALITY STANDARDS/ CONTROL

STANDARDS OF PRODUCTS AND EXECUTIONS

110 INCOMPLETE DOCUMENTATION

- General: Where and to the extent that products or work are not fully documented, they are to be:
 - Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
 - Suitable for the purposes stated or reasonably to be inferred from the project documents.
- Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract

120 WORKMANSHIP SKILLS

- Operatives: Appropriately skilled and experienced for the type and quality of work.
- Registration: With Construction Skills Certification Scheme.
Evidence: Operatives must produce evidence of skills/ qualifications when requested.

130 QUALITY OF PRODUCTS

- Generally: New. (Proposals for recycled products may be considered).
- Supply of each product: From the same source or manufacturer.
- Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.
- Tolerances: Where critical, measure a sufficient quantity to determine compliance.
- Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 QUALITY OF EXECUTION

- Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
- Colour batching: Do not use different colour batches where they can be seen together.
- Dimensions: Check on-site dimensions.
- Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
Location and fixing of products: Adjust joints open to view so they are even and regular.

140 COMPLIANCE

- Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.
- Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:
 - Properties tested.
 - Pass/ fail criteria.
 - Test methods and procedures.
 - Test results.
 - Identity of testing agency.
 - Test dates and times.
 - Identities of witnesses.
- Analysis of results.

150 **INSPECTIONS**

- Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - Date of inspection.
 - Part of the work inspected.
 - Respects or characteristics which are approved.
 - Extent and purpose of the approval.Any associated conditions.

160 **RELATED WORK**

- Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - Appropriately complete.
 - In accordance with the project documents.
 - To a suitable standard.
 - In a suitable condition to receive the new work.Preparatory work: Ensure all necessary preparatory work has been carried out.

170 **MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS**

- General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
- Changes to recommendations or instructions: Submit details.
- Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.
- Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.

180 **WATER FOR THE WORKS**

- Mains supply: Clean and uncontaminated.
- Other: Do not use until:
 - Evidence of suitability is provided.Tested to BS EN 1008 if instructed.

SAMPLES/ APPROVALS

210 **SAMPLES**

- Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:
 - To an express approval.To match a sample expressly approved as a standard for the purpose.

220 **APPROVAL OF PRODUCTS**

- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 APPROVAL OF EXECUTION

- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

ACCURACY/ SETTING OUT GENERALLY

320 SETTING OUT

- General: Submit details of methods and equipment to be used in setting out the Works.
- Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
Inform: When complete and before commencing construction.

330 APPEARANCE AND FIT

- Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
 - Submit proposals; or
 - Arrange for inspection of appearance of relevant aspects of partially finished work.General tolerances (maximum): To BS 5606, tables 1 and 2.

340 CRITICAL DIMENSIONS

- Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.
Location: Detailed on tender drawings

350 LEVELS OF STRUCTURAL FLOORS

- Maximum tolerances for designed levels to be:
 - Floors to be self-finished, and floors to receive sheet or tile finishes directly bedded in adhesive: +/- 10 mm.
 - Floors to receive dry board/ panel construction with little or no tolerance on thickness: +/- 10 mm.
 - Floors to receive mastic asphalt flooring/ underlays directly: +/- 10 mm.
 - Floors to receive mastic asphalt flooring/ underlays laid on mastic asphalt levelling coat (s): +/- 15 mm.
 - Floors to receive fully bonded screeds/ toppings/ beds: +/- 15 mm.
Floors to receive unbonded or floating screeds/ beds: +/- 20 mm.

360 RECORD DRAWINGS

- Site setting out drawing: Record details of all grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the contract and hand over on completion.

SERVICES GENERALLY

410 SERVICES REGULATIONS

- New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

420 WATER REGULATIONS/ BYELAWS NOTIFICATION

- Requirements: Notify Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details.
- Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.

430 WATER REGULATIONS/ BYELAWS CONTRACTOR'S CERTIFICATE

- On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - The Contractor's name and address.
 - A statement that the installation complies with the relevant Water Regulations or Byelaws.
 - The name and signature of the individual responsible for checking compliance.
 - The date on which the installation was checked.

435 ELECTRICAL INSTALLATION CERTIFICATE

- Submit: When relevant electrical work is completed.
Original certificate: To be lodged in Building Manuals

440 GAS, OIL AND SOLID FUEL APPLIANCE INSTALLATION CERTIFICATE

- Before the completion date stated in the Contract: Submit a certificate stating:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - Any special recommendations or instructions for the safe use and operation of appliances and flues.
 - The Contractor's name and address.
 - A statement that the installation complies with the appropriate safety, installation and use regulations.
 - The name, qualification and signature of the competent person responsible for checking compliance.
 - The date on which the installation was checked.
- Certificate location: Building Manuals

445 SERVICE RUNS

- General: Provide adequate space and support for services, including unobstructed routes and fixings.
- Ducts, chases and holes: Form during construction rather than cut.
- Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.

450 MECHANICAL AND ELECTRICAL SERVICES

- Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.
Building Regulations notice: Copy to be lodged in Building Manuals

SUPERVISION/ INSPECTION/ DEFECTIVE WORK

510 SUPERVISION

- General: In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.
- Replacement: Give maximum possible notice before changing person in charge or site agent.

520 COORDINATION OF ENGINEERING SERVICES

- Suitability: Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the Works generally.
- Evidence: Submit when requested CVs or other documentary evidence relating to the staff concerned.

530 OVERTIME WORKING

- Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
 - Minimum period of notice: 1 week
- Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 DEFECTS IN EXISTING WORK

- Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
- Documented remedial work: Do not execute work which may:
 - Hinder access to defective products or work; or
 - Be rendered abortive by remedial work.

550 ACCESS FOR INSPECTION

- Removal: Before removing scaffolding or other facilities for access, give notice of not less than 1 week.

560 TESTS AND INSPECTIONS

- Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
- Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
Records: Submit a copy of test certificates and retain copies on site.

570 AIR PERMEABILITY

- Method: Pressure test in accordance with the ATTMA publication: TS 1: Measuring Air Permeability of Building Envelopes
- Requirement: Air leakage not to exceed $8\text{m}^3/(\text{h.m}^2)$ at an internal to external pressure difference of 50 Pascals. It is the contractor's responsibility to commission the air test and to ensure that the above requirements are met. This is to be included in the tender submission.
- Results: Submit prior to practical completion for building control approval
Copy: To be lodged in Building Manual.

580 CONTINUITY OF THERMAL INSULATION

- Record and report: Confirm that work to new, renovated or upgraded thermal elements has been carried out to conform to specification. Include:
 - The address of the premises.
 - The Contractor's name and address.
 - The name, qualification and signature of the competent person responsible for checking compliance.
 - The date on which the installation was checked.
- Submit: Before completion of the Works.
Copy: To be lodged in _____.

~~590 RESISTANCE TO PASSAGE OF SOUND~~

- ~~• Method: _____.~~
- ~~• Compliance: _____.~~
- ~~Copies: Incorporate in the Building Manual/ Home Information Pack.~~

~~595 ENERGY PERFORMANCE CERTIFICATE~~

- ~~• Assessment: Undertaken by a member of an approved accreditation scheme. Submit details of scheme name and evidence of qualifications when requested.~~

~~Building Type: _____.~~

~~Method: _____.~~

- ~~• Format:~~

~~Certificate: _____.~~

~~Report: _____.~~

~~Submit: _____.~~

610 PROPOSALS FOR RECTIFICATION OF DEFECTIVE PRODUCTS/ EXECUTIONS

- Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

620 MEASURES TO ESTABLISH ACCEPTABILITY

- General: Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:
 - Will be at the expense of the Contractor.
 - Will not be considered as grounds for revision of the completion date.

630 QUALITY CONTROL

- Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.
- Records: Maintain full records, keep copies on site for inspection, and submit copies on request.
- Content of records:
 - Identification of the element, item, batch or lot including location in the Works.
 - Nature and dates of inspections, tests and approvals.
 - Nature and extent of nonconforming work found.Details of corrective action.

WORK AT OR AFTER COMPLETION

710 WORK BEFORE COMPLETION

- General: Make good all damage consequent upon the Works.
Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
- Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
- Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 SECURITY AT COMPLETION

- General: Leave the Works secure with, where appropriate, all accesses closed and locked.
Keys: Account for and adequately label all keys and hand over to Employer with itemized

730 MAKING GOOD DEFECTS

- Remedial work: Arrange access with Dave Stinson (07770643739) to provide advance notice of site visit.
- Rectification: Give reasonable notice for access to the various parts of the Works.
Completion: Notify when remedial works have been completed.

740 HIGHWAY/ SEWER ADOPTION

- Work to be adopted under the Highways Act, Section 38, or the Roads (Scotland) Act, Section 16 to 18, or the Water Industry Act, Section 104:
- Work for adoption must be:
 - Completed by the Contractor to the satisfaction of the Highway/ Sewer Authorities before the certificate stating the Works are complete is issued.
 - Subject to a Defects Liability/ Rectification Period of 12 months (see Appendix to the Contract/ Contract Particulars).
 - Maintained during the Defects Liability/ Rectification Period, including making good of damage due to reasonable wear and tear occurring during the Period and cleaning at the end of the Period, all to the satisfaction of the Highway/ Sewer Authorities.

A34 SECURITY/ SAFETY/ PROTECTION

SECURITY, HEALTH AND SAFETY

110 PRECONSTRUCTION INFORMATION

- Location: Refer to appendix 5, Integral with the project Preliminaries, including but not restricted to the following sections:
 - Description of project: Sections A10 and A11.
 - Client's consideration and management requirements: Sections A12, A13 and A36.
 - Environmental restrictions and on-site risks: Section A12, A35 and A34.
 - Significant design and construction hazards: Section A34.
 - The Health and Safety File: Section A37.

~~120 EXECUTION HAZARDS~~

- ~~• Common hazards: Not listed. Control by good management and site practice.~~
- ~~• Significant hazards: The design of the project includes the following:~~
 - ~~Hazard: _____.~~
 - ~~Precautions assumed: _____.~~
 - ~~Specification reference: _____.~~
 - ~~Drawing reference: _____.~~

130 PRODUCT HAZARDS

- Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Occupational Exposure Limits.
- Common hazards: Not listed. Control by good management and site practice.
- Significant hazards: Specified construction materials include the following:
 - Hazard: _____.
 - Material: _____.
 - Specification reference: _____.

140 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

- Submission: Present to the Employer/ Client no later than 2 weeks before commencement of works on site
- Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations.
- Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and the Pre-tender Health and Safety Plan/ Preconstruction information.

150 SECURITY

- Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
- Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
Note that separation of members of the public and Client employees from the sites is of paramount importance
Special requirements Refer to Pre Construction information Pack

160 STABILITY

- Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
Design loads: Obtain details, support as necessary and prevent overloading.

170 OCCUPIED PREMISES

- Extent: Existing buildings will be occupied and/ or used during the Contract as follows: the entire centre.
- Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
- Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorized in advance.

180 PASSES

- Controlled areas: Passes will be required for access to all existing buildings
- Authorised persons: Submit a list of the names of all persons requiring passes together with any other related information reasonably required.
Return of passes: When requested or on completion of the work to which the pass relates.

190 OCCUPIER'S RULES AND REGULATIONS

- Compliance: Conform to the occupier's rules and regulations affecting the site.
- Copies:
 - Location: _____.
 - Arrangements for inspection: _____.

200 MOBILE TELEPHONES

- Use: Not permitted in the following areas:
 - _N/A_.

210 EMPLOYER'S REPRESENTATIVES SITE VISITS

- Safety: Submit details in advance, to the Employer or the person identified in clause A10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
- Protective clothing and/ or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.

220 WORKING PRECAUTIONS/ RESTRICTIONS

- Hazardous areas: Operatives must take precautions as follows: Refer to A34:170 and Pre Construction Information Pack
 - Work area: _____.
 - Precautions: _____.
- Permit to work: Operatives must comply with procedures in the following areas:
 - Work area: _____.
 - Procedures: _____.

PROTECT AGAINST THE FOLLOWING

310 EXPLOSIVES

Use: Not permitted

~~310 EXPLOSIVES~~

- ~~• Use: Permitted subject to obtaining prior permission including the police, Local Authority and any site establishment authorities.~~
- ~~• Restrictions:
 - Agree locations and times of use.
 - Comply with BS 5607.
 - Ensure that explosive charges are not excessive, charged bore holes are properly protected and proper precautions are taken for the safety of persons and property.~~

320 NOISE CONSENT BY LOCAL AUTHORITY

- Consent: Granted by the Local Authority under Part III of the Control of Pollution Act relating to the Works providing the following conditions are met:
 - _____.

330 NOISE CONTROL

- Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works. Site noise is not to disturb Client employees or visitors. Where noise generation is unavoidable, the contractor is to notify the Client in advance. The contractor is to include in their tender for any out of hours working. No claim for such works will be entertained.
- Noise levels from the Works: Maximum level: _____ dB(A) when measured from _____.
- Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Restrictions: Do not use:
 - Pneumatic drills and other noisy appliances without consent during the normal working hours
 - Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 POLLUTION

- Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.
- Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

350 PESTICIDES

Use: Not permitted.

~~350 PESTICIDES~~

- ~~• Use: Only where specified or approved, and then only suitable products listed on www.pesticides.gov.uk.~~
- ~~• Restrictions: Work near water, drainage ditches or land drains must comply with the 'Guidelines for the use of herbicides on weeds in or near watercourses and lakes'.~~
- ~~• Containers: Comply with manufacturer's disposal recommendations. Remove from site immediately empty or no longer required.~~
- ~~• Competence: Operatives must hold a BASIS Certificate of Competence, or work under supervision of a Certificate holder.~~

360 NUISANCE

- Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
- Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

370 ASBESTOS CONTAINING MATERIALS

- Duty: Report immediately any suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or encapsulation.

371 DANGEROUS OR HAZARDOUS SUBSTANCES

- Duty: Report immediately suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or remediation.

375 ANTIQUITIES

- Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the Works.
- Preservation: Keep objects in the exact position and condition in which they were found.
Special requirements: _____.

380 FIRE PREVENTION

- Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
- Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

390 SMOKING ON SITE

Smoking on site: Not permitted.

400 BURNING ON SITE

Burning on site: Not permitted.

~~400 BURNING ON SITE~~

- ~~• Burning on site: Permitted subject to compliance with relevant regulations. Ensure fires:~~
 - ~~- Do not contain plastics, flammable liquids or other hazardous materials likely to generate dark or toxic smoke or toxic residues.~~
 - ~~- Are not situated within 10 metres of any tree canopy, shrubs, buildings, structures, combustible materials, etc or a public highway.~~
 - ~~- Are not lit if there is a danger of sparks reaching adjacent flammable areas, e.g. heathland, forests or ripe cereal crops.~~
 - ~~- Do not produce drifting smoke where it may be hazardous, e.g. across highways.~~
 - ~~- Will not interfere with amenity enjoyment of a site.~~
 - ~~- Are never left unattended.~~
 - ~~- Are extinguished at the end of each working day.~~

410 MOISTURE

- Wetness or dampness: Prevent, where this may cause damage to the Works.
- Drying out: Control humidity and the application of heat to prevent:
 - Blistering and failure of adhesion.
 - Damage due to trapped moisture.
- Excessive movement.

420 INFECTED TIMBER/ CONTAMINATED MATERIALS

- Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.
- Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other micro organisms are within acceptable levels.

430 WASTE

- Includes: Rubbish, debris, spoil, containers and surplus material.
- Minimize: Keep the site and Works clean and tidy.
- Remove: Frequently and dispose off site in a safe and competent manner:
 - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
 - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
- Waste transfer documentation: Retain on site.

440 ELECTROMAGNETIC INTERFERENCE

Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site.

450 **LASER EQUIPMENT**

- Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.
- Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.
- Class 3A and Class 3B laser equipment: Do not use without approval and subject to submission of a method statement on its safe use.

460 **POWER ACTUATED FIXING SYSTEMS**

Use: Not permitted.

470 **INVASIVE SPECIES**

- General: Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or Works economically, environmentally or ecologically.
- Special precautions: _____.
- Duty: Report immediately any suspected invasive species discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe eradication or removal.

PROTECT THE FOLLOWING

510 **EXISTING SERVICES**

- Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
- Identification: Before starting work, check and mark positions of mains/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
- Work adjacent to services:
 - Comply with service authority's/ statutory undertaker's recommendations.
 - Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
- Identifying services:
 - Below ground: Use signboards, giving type and depth;
 - Overhead: Use headroom markers.
- Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
- Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 **ROADS AND FOOTPATHS**

- Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris using all necessary and sufficient precautions (including wheel washing facilities).
- Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

530 **EXISTING TOPSOIL/ SUBSOIL**

- Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
Protection: Before starting work submit proposals for protective measures.

540 RETAINED TREES/ SHRUBS/ GRASSED AREAS

- Protection: Preserve and prevent damage, except those not required.
- Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

550 RETAINED TREES

- Protected area: Unless agreed otherwise do not:
 - Dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk.
 - Sever roots exceeding 25 mm in diameter. If unintentionally severed give notice and seek advice.
Change level of ground within an area 3 m beyond branch spread.

555 WILDLIFE SPECIES AND HABITATS

- General: Safeguard the following: _____.
- Protected habitats and species: Upon discovery immediately advise. Do not proceed until instruction is received. Refer to Ecology report included in the tender documentation for further advice. Please also refer to the Bat & Bird Assessment.
- Education: Ensure employees and visitors to the site receive suitable instruction and awareness training for such species.

560 EXISTING FEATURES

- Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
Special requirements: _____.

570 EXISTING WORK

- Protection: Prevent damage to existing work, structures or other property during the course of the work.
- Removal: Minimum amount necessary.
Replacement work: To match existing.

580 BUILDING INTERIORS

- Protection: Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

600 EXISTING FURNITURE, FITTINGS AND EQUIPMENT

- Protection: Prevent damage or move as necessary to enable the Works to be executed.
Reinstate in original positions unless detailed to be removed in tender documentation.
- Extent: Before work in each room starts the Employer will remove the following:
 - _____.

~~600 EXISTING FURNITURE, FITTINGS AND EQUIPMENT~~

- ~~• Protection: Prevent damage or move as necessary to enable the Works to be executed.
Reinstate in original positions.~~
- ~~• Extent: Before work in each room starts the Employer will remove all items other than the following:
fixed items of furniture~~

610 ESPECIALLY VALUABLE/ VULNERABLE ITEMS

- Protection: Ensure provision and maintenance of special protective measures to prevent damage to the following:
 - _____.
- Method statement: Submit within one week of request describing special protection to be provided.

620 ~~ADJOINING PROPERTY~~

- ~~• Agreement: Access to and/ or use of the following has been agreed with adjacent owners:-~~
- ~~• Permission: Obtain as necessary from other owners if requiring to erect scaffolding on or otherwise use adjoining property.~~

620 ADJOINING PROPERTY

- Permission: Obtain as necessary from owners if requiring to erect scaffolding on or otherwise use adjoining property.

625 ADJOINING PROPERTY RESTRICTIONS

- Precautions:
 - Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - Pay all charges.
 - Remove and make good on completion or when directed.
- Damage: Bear cost of repairing damage arising from execution of the Works. Allow access at all times for neighbouring residents/occupants.

630 EXISTING STRUCTURES

- Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
- Supports: During execution of the Works:
 - Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
 - Do not remove until new work is strong enough to support existing structure.
 - Prevent overstressing of completed work when removing supports.
- Adjacent structures: Monitor and immediately report excessive movement.
Standard: Comply with BS 5975 and BS EN 12812.

640 MATERIALS FOR RECYCLING/ REUSE

- Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
- Storage: Stack neatly and protect until required by the Employer or for use in the Works as instructed.

The Contractor will be required to work with the CA and design team to complete a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority.

For the avoidance of doubt the COIS waste recycling centre will no longer accept construction waste and therefore the Contractor will be deemed to have fully consulted with the Local Authority regarding the strategy for waste disposal off the island and will be deemed to have included all costs associated with the requirements.

A35
**SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/
TIMING**

A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING

110 SCOPE

- General: The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings and within the reports appended in appendix 6.

120 DESIGN CONSTRAINTS

Details: Work to be undertaken to existing properties as noted.

130 METHOD/ SEQUENCE OF WORK

- Specific Limitations: Include the following in the programme:

None are currently included in the tender pack, though the Council reserves its right to include limitations. The contractor's attention is however drawn to the planning decision and the WSI provided in appendix 6. The contractor is to allow for the access to site of the Archaeological team to carry out monitoring and subsequent signing off condition. The Contractor is required to adopt and include for all obligations placed upon them from the reports included in the tender.

The Contractor's attention is drawn to the requirement to provide adequate traffic and pedestrian management throughout the period of the contract as noted elsewhere throughout these preliminaries and Works Information. The Contractor shall be solely responsible for obtaining all necessary approvals from relevant authorities and shall take into consideration the impact of any traffic and pedestrian management on the residents and surround businesses. The Contractor is required to include for all associated costs for providing adequate traffic and pedestrian management throughout the duration of the Works.

The Contractor will need to manage and coordinate the interface with the Gym whilst the works are executed. The Contractor will be required to erect full height solid protection between these work areas and manage any services interruptions at such a time no to affect the day to day operations of the running of the facility. The Contractor is to include all associated costs within the tender.

140 SCAFFOLDING

Scaffolding: Make available to subcontractors and others at all times.

~~160 USE OR DISPOSAL OF MATERIALS~~

~~Specific limitations: _____.~~

170 WORKING HOURS

Specific limitations: as per planning requirements (see Appendix 6)

The Contractor must comply with all work/time restrictions listed within the tender design, specification and preambles and the project preliminaries.

180 COMPLETION IN SECTIONS OR IN PARTS

- General: Where the Employer is to take possession of any Section or part of the Works and such Section or part will, after its practical completion, depend for its adequate functioning on work located elsewhere on the site: Complete such other work in time to permit such possession to take place.
- Remainder of the Works: During execution, ensure that completed Sections or parts of the Works have continuous and adequate provision of services, fire precautions, means of escape and safe access.

190 MAIN ACCESS POINT

The main access points to the site have already been described in A12 clause 200. The Contractor is to allow for all necessary traffic (vehicular and pedestrian) management during the course of these works to ensure safe ingress and egress from the site.

200 FITTING OUT

The Employer may require access to the works prior to the handover of the works for the installation of fittings etc. Access will not be unreasonably withheld by the Contractor.

A36
FACILITIES/ TEMPORARY WORK/ SERVICES

A36 FACILITIES/ TEMPORARY WORK/ SERVICES

GENERALLY

110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES

- Location: not applicable.
- Maintenance:

ACCOMMODATION

210 ROOM FOR MEETINGS

- Will be required

220 SITE OFFICES

- Accommodation: The Contractor is to consider the site offices and welfare required in relation to the works to comply with current legislation. Consideration should be given to the available space as indicated on the Architects plans and consider their set up accordingly such as 'oasis' style units.
- Facilities: Provide and obtain approval of suitable lockable temporary accommodation and facilities as follows:
 - Contractor to provide details.
 - Furniture and equipment:
 - Heating:
 - Plumbing:
 - Lighting:
 - Power supply: 13 amp socket outlets:

~~230 TEMPORARY ACCOMMODATION~~

- ~~• Accommodation made available by the Employer: The following may be used for the duration of the Contract without charge provided that:
 - It is used solely for the purposes of carrying out the Works.
 - The use to which it is put does not involve undue risk of damage.
 - Any temporary adaptations are approved by or on behalf of the Employer before being carried out.
 - A condition survey of the existing building is undertaken by the tenderer and agreed with the Council before it is adapted.
 - It is vacated on completion of the Works or determination of the Contract.
 - When vacated, its condition is at least equivalent to its condition prior to when the contractor took its possession.~~
- ~~• The accommodation/ land:~~
- ~~• Available services: all services will be made available free of charge~~

230 TEMPORARY ACCOMMODATION

- Proposals for temporary accommodation and storage for the Works: Submit two weeks prior to starting on site.
- Details to be included: Type of accommodation and storage, its siting and the programme for site installation and removal.

~~230 TEMPORARY ACCOMMODATION~~

- ~~• Facilities: Sanitary accommodation will be provided for the duration of the Contract as follows:~~

280 EXISTING ACCOMMODATION

- Restrictions on use: Temporary accommodation is prohibited in the following:
- _____.

TEMPORARY WORKS

310 ROADS

- Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:
 - Details: _____.
 - Restrictions on use: _____.
 - Protective or remedial measures: _____.

320 TEMPORARY WORKS

Employer's specific requirements: Provide: _____.

330 TEMPORARY PROTECTION TO EXISTING TREES/ VEGETATION

- Temporary protection: Provide before starting work in locations shown on drawing
_____.
- Protective barriers and any other relevant physical protection measures: To BS 5837.
- Design details of the proposed physical means of protection: _____.
- Areas of structural landscaping to be protected from construction operations: _____.
- Integrity of protection: Maintain for the duration of the Works. Remove on completion of the works and make good disturbed area.
Please review the Tree report provided within Appendix 6

340 NAME BOARDS/ ADVERTISEMENTS

Name boards/ advertisements: Not permitted.

~~340 NAME BOARDS/ ADVERTISEMENTS~~

- ~~• General: Obtain approval, including statutory consents, and provide a temporary name-board displaying:
_____ Title of project: _____.
_____ Name of Employer: _____.
_____ Names of Consultants: _____.
_____ Names of Contractor and Subcontractors: _____.
_____ Special requirements: _____.~~

SERVICES AND FACILITIES

410 LIGHTING

- Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

420 LIGHTING AND POWER

- Supply: Electricity from the Employer's mains may be used for the Works as follows:
 - Metering: _ tbc with Client _____.
 - Point of supply: _ tbc with Client _____.
 - Available capacity: _ tbc with Client _____.
 - Frequency: 50 Hz.
 - Phase: _____.
 - Current: Alternating.
- Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply and misuse will be charged.

430 WATER

- Supply: The Employer's mains may be used for the Works as follows:
 - Metering: __ tbc with Client _____.
 - Source: __ tbc with Client _____.
 - Location of supply point: __ tbc with Client _____.
 - Conditions/ Restrictions: _____.
- Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply and misuse will be charged.

440 TELEPHONES

- Temporary on site telephone: Provide as soon as practicable after the start on site for joint use by the Contractor and Subcontractors and pay all charges.
- Responses: Make arrangements (e.g. an external bell) to ensure that incoming calls are answered promptly.

~~440 MOBILE TELEPHONES~~

- ~~• Direct communication: As soon as practicable after the start on site:
provide the Contractor's person in charge with a mobile telephone.
pay all charges reasonably incurred.~~

~~440 TELEPHONES~~

- ~~• Temporary on site telephone: Provide as soon as practicable after the start on site for joint use by the Contractor, Subcontractors and those acting on behalf of the Employer, and pay all charges reasonably incurred.~~
- ~~• Responses: Make arrangements (e.g. an external bell) to ensure that incoming calls are answered promptly.~~
- ~~• Employer's call charges: Allow for the cost of a modest number of calls made by those acting on behalf of the Employer.~~

470 E-MAIL FACILITY

- General: As soon as practicable after the start on site provide a suitable e-mail facility on site, with a separate dedicated telephone line, for the use of the Contractor, Subcontractors and those acting on behalf of the Employer.
- Use on behalf of Employer: Allow for the cost of a reasonable number of transmissions made by those acting on behalf of the Employer.
Peripherals: _____.

510 TEMPERATURE AND HUMIDITY

- Levels required by the Employer: Maintain the following:
 - _____.

520 USE OF PERMANENT HEATING SYSTEM

- Permanent heating installation: May be used for drying out the Works/ services and controlling temperature and humidity levels.
- Installation: If used:
 - Take responsibility for operation, maintenance and remedial work.
 - Arrange supervision by and indemnification of the appropriate Subcontractors.
Pay costs arising.

530 BENEFICIAL USE OF INSTALLED SYSTEMS

- Permanent systems: Unless specific permission is given by the Employer and installer, do not use for any purpose other than running in, testing and commissioning.
- Other uses: If permission is given for any other use of a system before the Works are accepted as complete, it must be subject to a separate written agreement between the parties and in accordance with the recommended procedures given in NJCC Guidance Note 10

540 METER READINGS

- Charges for service supplies: Where to be apportioned ensure that:
 - Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
 - Copies of readings are supplied to interested parties.

550 THERMOMETERS

- General: Provide on site and maintain in accurate condition a maximum and minimum thermometer for measuring atmospheric shade temperature, in an approved location.

560 SURVEYING EQUIPMENT

General: Provide on site and maintain in accurate condition: _____.

570 PERSONAL PROTECTIVE EQUIPMENT

- General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:
 - Safety helmets to BS EN 397, neither damaged nor time expired. Number required: 6 _____.
 - High visibility waistcoats to BS EN 471 Class 2. Number required: 6 _____.
 - Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: _____.
 - Disposable respirators to BS EN 149.FFP1S.
 - Eye protection to BS EN 166.
 - Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2
 - Hand protection - to BS EN 388, 407, 420 or 511 as appropriate.

A37
OPERATION/ MAINTENANCE OF THE FINISHED
WORKS

A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS

GENERALLY

110 THE BUILDING MANUAL

- Purpose: The Manual is to be a comprehensive information source and guide for owners and users of the completed Works. It should provide an overview of the main design principles and describe key components and systems to enable proper understanding, efficient and safe operation and maintenance.
- Scope:
 - Part 1: General: [Content as clause 120].
 - Part 2: Fabric: [Content as clause 130].
 - Part 3: Services: [Content as clause 140].
 - Part 4: The Health and Safety File: [prepared and supplied by the Principal Designer].
Content as clause 150
- Responsibility: The Building Manual is to be produced by Main Contractor and must be complete no later than Practical Completion
- Information provided by others: Details: _____.
- Compilation:
 - Prepare all information for Contractor designed or performance specified work including as-built drawings.
 - Obtain or prepare all other information to be included in the Manual.
- Reviewing the Manual: Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorized.
- Final copies of the Manual:
 - Number of copies: 2_____.
 - Format: paper (plus one electronic version on CD)_____.
 - Latest date for submission: 1 week before the date for completion stated in the contract.
- As-built drawings and schedules:
 - Number of copies: 2_____.
 - Format: paper (plus one electronic version on CD)_____.

115 THE HEALTH AND SAFETY FILE

- Responsibility: Principal Designer will compile the file following delivery to him of the information set out in the TFT CDM60 tracker, to be issued at the pre-start meeting.
- Format: Electronic (PDF files preferred)
- Delivery to: PD as set out in information tracker.

115 HEALTH AND SAFETY INFORMATION

- Content: Obtain and provide the following information: Refer to Pre Construction Information Pack
- Format: Paper or electronic will be acceptable.
Deliver to: CA no later than: agreed/confirmed tender return date where applicable.

120 CONTENT OF THE BUILDING MANUAL PART 1: GENERAL

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Index: list the constituent parts of the manual, together with their location in the document.
- The Works:
 - Description of the buildings and facilities.
 - Ownership and tenancy, where relevant
 - Health and Safety information – other than that specifically required by the Construction (Design and Management) Regulations.
- The Contract:
 - Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers.
 - Overall design criteria.
 - Environmental performance requirements
 - Relevant authorities, consents and approvals.
 - Third party certification, such as those made by _competent_ persons in accordance with the Building Regulations
- Operational requirements and constraints of a general nature:
 - Maintenance contracts and contractors.
 - Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors location of emergency alarm and fire fighting systems, services, shut off valves switches, etc.
 - Emergency procedures and contact details in case of emergency.
 - Other specific requirements: Refer to Pre Construction Information Pack
- Description and location of other key documents.
Timescale for completion: _1 week before completion.

130 CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Detailed design criteria, including:
 - Floor and roof loadings.
 - Durability of individual components and elements.
 - Loading restrictions.
 - Insulation values.
 - Fire ratings.
 - Other relevant performance requirements.
- Construction of the building:
 - A detailed description of methods and materials used.
 - As-built drawings recording the construction, together with an index.
 - Information and guidance concerning repair, renovation or demolition/ deconstruction.
- Periodic building maintenance guide chart.
- Inspection reports.
- Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.
- Fixtures, fittings and components schedule and index.
- Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
- Test certificates and reports required in the specification or in accordance with legislation, including:
 - Air permeability.
 - Resistance to passage of sound.
 - Continuity of insulation.
 - Electricity and Gas safety.
 - Other specific requirements: Refer to Pre Construction Information Pack
- Timescale for completion: __1 week before completion ____.

140 CONTENT OF THE BUILDING MANUAL PART 3: BUILDING SERVICES

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Detailed design criteria and description of the systems, including:
 - Services capacity, loadings and restrictions
 - Services instructions.
 - Services log sheets.
 - Manufacturers' instruction manuals and leaflets index.
 - Fixtures, fittings and component schedule index.
- Detailed description of methods and materials used.
- As-built drawings for each system recording the construction, together with an index, including:
 - Diagrammatic drawings indicating principal items of plant, equipment and fittings
 - Record drawings showing overall installation
 - Schedules of plant, equipment, valves, etc. describing location, design performance and unique identification cross referenced to the record drawings.
 - Identification of services – a legend for colour coded services.
- Product details, including for each item of plant and equipment:
 - Name, address and contact details of the manufacturer.
 - Catalogue number or reference
 - Manufacturer's technical literature, including detailed operating and maintenance instructions.
 - Information and guidance concerning dismantling, repair, renovation or decommissioning.
- Operation: A description of the operation of each system, including:
 - Starting up, operation and shutting down
 - Control sequences
 - Procedures for seasonal changeover
 - Procedures for diagnostics, troubleshooting and fault finding.
- Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
- Commissioning records and test certificates list for each item of plant, equipment, valves, etc. used in the installations – including:
 - Electrical circuit tests.
 - Corrosion tests.
 - Type tests.
 - Work tests.
 - Start and commissioning tests.
- Equipment settings: Schedules of fixed and variable equipment settings established during commissioning.
- Preventative maintenance: Recommendations for frequency and procedures to be adopted to ensure efficient operation of the systems
- Lubrication: Schedules of all lubricated items
- Consumables: A list of all consumable items and their source.
- Spares: A list of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required.
- Emergency procedures for all systems, significant items of plant and equipment.
- Annual maintenance summary chart.
- Other specific requirements: Refer to Pre Construction Information Pack
 Timescale for completion: ____ 1 week before completion ____

150 CONTENT OF THE BUILDING MANUAL PART 4: THE HEALTH AND SAFETY FILE

- Content: obtain and provide the following, including all relevant details not included in other parts of the manual, including:
 - residual hazards and how they have been dealt with
 - hazardous materials used
 - information regarding the removal or dismantling of installed plant and equipment
 - health and safety information about equipment provided for cleaning or maintaining the structure;
 - the nature, location and markings of significant services,
 - information and as-built drawings of the structure, its plant and equipment
 - _____.
- Information prepared by others: Details: Refer to Pre Construction Information Pack.
- Timescale for completion: Practical Completion, Refer to Pre Construction Information Pack
Submit to: ____1 week before completion ____.

160 PRESENTATION OF BUILDING MANUAL

- Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.
- Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.
As-built drawings: The main sets may form annexes to the Manual.

190 MAINTENANCE SERVICE

- Scope; provide a comprehensive maintenance service for the following items of plant and equipment: Include all planned preventative maintenance, as set out within the maintenance schedule and replacement of all consumable items
 - mechanical and electrical installation including fire alarms.

220 TRAINING

- Objective: Before Completion, explain and demonstrate to designated maintenance staff the purpose, function and operation of the installations including items and procedures listed in the Building Manual.
Operating time: Include a minimum of ____2____ days.

230 SPARE PARTS

- General: Before Completion submit a priced schedule of spare parts that the Contractor recommends should be obtained and kept in stock for maintenance of the services installations.
- Content: Include in the priced schedule for:
 - Manufacturers' current prices, including packaging and delivery to site.
 - Checking receipts, marking and numbering in accordance with the schedule of spare parts.
 - Referencing to the plant and equipment list in Part 3 of the Building Manual.
 - Painting, greasing, etc. and packing to prevent deterioration during storage.Latest date for submission: ____ 1 week before completion ____.

250 TOOLS

- General: Provide tools and portable indicating instruments for the operation and maintenance of all services plant and equipment (except any installed under Named Subcontracts) together with suitable means of identifying, storing and securing.
- Quantity: Two complete sets.
Time of submission: At completion.

260 TREES/PLANTING

- ~~• General: In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority~~

A40
CONTRACTOR'S GENERAL COST ITEMS:
MANAGEMENT AND STAFF

A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF

Contractor is required to price all preliminaries items as per the template included at section 5 of Schedule of work

110 MANAGEMENT AND STAFF
Cost significant items: _____.

A41
CONTRACTOR'S GENERAL COST ITEMS: SITE
ACCOMMODATION

A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION

Contractor is required to price all preliminaries items as per the template included at section 5 of Schedule of work

110 SITE ACCOMMODATION

- Details: Site accommodation required or made/ not made available by the Employer: See section A36.

Cost significant items: _____.

A42
CONTRACTOR'S GENERAL COST ITEMS: SERVICES
AND FACILITIES

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

Contractor is required to price all preliminaries items as per the template included at section 5 of Schedule of work

110 SERVICES AND FACILITIES

- Details: Services or facilities required or made/ not made available by the Employer: See section A36.

Cost significant items: _____.

A43
CONTRACTOR'S GENERAL COST ITEMS:
MECHANICAL PLANT

A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT

Contractor is required to price all preliminaries items as per the template included at section 5 of Schedule of work

110 MECHANICAL PLANT
 Cost significant items: _____.

A44
CONTRACTOR'S GENERAL COST ITEMS:
TEMPORARY WORKS

A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS

Contractor is required to price all preliminaries items as per the template included at section 5 of Schedule of work

110 TEMPORARY WORKS

- Details: Temporary works required or made/ not made available by the Employer: See section A36.

Cost significant items: _____.

A50
WORK/ PRODUCTS BY/ ON BEHALF OF THE
EMPLOYER

A50 WORK/ PRODUCTS BY/ ON BEHALF OF THE EMPLOYER

Contractor is required to price all preliminaries items as per the template included at section 5 of Schedule of work

110 WORK BY/ ON BEHALF OF EMPLOYER

- Title: None noted or advised at tender stage.
- Description of work: _____.
- Carried out by: _____.
- Attendance: Allow for the following additional to those reasonably required by the conditions of contract:
- _____.

120 PRODUCTS PROVIDED BY/ ON BEHALF OF EMPLOYER

- General: Details of such products are given in the work sections, for fixing by the Contractor. Use for no other purpose than the Works.
- Handling: Accept delivery, check against receipts and take into appropriate storage.
Surplus products: Keep safe and obtain instructions.

A53
**WORK BY STATUTORY AUTHORITIES/
UNDERTAKERS**

A53 WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS

Contractor is required to price all preliminaries items as per the template included at section 5 of Schedule of work

110 WORK BY LOCAL AUTHORITY

- Item: None noted or advised at tender stage.
- Description of work: _____.
- Provisional Sum: Include _____.
Allow for general attendance.

120 WORK BY STATUTORY UNDERTAKERS

- Item: None noted or advised at tender stage.
- Description of work: _____.
- Provisional Sum: Include _____.
Allow for general attendance.

A54
PROVISIONAL WORK/ ITEMS

A54 PROVISIONAL WORK/ ITEMS

110 PROVISIONAL SUMS FOR DEFINED WORK

- Item: Refer to the tender documents Schedule of Work and Scope of Work sections
- Description of work: As stated
- Provisional Sums: Include:
 - Allow for general attendance and programme duration.

~~210 PROVISIONAL SUMS FOR UNDEFINED WORK.~~

- ~~• Item: Refer to the tender documents~~
- ~~• Description of work: _____.~~
- ~~• Provisional Sums: Include _____.~~
 - ~~Allow for general attendance.~~

~~310 WORK WHERE COMPLIANCE WITH SMM7 IS NOT REQUIRED~~

- ~~• Item: _____.~~
- ~~• Description of work: _____.~~
- ~~• Provisional Sums: Include _____.~~
 - ~~Allow for general attendance.~~

~~510 PROVISIONAL SUMS NOT SPECIFICALLY FOR WORK — INSURANCE AGAINST DAMAGE TO PROPERTY~~

- ~~Provisional sum: Include for insurance referred to in Contract Clause _____: _____~~

~~520 PROVISIONAL SUMS NOT SPECIFICALLY FOR WORK — BUILDING CONTROL PRESCRIBED INSPECTION FEE~~

- ~~Provisional sum: Include: _____.~~

~~530 PROVISIONAL SUMS NOT SPECIFICALLY FOR WORK — TESTS AND SAMPLES~~

- ~~Provisional sum: Include for tests and samples additional to those specified: _____.~~

~~550 PROVISIONAL SUMS NOT SPECIFICALLY FOR WORK — EXTRA COST OF AUTHORISED OVERTIME~~

- ~~• Provisional sum: Include: _____.~~
- ~~• Basis for calculating such extra cost: Rates of basic pay, allowances and additional payments, for use with the Working Rule Agreement for the Construction Industry, published by the Construction Industry Joint Council, current when the work is carried out, together with additional payments for continuous extra skill or responsibility or intermittent responsibility, as appropriate.~~
- ~~• Percentage addition: Add to cover the cost of the non-productive element only of overtime, incidental costs, overheads and profit,~~
 - ~~At time and one half: _____%.~~
 - ~~At double time: _____%.~~

~~560 PROVISIONAL SUMS NOT SPECIFICALLY FOR WORK~~

- ~~• Item: _____.~~
- ~~Provisional sum: Include: _____.~~

~~590 CONTINGENCIES~~

- ~~Provisional sum: Include: _____.~~

A55
DAYWORKS

A55 DAYWORKS

Refer to separate Contingency and Dayworks template

~~110 LABOUR :-~~

- ~~Provisional sum: Include prime cost of labour incurred before the Final Completion Date: _____~~
~~Percentage adjustment: Add to cover incidental costs, overheads and profit: _____ %.~~
- ~~Provisional sum: Include prime cost of labour incurred after the Final Completion Date: _____~~
~~Percentage adjustment: Add to cover incidental costs, overheads and profit: _____ %.~~

~~120 PRODUCTS~~

- ~~Provisional sum: Include prime cost incurred at any time during the Contract _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~

~~130 EQUIPMENT~~

- ~~Provisional sum: Include prime cost of plant (equipment) incurred before the Final Completion Date: _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
- ~~Provisional sum: Include prime cost of plant (equipment) incurred after the Final Completion Date: _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
- ~~Plant (equipment) costs: Rates set out in the Schedule of Basic Plant Charges published by the RICS current at the Date of Tender.~~

~~140 SPECIALIST TRADES~~

- ~~Include Provisional Sums for dayworks within the province of:~~
 - ~~RICS/ Electrical Contractors' Association: Prime cost of labour: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~Prime cost of materials and goods: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~Prime cost of plant: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~RICS/ Heating and Ventilating Contractors' Association: Prime cost of labour: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~Prime cost of materials and goods: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~Prime cost of plant: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~RICS/ National Association of Plumbing, Heating and Mechanical Services contractors:~~
 - ~~Prime cost of labour: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~Prime cost of materials and goods: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~
 - ~~Prime cost of plant: The sum of £ _____~~
~~Percentage adjustment to cover incidental costs, overheads and profit: _____ %.~~

A56
ADVANCE PROCUREMENT

A56 ADVANCE PROCUREMENT

110 FIXING

- Scope: Items procured in advance do not include for Main Contractor's receiving, unloading, handling, storing, returning packing, hoisting into position and fixing, which must be allowed for in the appropriate work section.

120 PLANTING

- Scope: Items for plants and trees do not include for planting, maintenance and guarantee, which should be allowed for in the appropriate work section.

130 ADVANCE PROCUREMENT

- Item: _____.
 - Description of the work: _____.
- PC sum:
 - Include: _____.
 - Supplier: _____.
 - Main Contractor's profit: Add _____%.

130 ADVANCE PROCUREMENT

- Item: _____.
 - Description of the work: _____.
 - Supplier: _____.
 - Main Contractor's profit: Add _____%.

Specification

Currie & Brown UK Ltd

Council of the Isles of Scilly

CIOS Housing Maintenance PPM 2025

V1

General works (Copy)

Issue

V1

29-01-2025

Housing Maintenance Works

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C10 Site survey

Surveys

115 Preliminary survey

1. **Description:** Contractor is to inspect in appropriate detail the site and environs and report any significant issues to the CA.
2. **Qualifications of survey author:** Contractor's choice
3. **Area to be surveyed:** Whole site
4. **Objectives**
 - 4.1. **Visible or suspected hazards:** Record general positions/ forms of visible/ suspected hazards, including Sit septic tanks as well as below ground water storage tank and associated installations.
 - 4.2. **Designation of areas within/ adjacent to site:** Record boundaries/ type of designation within, or adjacent to, the site, including None.
 - 4.3. **Protected habitats/ species outside designated areas:** Record general positions of sightings or evidence of species including None.
5. **Methodology**
 - 5.1. **Specific requirements:** Do not use intrusive survey techniques. Avoid disturbing natural features or wildlife.
 - 5.2. **Permissible survey techniques:** Site reconnaissance
6. **Reference data:** The following information is provided: Architects drawings.
7. **Preliminary survey report:** Submit.
 - 7.1. **Timing:** Submit proposals

Survey techniques

420 Unforeseen hazards

1. **Unrecorded hazards and hazardous materials:** Give notice when found. Do not disturb.

430 Survey instruments

1. **Equipment calibration:** In accordance with manufacturer's recommendations.
2. **Site use calibration:** To relevant parts of BS 7334-1, -3, -4, -5 and -8.
3. **Calibration:** Use only persons accredited by the United Kingdom Accreditation Service (UKAS).
4. **Calibration compliance:** Submit evidence prior to use.

440 Protection

1. **Protect the following:** Existing external walls and associated features.

Completion - Not Used

Ω End of Section

C20 Demolition

To be read with preliminaries/ general conditions.

10 Extent of deconstruction/ demolition

1. General: subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to: : Spot item alterations as drawings. Party wall removals. Structural openings, alterations, chimney breast removal. Base walls. Wall base toe thickenings.

13 Groundworks

1. Old foundations, slabs and the like: Break out in locations as drawings for floors and foundations. Drain hole and services entries through walls.
2. Contaminated material: If found, remove, and carry out remediation required by the 'Enforcing Authority'
3. Removal of deleterious material: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil
4. Ancillary items: Backfill voids in concrete if necessary.

Unwanted dead services and pipes to be removed

20 Features to be retained

1. General: keep in place and protect the following: : Protect all of the structure during the alterations and ensure there is no risk of collapse, destabilisation or progressive loss of masonry.

30 Services disconnection arranged by contractor

1. General: Arrange with the Employer as clause 31 for appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities and organizations where agreed, prior to starting deconstruction or demolition

31 Services disconnection arranged by employer

1. General: the employer will arrange with the appropriate authorities and responsible private organizations for disconnection of services, and removal of fittings and equipment owned by those authorities and organizations, prior to deconstruction or demolition, as follows: Any remaining live electrics to be isolated by arrangement of the employer.

32 Disconnection of drains

1. General: Locate and cap at suitable position all drain connections to be reconnected later.

50 Workmanship

1. Operatives
 - 1.1. Appropriately skilled and experienced for the type of work.
 - 1.2. Holding, or in training to obtain, relevant Construction Skills certification of competence.
2. Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction and demolition to be used. Hold appropriate qualification or training certificates for their role.

55 Site hazards

1. Precautions: Refer to Asbestos survey and any Supplementary Information

2. **Dust:** Minimize airborne dust by periodically spraying deconstruction and demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris
 - 2.1. **Dust suppression and reduction:** Submit method statement for control, containment and clean-up regimes. Submit documentation outlining additional lead dust controls
3. **Site operatives and general public:** Protect from health hazards including those associated with vibration, dangerous fumes and dust arising during the course of the works.

65 Structures to be retained

1. **Extent:** Wall structures
2. **Parts which are to be kept in place:** Protect. Give notice and notify service authority or owner of damage arising from the execution of the works.

70 Partly demolished structures

1. **General:** Leave in a stable condition, with adequate temporary support and bracing at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
2. **Temporary works:** Prevent overloading due to debris and machinery.
3. **Access:** Prevent access by unauthorized persons.

75 Asbestos-containing materials – known occurrences

1. **General:** materials containing asbestos are known to be present in: : Refer to R&D Survey

76 Asbestos-containing materials – unknown occurrences

1. **Discovery:** Stop work, and give immediate notice of suspected asbestos-containing materials when they are discovered during deconstruction and demolition work. Avoid disturbing such materials.
2. **Removal:** Submit statutory risk assessments and details of proposed methods for safe removal.

78 Unforeseen hazards

1. **Discovery:** Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction or demolition.
2. **Removal:** Submit details of proposed methods for filling, removal, etc.

85 Site condition at completion

1. **Debris:** Clear away and leave the site in a clean, tidy, safe and secure condition.
2. **Other requirements:** Preparations to form floor and foundation structures

Ω End of Section

C30

Shoring/ facade retention

To be read with preliminaries/ general conditions.

110 Terms used in façade retention

1. Definitions: As CIRIA Report, C579, 'Retention of masonry façades – best practice guide', Glossary and as follows:
 - 1.1. **Façade:** Elevations that are to be kept in place, including external elevations, internal elevations and party walls listed as requiring support.
 - 1.2. **Retention structure:** The temporary or permanent façade retention structure.

120 Retention structure generally

1. Extent of façade: As drawings

130 Raking shores

1. Structure: Contractor's choice
2. Foundations:

150 Retention structure

1. Structure: Contractor's choice
2. Foundations:

180 Temporary works co-ordinator

1. **Requirement:** Appoint a suitably qualified and experienced temporary works coordinator as defined in BS 5975, section 7.
2. **Responsibilities:** To ensure:
 - 2.1. Safety of the works.
 - 2.2. Relevant features of the façade, whether known at the outset or discovered in the course of the work, are fully considered in design and construction of retention structure.
 - 2.3. Components of the design and detailing fit each other and the façade.
 - 2.4. Required actions are only undertaken when it is safe to do so, and are carried out under supervision in accordance with design and relevant standards.
 - 2.5. Liaison with the temporary works supervisors appointed by subcontractors.
3. **Period of appointment:** From commencement of Contract until retention structure has been dismantled.

System performance

210 Retention structure - contractor designed

1. **Requirements:** Design, detail, erect, monitor performance and maintain retention structure to hold façade in position without overstress or undue deflection of façade or retention structure for duration of works.
 - 1.1. **Type of structure:** Submit proposals for attachments to façade and anchorage to supporting walls
 - 1.2. **Generally:** As section B50.
 - 1.3. **Design:** Complete in accordance with the designated code of practice to satisfy specified performance criteria.

- 1.4. Monitor retention structure and façade during period of responsibility: As section B50.
- 1.5. Spacing of supports (maximum): To prevent overstressing of masonry and to restrict deflection under wind loading as section B50
- 1.6. Additional requirements: None
2. Design and production information: As Preliminaries section A31
3. Timing of submissions: As Preliminaries section A31

Products - Not Used

Execution

600 Workmanship

1. Standard: To the designated code of practice and the falsework standard.
2. Operatives skill and experience: Appropriate for the type of work.
 - 2.1. Evidence: Submit prior to commencement.

660 Erecting retention structure

1. Existing and new services which may be affected by retention structure: Locate and mark positions. Provide temporary diversions, as necessary.
2. Existing foundations: Prevent excessive load being imposed onto foundations of façade and other structures retained in permanent works.
3. Retention structure: Erect and connect to façade, taking precautions to prevent damage. Allow for movement of structure which may occur before, during and after demolition work.
4. Connections: Tighten/ wedge to prevent slip under load.
5. Vulnerable areas of façade: Protect jambs of openings and other surfaces that could be knocked or rubbed.
 - 5.1. Method of protection: Submit proposals
6. Damage to adjoining property or façade: Give notice of damage arising from the execution of the works. Agree methods of repair.
7. Compliance check: Check retention structure for compliance with design at agreed stages during erection.
8. Commissioning: When retention structure and connections to façade are complete, obtain permission to proceed with demolition and give notice before commencing demolition.

670 Unforeseen hazards

1. General: Give notice if unrecorded voids, flues, bonding timbers, services, etc. are discovered during erection of support systems.
2. Action: Submit proposals for methods for infill, making good, relocation of connections, etc. as required.

710 Retention structure maintenance

1. Visual inspection: Inspect daily for evidence of movement, distress or vandalism.
2. Detailed inspection and maintenance: Carry out at same intervals as monitoring, making good to ties, wedges, connections, weatherproofing, corrosion protection, etc. as necessary.
3. Accidental loading: Protect structure from impact damage by vehicles, plant and site operations that system has not been designed to withstand.
4. General: Prevent access onto retention structure by unauthorized persons. Leave structure safe outside working hours.

Completion

910 Dismantling retention structure

1. **Permanent connections:** When complete between façade and new construction, give notice.
2. **Disconnection and dismantling:** Obtain permission before proceeding.

930 Completion condition survey

1. **Timing:** After disconnection of support systems, survey and record the state of façade.
2. **Defects:** Ensure that defects caused by or due to retention structure have been remedied.
3. **Record:** Submit for agreement.

Ω End of Section

C40

Cleaning masonry/ concrete

General/ preparation

110 Scope of work

1. General washing of all stone and painted wall surfaces with brushing to remove algae and moss.

120 Related repair and remedial works

1. Work to be carried out before cleaning work: Pointing to cracks in masonry, as section C41
2. Work to be carried out after cleaning work: Pointing to joints in masonry, as section C41

142 Removal of fittings

1. Disturbance to surfaces: Minimize.
2. Items for disposal: Old unwanted clips, cables, Rawl fixings, flashings and other miscellaneous parts not required
3. Items to be kept for reuse: Identify and agree any uncertainties

160 Protection

1. Surfaces not designated for cleaning: Prevent damage, including marking and staining.
2. Openings: Prevent ingress of water, cleaning agents and detritus.
 - 2.1. Vents and grilles: Seek instructions before sealing up.
3. Temporary mechanical fastenings
 - 3.1. In masonry: Locate in joints.
 - 3.2. In other surfaces: Seek instructions.
4. Additional protection: Contractor's choice

175 Control and disposal of wash water and detritus

1. Disposal: Safely. Obtain approvals from relevant Authority.
2. Control of wash water: Collect and divert to prevent ingress and damage to building fabric and adjacent areas.
3. Above and below ground drainage systems: Keep free from detritus and maintain normal operation.

190 Cleaning generally

1. Timing: Not applicable
2. Operatives: Appropriately trained and experienced for each type of cleaning work.
 - 2.1. Evidence of training: Submit on request.
3. Control of cleaning: Confine cleaning processes and materials to designated areas. Prevent wind drift.
4. Detritus: Remove regularly. Dispose of safely.
5. Monitoring
 - 5.1. Frequently check results of cleaning compared to approved trial samples. If results established by trials are not achieved, seek instructions.
 - 5.2. Works to be inspected and approved in accordance with the requirements of the local planning authority.
6. Modifications to cleaning methods and materials: Seek instructions.

215 Record of cleaning works

1. **Written report:** Record cleaning methods and procedures used for each type of surface and deposit.
 - 1.1. **Content:** Relevant attributes of cleaning methods used including:
 - 1.1.1. Equipment and settings.
 - 1.1.2. Dwell times.
 - 1.1.3. Number of applications.
 - 1.1.4. Ambient temperatures.
2. **Additional documentation:**
3. **Submission:** At completion of cleaning works.

Products/ equipment

332 Water spray (mounted nozzles)

1. **Equipment**
 - 1.1. **Spray/ Nozzle types:** Fine
 - 1.2. **Nozzles:** Position and direction adjustable, relative to surfaces and profiles.
 - 1.3. **Controls:** Contractor's choice

Application

412 Removal of loosely adhered deposits

1. **Timing:** Before commencement of other cleaning methods.
2. **Surfaces:** Prevent damage, including abrasion.

432 Tooling

1. **Tooling of surfaces:** Not permitted

462 Water spray cleaning (mounted nozzles)

1. **Surfaces:** Minimize water run-off. Prevent damage.
2. **Adjustment of washing cycle and nozzle positions:** Regularly to achieve optimum cleaning performance.

472 Pressurized water cleaning

1. **Surfaces:** Prevent damage, including abrasion.
2. **Equipment settings (including nozzle type and distance from surface):** Adjust regularly to achieve optimum cleaning performance for each surface.

Ω End of Section

C41

Repairing/ renovating/ conserving masonry

Generally/ preparation

110 Scope of work

1. **Schedule:** Specified repair work.
2. **Records of masonry to be repaired:** Before starting work, use measurements and photographs as appropriate to record bonding patterns, joint widths, special features, etc.
3. **Identification of masonry units to be removed, replaced or repaired:** Mark clearly, but not indelibly, on face of masonry units or parts of units to be cut out and replaced. Transcribe markings to drawings/ photographs.

120 Site inspection

1. **Purpose:** To confirm type and extent of repair/ renovation/ conservation work shown on drawings and described in survey reports and schedules of work.
2. **Parties involved:** Contract administrator, Foreman mason, Structural engineer
3. **Timing:** At least 5 working days before starting each section of work
4. **Instructions issued during inspection:** Confirm in writing, with drawings and schedules as required, before commencing work

130 Removal of plant growths from masonry

1. **Plants, root systems and associated soil/ debris:** Carefully remove from joints, voids and facework.
2. **Removal of roots:** Where growths cannot be removed completely without disturbing masonry seek instructions.
3. **Unwanted plants close to masonry:** Where removal of root system is not possible or desirable, cut through stem as close to the ground as possible. Remove bark from stump and apply herbicide paste. Leave stump to wither.

140 Record of work

1. **General:** Record work carried out to masonry clearly and accurately using written descriptions, sketches, drawings and photographs, as necessary.
2. **Specific records:** Not applicable
3. **Documentation:** Submit on completion of the work.
 - 3.1. Number of sets: One

Workmanship generally

160 Protection of masonry units and masonry

1. **Masonry units:** Prevent overstressing during transit, storage, handling and fixing. Store on level bearers clear of the ground, separated with resilient spacers. Protect from adverse weather and keep dry. Prevent soiling, chipping and contamination. Lift units at designed lifting points, where provided.
2. **Masonry:** Prevent damage, particularly to arrises, projecting features and delicate, friable surfaces. Prevent mortar/ grout splashes and other staining and marking on facework. Protect using suitable nonstaining slats, boards, tarpaulins, etc. Remove protection on completion of the work.

165 Structural stability

1. **General:** Maintain stability of masonry. Report defects, including signs of movement that are exposed or become apparent during the removal of masonry units.

170 Disturbance to retained masonry

1. Retained masonry in the vicinity of repair works: Disturb as little as possible.
2. Existing retained masonry: Do not cut or adjust to accommodate new or reused units.
3. Retained loose masonry units and those vulnerable to movement during repair works: Prop or wedge so as to be firmly and correctly positioned.

180 Workmanship

1. Skill and experience of site operatives: Appropriate for types of work on which they are employed.
 - 1.1. Documentary evidence: Submit on request.

185 Adverse weather

1. General: Do not use frozen materials or lay masonry units on frozen surfaces.
2. Air temperature: Do not bed masonry units or repoint:
 - 2.1. In cement gauged mortars when ambient air temperature is at or below 3°C and falling or unless it is at least 1°C and rising, unless mortar has a minimum temperature of 4°C when laid and the masonry is adequately protected.
 - 2.2. In hydraulic lime:sand mortars when ambient air temperature is at or below 5°C and falling or unless it is at least 3°C and rising.
 - 2.3. In nonhydraulic lime:sand mortars in cold weather, unless approval is given.
3. Temperature of the work: Maintain above freezing until mortar has fully set.
4. Rain, snow and dew: Protect masonry by covering during precipitation, and at all times when work is not proceeding.
5. Hot conditions and drying winds: Prevent masonry from drying out rapidly.
6. New mortar damaged by frost: Rake out and replace.

190 Control samples

1. General: Complete an area of each of the following types of work, and arrange for inspection before proceeding with the remainder: Pointing and crack repair.

Material/ production/ accessories

210 Advance registration

1. Material registered in advance by the Employer: Obtain from the supplier named in Preliminaries section A56.
 - 1.1. Ordering: Supersede the Employer's registration and take over responsibility by an order to the supplier covering price, supply and delivery to suit the progress of the work.

215 Material samples

1. Representative samples of designated materials: Submit before placing orders.
 - 1.1. Designated materials: Sands for bedding and pointing, Sands for mortar repairs
2. Retention of samples: Unless instructed otherwise, retain samples on-site for reference. Protect from damage and contamination.

245 Replacement stone units

1. Sizes and profiles: To match existing masonry. Maintain existing joint widths.
2. Sinkings for fixings, joggles and lifting devices: Accurately aligned and positioned in relation to existing masonry.
3. Marking: Mark each block/ dressing clearly and indelibly on a concealed face to indicate the natural bed and position in the finished work.

250 Stone orientation

1. Orientation of natural bed
 - 1.1. In plain walling: Horizontal.
 - 1.2. In projecting stones and copings: Vertical and perpendicular to wall face.
 - 1.3. In arches: Perpendicular to line of thrust.

255 Ashlar blocks/ Dressings

1. Cutting and dressing stone: To true and regular surfaces, free from hollow or rough areas.

265 Salvaged and second hand bricks

1. Source: Existing cracked bricks removed, cleaned, bonded with approved epoxy resin adhesive and reused
2. Condition
 - 2.1. Free from matter such as mortar, plaster, paint, bituminous materials and organic growths.
 - 2.2. Sound, clean and reasonably free from cracks and chipped arrises.

285 Bed joint reinforcement to masonry

1. Description: Stainless steel twisted dowel reinforcement
2. Standard: To BS EN 845-3
3. Manufacturer: Helifix UK
 - 3.1. Product reference: Helifix Helibar
4. Material: Austenitic stainless steel
5. Width: Twisted dowel bar reinforcement
6. Laying: On an even bed of mortar in a continuous strip with 225 mm laps at joints and full laps at angles. Keep back 20 mm from face of external work, 12 mm back from face of internal work and finish mortar joint to normal thickness.

Dismantling/ rebuilding

310 Dismantling masonry for reuse

1. Masonry units to be reused: Remove carefully and in one piece.
 - 1.1. Treatment: Clean off old mortar, organic growths and dirt, and leave units in a suitable condition for rebuilding.
 - 1.2. Identification: Mark each unit clearly and indelibly on a concealed face, indicating its original position in the construction. Transcribe makings to drawings/ photographs.

320 Rebuilding

1. Description: Damaged or defective masonry construction
2. Replacement materials: Stone, as clause 240 and brick, as clause 260
3. Mortar: As section Z21.
 - 3.1. Standard: BS EN 998-2
 - 3.2. Mix: 1:3 ready-mixed nonhydraulic lime putty:sand
 - 3.3. Sand source/ type: N/A
4. Fixings: Cramps and dowels, as clause 281
5. Rebuilding: To match previous face and joint lines, joint widths and bonding. Adequately bonded to retained work/ backing masonry, as appropriate.
6. Joint surfaces: Dampen, as necessary, to control suction.

7. Laying masonry units: On a full bed of mortar; perpend joints filled.
8. Exposed faces: Remove mortar and grout splashes immediately.
9. Joints: Recessed weathered
10. Other requirements: Bed joint reinforcement where required

Replacements and insertions

330 Preparation for replacement masonry

1. Defective material: Carefully remove to the extent agreed. Do not disturb, damage or mark adjacent retained masonry.
2. Existing metal fixings, frame members, etc.: Report when exposed.
3. Redundant metal fixings: Remove.
4. Recesses: Remove projections and loose material; leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather if units are not to be placed immediately.

385 Laying replacement masonry units

1. Exposed faces of new material: Keep to agreed face lines.
2. Faces, angles and features: Align accurately. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths.
3. Joint surfaces: Dampen to control suction as necessary.
4. Laying units: On a full bed of mortar, all joints filled.
5. Exposed faces: Keep clear of mortar and grout.

390 Grouting joints

1. Grout mix: As specified
2. Joints that cannot be fully filled with bedding mortar: Grout thoroughly around replacement masonry units.
3. Grouting: Keep grout back from exposed face to allow for the depth of pointing, using an approved temporary sealing material. Prevent grout staining exposed face.

395 Installing stone inserts

1. Pockets to receive inserts
 - 1.1. Cut out accurately. Undercut sides of pocket where necessary to provide space for bonding material.
 - 1.2. Adjust depth so that insert stands proud of existing stone for finishing in situ.
 - 1.3. Clean out thoroughly.
2. Inserts: Cut to the smallest rectangular shape necessary to replace the defective area and provide a firm seating. Install accurately and securely.
 - 2.1. Exposed faces: Keep clear of bonding material.
3. Existing joint widths: Maintain. Do not bridge joints.

410 Corroded fixings

1. Removal: Cut out carefully, causing the least possible disturbance to surrounding masonry. Remove associated rust debris.
2. Replacement: Compatible fixings as clause 280.

415 Stone pinnings for rubble stonework

1. Material for pinnings: Reclaimed where possible

2. **Placing:** Tamp pinnings firmly into fresh mortar. Ensure mortar is thoroughly compacted into voids and that levelling and load distribution functions of pinnings are retained.

420 Temporary distance pieces for joints in ashlar stonework

1. **Material:** Lead or stainless steel.
2. **Removal:** When mortar/ grout is sufficiently strong to take loading without compression.

Tooling/ dressing stone in situ

450 Weathering ledges at joints

1. **Locations:** Where stones project or are recessed.
2. **Requirement:** Carefully weather the ledge, to approval.
3. **Method:** Suitably graded carborundum blocks or tooling as appropriate.

455 Descaling stone

1. **Requirement:** Carefully remove loose scaling and powdering from stones to the extent agreed.
2. **Method:** Suitable bristle brushes or carborundum blocks. Do not use wire brushes.

458 Redressing stone

1. **Requirement:** Carefully dress back stones to the extent agreed.
2. **Method:** Suitably graded carborundum blocks or tooling as appropriate.

Mortar repairs

510 Preparation for mortar repairs

1. **Repair area:** Scribe area of masonry to be removed using straight horizontal and vertical lines parallel to joints. Where repair area abuts joints, maintain existing joint widths and do not bridge joints.
2. **Decayed masonry:** Cut back carefully to a minimum depth of 20 mm to a sound background. Where the depth of removal exceeds 50 mm, seek instructions.
3. **Precautions:** Do not weaken masonry by removing excessive material. Do not damage adjacent masonry.
4. **Top and vertical reveals of repair area:** Undercut.

520 Mortar repairs

1. **Description:** Where re-pointing/re-bedding
2. **Undercoats:** As section Z21.
 - 2.1. **Standard:** BS EN 998-2
 - 2.2. **Mix:** As finishing coat, without stone dust
 - 2.3. **Sand source/ type:** Sharp well graded sand to approval
 - 2.4. **Building up:** In layers where necessary, each layer not exceeding 12 mm.
3. **Finishing coat:** To match approved samples.
 - 3.1. **Standard:** BS EN 998-2
 - 3.2. **Mix:** 1:3 nonhydraulic lime putty:sand and stone dust
 - 3.3. **Sand source/ type:** Sharp well graded sand to approval
 - 3.4. **Finished thickness:** 6 mm
 - 3.5. **Finish:** Scraped back, as clause 550 or floated, as clause 555, to approval
4. **Reinforcement:** Not required

540 Applying mortar

1. **Surfaces to receive mortar:** Clean, and free from dust and debris. Dampen to control suction.
2. **Applying coats:** Build up in layers to specified thickness. Apply mortar firmly, ensuring good adhesion with no voids. Form a mechanical key to undercoats by combing or scratching to produce evenly spaced lines.
3. Allow each layer to achieve an initial set before applying subsequent coats. Prevent each layer from drying out rapidly by covering immediately with plastics sheeting and/ or dampening intermittently with clean water.
4. **Finishing mortar coat:** Form accurately to required planes/ profiles, and finish flush with adjacent masonry.
5. **Protection:** Protect completed repairs from adverse weather until mortar has set.

550 Scraped finish to mortar repairs

1. **Procedure:** Finish final coat of repair mortar proud of existing masonry face. When mortar is set, but not too hard, scrape back to required face line using fine saw blade or other suitable means, to achieve required finish.

555 Float finish to mortar repairs

1. **Procedure:** Use a wood float and/ or a felt faced float to give an even overall texture. Do not use steel floats.

Crack repairs/ ties/ reinforcement

610 Mortar repair of cracks

1. **Description:** Repair re-point where required
 - 1.1. **Standard:** BS EN 998-2
2. **Mortar:** As section Z21.
 - 2.1. **Mix:** 1:3 feebly hydraulic lime:sand, to approval
 - 2.2. **Sand source/ type:** Not applicable
3. **Preparation:** Clean out cracks to remove debris, dust and dirt. Dampen recesses, as necessary, to control suction.
4. **Applying mortar:** Press well into cracks so that they are fully filled. Ensure that mortar does not encroach upon exposed faces. Finish mortar flush with masonry face.
5. **Other requirements:** Grout deep voids, as clause 720 Exclude isolated hair line cracks (less than about 1.0 mm wide)

692 Making good to tie and dowel insertion holes using core drilled plugs

1. **Plugs:** Cut plug from masonry face before drilling hole for each tie/ dowel. Where resulting plug is unusable, prepare plug from matching material.
 - 1.1. **Plug diameter:** Smallest practicable.
2. **Holes:** Clean.
3. **Method of securing plug:** As for re-pointing
4. **Joints:** Fine and flush.

Grouting rubble filled cores - Not Used

Pointing/ repointing

810 Preparation for repointing

1. Existing mortar: Working from top of wall downwards, remove mortar carefully, without damaging adjacent masonry or widening joints, to a minimum depth of 30 mm.
 - 1.1. Loose or friable mortar: Seek instructions when mortar beyond specified recess depth is loose or friable and/ or if cavities are found.
2. Raked joints: Remove dust and debris.

820 Pointing

1. Description: WALL FACES GENERALLY
2. Preparation of joints: Rake out existing mortar. Carefully brush away loose mortar. Dampen joints, as necessary, to control suction.
3. Mortar: As section Z21.
 - 3.1. Standard: BS EN 998-2
 - 3.2. Mix: 1:3 ready-mixed nonhydraulic lime putty:sand
4. Joint profile/ finish: Double struck
5. Other requirements: Grout deep voids, as clause 720

840 Pointing with tools/ Irons

1. General: Press mortar well into joints using pointing tools/ irons that fit into the joints, so that they are fully filled.
2. Face of masonry: Keep clear of mortar. Use suitable temporary adhesive tape on each side of joints where necessary. Finish joints neatly.

860 Brushed finish to joints

1. Timing: After initial mortar set has taken place remove laitance and excess fines by brushing, to give a coarse texture. Do not compact mortar.

Ω End of Section

C45

Damp-proof course renewal/ insertion

To be read with preliminaries/ general conditions

4 Survey and report

1. Survey generally
 - 1.1. Purpose: To confirm presence and extent of rising damp and suitability of walls for treatment by the proposed dpc system.
 - 1.2. Timing: Before starting dpc installation work carry out survey and submit survey report.
2. Survey report content
 - 2.1. 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'.
 - 2.2. Proposals: Submit levels and positions of horizontal and vertical dpcs.
 - 2.3. Associated work: Nature and extent of work required to ensure an effective dpc.
 - 2.4. Limitations: Identify areas where a full survey could not be carried out.
 - 2.5. Other information: Any considered relevant.

12 Associated work

1. Work shown to be necessary by the survey: Employer's responsibility. Obtain instructions or otherwise ensure that the work has been completed satisfactorily before installing dpc. Carry out as part of main contract works.

15 Before dpc installation

1. Positions of dpcs not shown on drawings: Submit proposals.
2. Internal finishes: Remove only sufficient to expose the proposed line of dpc.
3. Fungal or beetle attack to timber sections: Report occurrences.

24 Repointing of walls

1. Location: On line of proposed dpc.
2. Timing: Before installation of chemical injection dpc.
3. Mortar: As section Z21.
 - 3.1. Mix: As section C41

38 Physical insertion dpc system

1. System/ Installer: Where specified
2. Joint cutting: Prevent structural damage.
3. Installation: Form a continuous barrier to rising damp.
4. Dpc material: Polyethylene to BS 6515.
5. Dpc width: To extend the full width of wall and finish:
 - 5.1. Externally: Flush with face of wall
 - 5.2. Internally: To lap 150 mm (minimum) with dpm
6. Bedding mortar: As section Z21.
 - 6.1. Mix: 1:2:9 cement:lime:sand
 - 6.2. Pointing: As section C41

7. Other requirements: None

Ω End of Section

C90

Alterations - repair, refurbish, refit

General

130 Recycled materials

1. **Materials arising from alterations:** May be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.
2. **Evidence of compliance:** Submit full details and supporting documentation.
 - 2.1. **Verification:** Allow adequate time in programme for verification of compliance.

Ω End of Section

D20

Excavating and filling

To be read with preliminaries/ general conditions.

14 Removing small trees, shrubs, hedges and roots

1. Identification: Clearly mark trees to be removed.
2. Small trees, shrubs and hedges
 - 2.1. Cut down.
 - 2.2. Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
3. Safety: Comply with Forest Industry Safety Accord safety leaflets.

31 Unrecorded features

1. Give notice: If unrecorded foundations, beds, voids, basements, filling, tanks, pipes, cables, drains, manholes, watercourses, ditches, etc. not shown on the drawings are encountered.

50 Hazardous, aggressive or unstable materials

1. Generally: Do not import or use fill materials which would, either in themselves or in combination with other materials or groundwater, give rise to a health hazard, damage to building structures or instability in the filling, including material that is:
 - 1.1. Frozen or containing ice.
 - 1.2. Organic.
 - 1.3. Contaminated or noxious.
 - 1.4. Susceptible to spontaneous combustion.
 - 1.5. Likely to erode or decay and cause voids.
 - 1.6. With excessive moisture content, slurry, mud or from marshes or bogs.

53 Water

1. Generally: Keep all excavations free from water until:
 - 1.1. Formations are covered.
 - 1.2. Below ground constructions are completed.
 - 1.3. Basement structures and retaining walls are able to resist leakage, water pressure and flotation.
2. Drainage: Form surfaces of excavations and fill to provide adequate falls.
3. Removal of water: Provide temporary drains, sumps and pumping as necessary. Do not pollute watercourses with silt laden water.

60 Backfilling around foundations

1. Under oversite concrete and pavings: Hardcore.
2. Under grassed or soil areas: Material excavated from the trench, laid and compacted in 300 mm maximum layers.

65 Hardcore filling

1. Fill: Granular material, free from excessive dust, well graded, all pieces less than 75 mm in any direction.
2. Permitted materials in any one layer.
 - 2.1. Permitted materials in any one layer

- 2.1.1. Crushed rock (other than argillaceous rock) or quarry waste with not more binding material than is required to help hold the stone together.
- 2.1.2. Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
- 2.1.3. Crushed non-expansive slag.
- 2.1.4. Gravel or hoggins with not more clay content than is required to bind the material together, and with no large lumps of clay.
- 2.1.5. Well-burned non-plastic colliery shale.
- 2.1.6. Natural gravel.
- 2.2. Natural sand.
- 3. **Filling:** Spread and level in 150 mm maximum layers. Thoroughly compact each layer.

67 Venting Hardcore layer

- 1. **Fill:** Clean granular material, well graded, passing a 75 mm BS sieve but retained on a 20 mm BS sieve. In each layer only one of the following:
 - 1.1. Crushed hard rock.
 - 1.2. Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
 - 1.3. Gravel.
- 2. **Filling:** Spread and level in 150 mm maximum layers. Thoroughly compact each layer, whilst maintaining enough voids to allow efficient venting.

75 Blinding

- 1. Surfaces to receive sheet overlays or concrete:
- 2. **Blind with**
 - 2.1. Concrete where shown on drawings; or
 - 2.2. Sand, fine gravel, or other approved fine material applied to fill interstices. Moisten as necessary before final rolling to provide a flat, closed, smooth surface.
- 3. **Sand for blinding:** To BS EN 12620, grade 0/4 or 0/2 (MP).

Ω End of Section

D21

Ground gas collection and venting systems

To be read with preliminaries/ general conditions.

30 Perforated gas collection pipes

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Submit proposals

34 Hardcore venting layer

1. Fill: Clean granular material, well graded, passing a 75 mm BS sieve but retained on a 20 mm BS sieve. In each layer only one of the following:

36 Gas collection header pipework (non-perforated)

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Submit proposals

38 Gas-retardant membranes

1. Manufacturer: AS J30
 - 1.1. Product reference: RIW Laq

40 Plastics depressurization sumps

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Submit proposals

42 Wall vent outlets

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Submit proposals

50 Ground level vent outlets

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Submit proposals

60 Installing plastics depressurization sumps

1. Position: Centrally below ground floor slab & As drawings
2. Area served (maximum): As drawings

64 Installing venting hardcore layers

1. Filling: Spread and level in 150 mm maximum layers. Thoroughly compact each layer whilst maintaining enough voids to allow efficient venting

Ω End of Section

E05

In situ concrete construction generally

To be read with preliminaries/general conditions.

210 Contractor's structural design

1. Design responsibility: General concrete installation for floors, beds, hardstandings etc.
2. Requirement
 - 2.1. Generally: As section B50.
 - 2.1.1. Modifications: None
 - 2.2. Structure: Complete the design and prepare reinforcement drawings and schedules in accordance with the designated code of practice and to satisfy the specified performance criteria.
 - 2.3. Additional requirements: None

290 Accuracy of construction

1. Setting out: To BS 5964-1.
2. Geometrical tolerances: To Section 10 of the 'National Structural Concrete Specification for Building Construction'
 - 2.1. Conflicts: Notwithstanding tolerances specified elsewhere, do not exceed requirements for compliance with the designated code of practice.
 - 2.2. Substitution of alternative requirements: None

300 Levels of structural concrete floors

1. Tolerances (maximum):
2. Level of floor: As Preliminaries section A33
3. Steps in floor level: Not applicable

310 Surface regularity of concrete floors to BS 8204 – general

1. Standard: To BS 8204-1 or -2.
2. Measurement: From underside of a 2 m straightedge (between points of contact) placed anywhere on surface and using a slip gauge.

410 In situ concrete construction – supervision/ checking

1. Standard: To BS EN 13670, Execution Class 1

Ω End of Section

E10

Mixing/ casting/ curing in situ concrete

Clauses

15 Specification

1. Concrete generally: To BS 8500-2.
2. Exchange of information: Provide concrete producer with information required by BS 8500-1, clauses 4 and 5.

20 Designated concrete

1. Description: For Foundations & Beams
2. Designation: RC28/35
3. Fibres: Not required.
4. Aggregates
 - 4.1. Size (maximum): 20 mm.
 - 4.2. Coarse recycled aggregates: Not permitted
 - 4.3. Additional aggregate requirements: None
5. Special requirements for cement/ combinations: None
6. Consistence class: S3
7. Chloride class: Cl 0.40
8. Admixtures: Concrete producer's choice
9. Additional mix requirements: None

25 Basic designated concrete

1. Description: Floors beds and infill
2. Designation: GEN1 GEN2
3. Coarse recycled aggregates: Not permitted
4. Consistence class: Contractor's choice.
5. Additional requirements: Submit proposals.

35 Substitution of standardized prescribed for designated concrete

1. General: Conform to BS 8500-2, clause 9.
2. Substitution: In accordance with BS 8500-1, Table A.14.
 - 2.1. Proposals: Submit for each substitution, stating reasons.
3. Site mixing: Conform to BS 8000-2.1, subsections 2, 3 and 4.

45 Properties of fresh concrete

1. Adjustments to suit construction process: Determine with concrete producer. Maintain conformity to the specification.

50 Premature water loss

1. Requirement: Prevent water loss from concrete laid on absorbent substrates.
 - 1.1. Underlay: Polyethylene sheet 250 micrometres thick.
 - 1.2. Installation: Lap edges 150 mm.

60 Placing and compacting

1. **Surfaces to receive concrete:** Clean, with no debris, tying wire clippings, fastenings or free water.
2. **Timing:** Place as soon as practicable after mixing and while sufficiently plastic for full compaction.
3. **Temperature limitations for concrete:** 30°C (maximum) and 5°C (minimum). Do not place against frozen or frost covered surfaces.
4. **Compaction:** Fully compact to full depth to remove entrapped air especially around reinforcement, cast-in accessories, into corners of formwork and at joints. Continue until air bubbles cease to appear on the top surface.
 - 4.1. **Methods of compaction:** To suit consistence class and use of concrete.

70 Curing and protecting

1. **Evaporation from surfaces of concrete:** Prevent throughout curing period.
 - 1.1. **Surfaces covered by formwork:** Retain formwork in position and, where necessary to satisfy curing period, cover surfaces immediately after striking.
 - 1.2. **Top surfaces:** Cover immediately after placing and compacting. Replace cover immediately after any finishing operations.
2. **Curing periods**
 - 2.1. **Surfaces which in the finished building will be exposed to the elements, and wearing surfaces of floors and pavements:** 10 days (minimum).
 - 2.2. **Other structural concrete surfaces:** 5 days (minimum).
3. **Protection:** Protect concrete from shock, indentation and physical damage.

Ω End of Section

E20

Formwork for in situ concrete

Clauses

60 Board substructure formwork

1. **General:** Lay tightly butted and fully supported on firm, even substrate. Restrain against movement during concrete placement. Seal joints to prevent penetration of concrete.
2. **Collapsible boards with cellular cardboard cores:** Keep dry. Seal joints in polyethylene underlay/overlay sheets and reseal cut polyethylene bags.

70 Formwork

1. **General:** Accurately and robustly constructed to produce finished concrete to the required dimensions.
2. **Formed surfaces:** Free from twist and bow with intersections, lines and angles square, plumb and true.
3. **Joints between forms and completed work:** Prevent loss of grout and formation of steps.
4. **Holes and chases:** Form with inserts or box out as required.

Ω End of Section

E30

Reinforcement for in situ concrete

Clauses

20 Ribbed bar reinforcement

1. Description: AS DRAWINGS
2. Standard: To BS 4449.
 - 2.1. Strength grade: B500B.

30 Fabric reinforcement

1. Description: AS DRAWINGS FOR GROUND FLOOR SLAB
2. Standard: To BS 4483.
3. Strength grade: B500B.

40 Condition of reinforcement

1. At time of placing concrete: Free from corrosive pitting, loose mill scale, loose rust and contaminants which may adversely affect the reinforcement, concrete, or bond between the two.

55 Laps in reinforcement Type A

1. Laps in bar reinforcement (minimum): Refer to drawings and bar schedules
2. Laps in fabric reinforcement (minimum): Refer to drawings and bar schedules

70 Fixing reinforcement

1. Standard: To BS 7973-1 and -2.
2. Installation: Provide adequate support, tie securely and maintain the specified cover.
 - 2.1. Tying wire: 16 gauge black annealed. Prevent intrusion into the concrete cover.

Ω End of Section

E41

Worked finishes to in situ concrete

Clauses

10 Finishing

1. **Timing:** Carry out at optimum times in relation to setting and hardening of concrete.
2. **Prohibited treatments to surfaces**
 - 2.1. Wetting to assist surface working.
 - 2.2. Sprinkling cement.

20 Smooth floated finish

1. **Surface on completion:** Even, with no ridges or steps.

30 Trowelled finish

1. **Surface on completion:** Uniform, smooth but not polished, free from trowel marks and blemishes, and suitable to receive specified flooring material.

40 Trowelled finish for wearing surfaces

1. **Surface on completion:** Uniform and smooth, free from trowel marks and blemishes.

Ω End of Section

F10

Brick/ block walling

Clauses

10 Reclaimed brick facing brickwork

1. Description: TO EXTERNAL WALLS BETWEEN DPC BRICKWORK AND CAPPING
2. Reclaimed bricks: To match existing
 - 2.1. Condition: Sound, free from mortar and deleterious matter.
 - 2.2. Supplier/ source: Contractor's choice
 - 2.3. Format: 215 x 65 x 103 mm
3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 998-2
 - 3.2. Mix: Site batched and mixed mortar: Select from: Mortar to BS EN 998-2:
Select from: 1:1:6 cement:lime:sand/
1:2:9 cement:lime:sand 2 N/mm² (class M2)
4. Bond: To match existing
5. Joints: To match existing

18 Concrete facing blockwork

1. Description: As drawings
2. Blocks: To BS EN 771-3.
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: Contractor's choice
 - 2.2. Configuration: Group 1
 - 2.3. Compressive strength: 7.3 N/mm²
 - 2.3.1. Category: II
 - 2.4. Freeze/ thaw resistance: Frost resistant
 - 2.5. Recycled content: None permitted Contractor's choice
 - 2.6. Work sizes (length x width x height): 440 x 100 x 215 mm
 - 2.6.1. Tolerance category: D1
 - 2.7. Finish/ colour: Paint grade
 - 2.8. Special shapes: None
 - 2.9. Additional requirements: None
3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 998-2
 - 3.2. Mix:

Site batched and mixed mortar: Select from:
1:1:6 cement:lime:sand /
1:1:5 sulfate resisting cement:lime:sand /
1:3 masonry cement:sand
4. Bond: Half lap stretcher
5. Joints: Flush
6. Features: None

33 Clay common brickwork

1. Description: BELOW GROUND
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: Contractor's choice
 - 2.2. Size: 215 x 102 x 65 mm.
 - 2.3. Configuration: Frogged or Vertically perforated
 - 2.4. Recycled content: None permitted
 - 2.5. Additional requirements: None
3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 998-2
 - 3.2. Mix: Site batched and mixed mortar: Select from:
1:1:6 cement:lime:sand /
1:1:5 sulfate resisting cement:lime:sand /
1:3 masonry cement:sand
4. Bond: English Heading

36 Concrete common blockwork

1. Description: As drawings
2. Blocks: To BS EN 771-3.
 - 2.1. Manufacturer: Contractor's choice
 - 2.2. Product reference: Contractor's choice
 - 2.3. Configuration: Group 1
 - 2.4. Compressive strength: 7.3 N/mm²
 - 2.5. Category: II
 - 2.6. Freeze/ thaw resistance: Frost resistant
 - 2.7. Thermal properties: NA
 - 2.8. Recycled content: Contractor's choice
 - 2.9. Work sizes (length x width x height): 440 x 100 x 215 mm
 - 2.9.1. Tolerance category: D1
 - 2.10. Special shapes: None
 - 2.11. Additional requirements: Party Walls: Comply with Robust Details - Half lap stretcher bond.
Do Not use double coursing
3. Mortar: As section Z21.
 - 3.1. Standard: To BS EN 998-2
 - 3.2. Mix: Site batched and mixed mortar: Select from:
1:1:6 cement:lime:sand /
1:1:5 sulfate resisting cement:lime:sand /
1:3 masonry cement:sand
4. Bond: Half lap stretcher. Block on flat as drawings

45 Engineering brickwork

1. Description: Chambers
2. Bricks: To BS EN 771-1.
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: Contractor's choice

- 2.2. Mean compressive strength: Greater than or equal to 125 N/mm² Greater than or equal to 75 N/mm²
- 2.3. Category: II
- 2.4. Water absorption: Equal to or less than 7.5%
- 2.5. Freeze/ thaw category: F2.
- 2.6. Active soluble salts content category: S2.
- 2.7. Additional requirements: None
- 3. Mortar: As section Z21.
 - 3.1. Standard: Not applicable
 - 3.2. Mix: 1:1¼:3 cement:lime:sand
 - 3.3. Additional requirements: None
- 4. Bond: Half lap stretcher /To match existing To match existing
- 5. Joints: Flush.

51 Basic workmanship

- 1. Bond where not specified: Half lap stretcher.
- 2. Mortar joints: Fill all vertical joints. Lay bricks, solid and cellular blocks on a full bed.
- 3. AAC block thin mortar adhesive and gypsum block adhesive joints: Fill vertical joints. Lay blocks on a full bed.
- 4. Clay block joints
 - 4.1. Thin layer mortar: Lay blocks on a full bed.
 - 4.2. Interlocking perpend: Butted.
- 5. Quoins and advance work: Rack back.
- 6. Locations for equal levelling of cavity wall leaves
 - 6.1. Every course containing vertical twist type ties or other rigid ties.
 - 6.2. Every third tie course for double triangle/ butterfly ties.
 - 6.3. Courses in which lintels are to be bedded.
- 7. Lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.2 m above any other part of work at any time.
- 8. Daily lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.5 m for any one leaf.
- 9. Lift height (maximum) for walling using thin layer mortar: 1.3 m above any other part of work at any time.

55 Facework

- 1. Commencement of facework: Not less than 150 mm below finished level of adjoining ground or external works level.
- 2. Brick/ block selection: Do not use units with damaged faces or arrises.
- 3. Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.
- 4. Coursing brickwork and concrete blockwork: Evenly spaced using gauge rods. To produce satisfactory junctions and joints with built-in elements and components.

60 Alterations/ Extensions

- 1. Coursing: Line up with existing work.
- 2. Block bonding new walls to existing: Unless agreed otherwise cut pocket requirements as follows:
 - 2.1. Width: Full thickness of new wall.
 - 2.2. Depth (minimum): 100 mm.

- 2.3. Vertical spacing: As follows:
- 2.4. Brick to brick: 4 courses high at 8 course centres.
- 2.5. Block to block: Every other course.
- 2.6. Pocket joints: Fully filled with mortar.
- 3. New and existing facework in the same plane: Bonded together at every course to achieve continuity of bond and coursing.
- 4. Support of existing work: Fully consolidate joint above inserted lintel or masonry with semidry mortar to support existing structure.

66 Fire stopping

- 1. Avoidance of fire and smoke penetration: Fit tightly between cavity barriers and masonry. Leave no gaps.

90 Cracked bricks in existing facework

- 1. Replacement: Prior to repointing adjacent cracked joints, cut out and replace with matching sound bricks to approval.

95 Repointing

- 1. Preparation: Cut out joints to form a rectangular recess of 15-20 mm depth. Clean and dampen joints sufficiently to control suction.
- 2. Joint profile: Cut and weathered
- 3. Mortar: As section Z21.
 - 3.1. Standard: Not applicable
 - 3.2. Mix: 1:1:6 cement:lime:sand

Ω End of Section

F10

Brick/ block walling

Types of walling

325 Manufactured Brick Slips Type A

1. Description: Manufactured clay brick slips. to EN14411. Plain brick slip & corner returns. Smooth or sanded. 215x65x9mm. Terracotta. Prime surfaces. Fix with exterior bonding adhesive as recommended by manufacturer. Pointing in mortar.

Manufacturer- Wienerberger

Testing - Not Used

Workmanship generally - Not Used

Additional requirements for facework - Not Used

Ω End of Section

F20

Natural stone rubble walling

To be read with preliminaries/ general conditions.

20 Laying generally

1. Absorbent stones: Dampen in warm weather to reduce suction.
2. Mortar joints
 - 2.1. Laying: Full bed of mortar with all joints and voids filled.
 - 2.2. Appearance: Neat and consistent.
3. Natural bed of stones: Appropriate to properties of stones and positions in walling.
4. Appearance and bonding: Consistent overall appearance, good bond, and satisfactory junctions and joints with built-in elements and components.
 - 4.1. Random walling: Avoid long continuous vertical joints.
 - 4.2. Quoins and jambs: Large stones dressed to a regular shape.
5. Cleanliness: Keep facework clean.

25 Walling below ground level

1. Extent of facework below finished level of adjoining ground or external works (minimum): 150 mm.

40 Brushed finish to joints

1. General: After the initial set has taken place, brush joints to remove laitance/ excess fines and give a coarse texture.

Ω End of Section

F30

Accessories/ sundry items for brick/ block/ stone walling

To be read with preliminaries/ general conditions.

5 Cavities

1. **Cleanliness:** Keep cavity faces, ties and dpcs free from mortar and debris. Keep cavity faces, ties and dpcs free from mortar and debris.

6 Cleanliness

1. **Cavity base and faces, ties, insulation and exposed dpcs:** Free from mortar and debris.

8 Perpend joint plastics weepholes

1. **Manufacturer:** Submit proposals
 - 1.1. **Product reference:** Contractor's choice
2. **Locations:** *Through outer leaf immediately above base of cavity, at cavity trays, stepped dpcs and external openings. 75 mm above top of cavity fill at base of cavity*
3. **Provision:** *At not greater than 900 mm centres and not less than two over each opening at maximum 450 mm centres.*

18 Cavity closers

1. **Manufacturer:** Rockwool
 - 1.1. **Product reference:** TBC
2. **Accessories:** To include integral dpc

24 Cavity wall ties

1. **Description:** *For all cavity walls.*
2. **Standard:** PD 6697: 2010
 - 2.1. **Type:** 2 (Masonry general purpose)
3. **Manufacturer:** Ancon
 - 3.1. **Product reference:** ST1 Type 1
4. **Material/ finish:** Austenitic stainless steel
5. **Sizes:** To suit cavity with minimum 55mm embedment into masonry
6. **End types:** as supplied/manufactured
7. **Embedment length (minimum):** 55mm minimum

39 Wall starters/ connectors

1. **Manufacturer:** Ancon
 - 1.1. **Product reference:** Staifix Universal Wall Starters
2. **Material/ finish:** Stainless Steel
3. **Sizes:** As supplied
4. **Sealant to external vertical joint:** See drawings. Intumescent strips & mastic to meet Robust Details - P12
 - 4.1. **Joint preparation and sealant application:** As section Z22.
Coordinate fixings with RIW R7 'brick plugs' and detailing

48 Damp-proof courses

1. Description: Proprietary plastics.
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice

52 Site-formed flexible sheet cavity trays

1. Manufacturer: RIW Sheetseal 9000 or similar approved
 - 1.1. Product reference: Submit proposals

52 Polypropylene (PP) damp-proof courses and cavity trays - To PCC Sills Type A

1. Manufacturer: [RIW](#)
 - 1.1. Contact details
 - 1.1.1. Address: 487/488 Ipswich Rd
Slough
SL1 4EP
 - 1.1.2. Telephone: +44 (0)1753 944200
 - 1.1.3. Web: <https://www.riw.co.uk>
 - 1.1.4. Email: technical@riw.co.uk
 - 1.2. Product reference: Sheetseal 900

62 Site-formed dpc/ cavity tray junctions/ stop ends

1. Three dimensional changes in shape: Form to provide a free draining and watertight installation.
2. Alternative use of preformed cloaks/ stop ends: Submit proposals.

66 Installation of horizontal dpcs

1. Placement: In continuous lengths on full even bed of fresh mortar, with 100 mm laps at joints and full laps at angles.
2. Width: At least full width of masonry leaf. Edges of dpc not covered with mortar or projecting into cavity.
3. Overlying construction: Immediately cover with full even bed of mortar to receive next masonry course.
4. Overall finished joint thickness: As close to normal as practicable.
5. Ground-level dpcs joint with damp-proof membrane: Continuous and effectively sealed.
6. Low-level dpcs in external walls: Install not less than 150 mm above adjoining finished ground level.
7. Sill dpcs form and placement: In one piece and turned up at the back when the sill is in contact with inner leaf.
8. Dpcs crossing cavity: Provide support to prevent sagging.

68 Sealing of dpcs

1. Description: DPCs to walls
2. Overlaps and junctions: Seal with Double-sided adhesive tape.

72 Installation of gas-resistant dpcs/ cavity trays

1. Joint treatment: Use continuous length wherever possible, otherwise lap at least 150 mm and seal to form gas and watertight installation.

2. Joint with damp-proof membrane: Overlap dpc/ cavity tray not less than 150 mm.

74 Installation of vertical dpcs

1. Form: In one piece wherever possible.
 - 1.1. Joints: Upper part overlapping lower not less than 100 mm.
2. Dpcs to jambs of openings: Fully lap behind cavity tray/ lintel at head and over horizontal dpc at sill. Project not less than 25 mm into cavity and maintain full contact with frames.
3. Fixing of jamb dpcs to back of built-in timber frames: Secure using galvanized clout nails or staples.

75 Installation of site-formed cavity trays

1. Requirements to prevent downward ingress of water
 - 1.1. Profiles: To match those shown on drawings. Firmly secured.
 - 1.2. Joint treatment: Use continuous length wherever possible, otherwise lap at least 100 mm and seal to produce a free draining and watertight installation.
 - 1.3. Horizontal cavity trays: Support using cavity closer.
 - 1.4. Sloping cavity trays: Prevent sagging.
 - 1.5. Cleanliness: Free from debris and mortar droppings.

81 Sills

1. Standard: To [BS 5642-1](#).
2. Material: Precast concrete
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Submit proposals as section detail
4. Finish: Smooth
5. Mortar for bedding/ jointing: Cement-gauged, as section Z21.
 - 5.1. Standard: Not applicable
 - 5.2. Additional requirements: DPC dressings

94 Fireplace components

1. Standard: To [BS 1251](#).
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Components: Two-piece fireback. Throat-forming lintel

96 Chimney pots

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractor's choice
2. Coping: Precast concrete

Ω End of Section

F31

Precast concrete sills/ lintels/ copings/ features

To be read with preliminaries/ general conditions.

15 Concealed precast

1. Description: PADSTONES AND REPLACEMENT LINTELS
2. Concrete: Designated to BS 8500-2: Minimum RC30.
 - 2.1. Aggregate size (maximum): 20 mm.

17 Concrete generally

1. Specification: To BS 8500-2 and BS EN 206.
2. Producer: Accredited to BS 8500-2 requirements where product conformity certification is required.

20 Moulds

1. Permissible fabrication and operating tolerances: Length 0 to +6 mm, other dimensions ± 3 mm.

25 Reinforcement

1. Carbon steel reinforcement: As appropriate to BS 4449, BS 4482 and BS 4483.
 - 1.1. Cutting and bending: To BS 8666.
2. Fixing: Accurate and secure.
 - 2.1. Method: Wire tying, approved steel clips or tack welding if permitted.
 - 2.2. Concrete cover: Maintain free of tying wire or clips.
 - 2.3. Cover spacers on visible faces: Not permitted.

30 Casting and curing

1. Placement of concrete: Thoroughly compact.
2. Immature components: Avoid movement, vibration, overloading, physical shock, rapid cooling and thermal shock.
3. Protection from weather: Do not expose panels to direct sunlight and drying winds until at least five days after casting.

32 Cutting

1. Cutting of precast concrete components: Not permitted.

35 Conditions for separate facing and backing mixes

1. Difference in cement content: Not greater than 80 kg/m³.
2. Thickness of facing mix (minimum): 10 mm greater than nominal maximum aggregate size, and not less than 25 mm.
3. Location of reinforcement: Not less than 20 mm away from the interface between mixes.
4. Compaction of facing and backing mix: Carry out to create monolithic construction.

40 Laying

1. Mortar for bedding and jointing: As section Z21.
 - 1.1. Type: Site-batched and mixed
 - 1.2. Mix: 1:1:6 cement:lime:sand
2. Bedding components: On full bed of mortar.

3. Bedding one piece sills/ thresholds: Leave clear of mortar except at end bearings and beneath masonry mullions.
 - 3.1. On completion: Point with mortar to match adjacent work.

45 Support of existing work over new lintels

1. Joint above lintels: Fully fill and compact with semidry mortar.

Ω End of Section

G20

Carpentry/ timber-framing/ first fixing

General

105 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests/ plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
 - 2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied. or
 - 2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of Custody Certification scheme:
 - 3.1. Other evidence:

115 Contractor's structural design

1. Design responsibility: Design and detail Trussed rafters to main roof.
2. Requirement
 - 2.1. Generally: As section B50/B51.
 - 2.1.1. Modifications: None
 - 2.2. Design: Complete the design in accordance with the designated code of practice to satisfy specified performance criteria.
 - 2.3. Service class: [BS EN 1995-1-1](#)
 - 2.4. Additional requirements: None
3. Design and production information
 - 3.1. Other requirements: As Preliminaries section A31
4. Timing of submissions: As Preliminaries section A31

Products

350 Trussed rafters

1. Design and fabrication standard: To BS EN 14250.
2. Manufacturer: A firm currently registered under a third-party quality assurance scheme.
3. Truss system: Agrément-certified
4. Ancillary components to be supplied by the truss fabricator: As structural drawings
5. Treatment: Organic solvent type as section Z12 and BWPDA Commodity Specification C8

Workmanship generally

510 Protection

1. Generally: Keep timber dry and do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing.

2. **Timber and components:** Store under cover, clear of the ground and with good ventilation. Support on regularly spaced, level bearers on a dry, firm base. Open pile to ensure free movement of air through the stack.
3. **Trussed rafters:** Keep vertical during handling and storage.

Jointing timber

580 Framing anchors Type A

1. **Manufacturer:** [Simpson Strong-Tie](#)
 - 1.1. **Contact details**
 - 1.1.1. **Address:** Winchester Road
Cardinal Point
Tamworth
Staffordshire
United Kingdom
B78 3HG
 - 1.1.2. **Telephone:** [01827 255 600](tel:01827 255 600)
 - 1.1.3. **Web:** <https://www.strongtie.co.uk>
 - 1.1.4. **Email:** uksales@strongtie.com
 - 1.2. **Product reference:** As drawings
2. **Material/ finish:** Galvanized low-carbon steel
3. **Fasteners:** Galvanized or sherardized square twist nails.
 - 3.1. **Size:** Not less than size recommended by anchor manufacturer.
4. **Fixing:** Secure using not less than the number of nails recommended by anchor manufacturer.

590 Metal plate fasteners/ gussets

1. **Manufacturer:** Contractor's choice
 - 1.1. **Product reference:** Contractor's choice

630 Bolted joints

1. **Bolt spacings (minimum):** To BS EN 1995-1-1, section 8.5.
2. **Holes for bolts:** Located accurately and drilled to diameters as close as practical to the nominal bolt diameter, and not more than 2 mm larger.
3. **Washers:** Placed under bolt heads and nuts that would otherwise bear directly on timber. Use spring washers in locations which will be hidden or inaccessible in the completed building.
4. **Bolt tightening:** So that washers just bite the surface of the timber. Ensure that at least one complete thread protrudes from the nut.
 - 4.1. **Checking:** At agreed regular intervals up to completion. Tighten as necessary.

Erection and installation

710 Proposals for erecting structural timber

1. **Proposals:** Submit details of: Truss construction
 - 1.1. **Method and sequence of erection.**
 - 1.2. **Type of craneage.**
 - 1.3. **Temporary guys and bracing proposed for use during erection.**
2. **Latest date for submission:** Two weeks before commencement

760 Temporary bracing

1. **Provision:** As necessary to maintain structural timber components in position and to ensure complete stability during construction.

780 Wall plates

1. **Position and alignment:** To give the correct span and level for trusses, joists, etc.
2. **Bedding:** Fully in fresh mortar. Include DPCs to all plates
3. **Joints:** At corners and elsewhere where joints are unavoidable use nailed half-lap joints. Do not use short lengths of timber.

800 Trussed rafter installation

1. **Erection:** To Trussed Rafter Association (TRA) Technical handbook. Site installation guide and TRA Product data sheet PD3.
2. **Trusses generally:** Reinstatement to maintain original external aesthetics...Set out carefully to marry existing and pre-existing eaves slate line/level. Allow for carpentry & truss set-out including fascia vents & tilting fillets.

Do not modify without approval.

3. **Damaged trusses:** Do not use.
4. **Fixing:** With truss clips. Bottom chords of standard trusses and rafters of raised tie trusses bearing fully on wall plates.
 - 4.1. **Bottom chords of standard trusses:** Do not fix to internal walls until roofing is complete and cisterns are installed and filled.
5. **Tolerances:** To NA to BS EN 1995-1-1.

805 Truss clips

1. **Manufacturer:** Contractor's choice or Simpson Strongtie
 - 1.1. **Product reference:** Submit proposals
2. **Material/ finish:** Galvanized steel
3. **Fasteners:** As Truss design specification

810 Permanent bracing of trussed rafters

1. **Bracing and binders**
 - 1.1. **Size:** As truss design
 - 1.2. **Method of fixing:** To every rafter, strut or tie with not less than two fasteners.
 - 1.2.1. **Fasteners:** As truss design
2. **Lap joints:** Extended over and nailed to at least two truss members.

820 Vertical restraint straps

1. **Description:** As structural drawings
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Contractor's choice
3. **Material/ finish:** Galvanized steel
4. **Centres:** Not more than As drawings.
5. **Fixing**
 - 5.1. To timber members with not less than 30 x 3.5 mm galvanized square twist.
 - 5.2. To masonry with not less than five 50 mm x 12 gauge sherardized screws evenly spaced, with at least one screw located within 150 mm of the bottom end of each strap.

830 Lateral restraint straps

1. **Description:** As structural drawings
2. **Manufacturer:** Contractor's choice
3. **Material/ finish:** Galvanized steel
4. **Size:** Not less than As drawings.
5. **Fixing:** To top of joists/ rafters/ ties at not more than As drawings m centres and as shown on drawings.
 - 5.1. Ensure that cranked end is in tight contact with cavity face of wall inner leaf and is not pointing upwards.
6. **Straps spanning joists/ rafter/ ties running parallel to wall:** Fix noggings and packs tightly beneath straps.
 - 6.1. **Size of noggings and packs:** Not less than three quarters of joist/ rafter/ tie depth and not less than 38 mm thick.
 - 6.2. **Notching:** Notch joists so that straps fit flush with surface. Do not notch rafters/ ties.
7. **Fasteners:** As drawings

950 Fascias/ barges/ soffits

1. **Description:** PVC-U Fascia Boards
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Submit proposals
3. **Material:** Cellular PVC-U core with impact modified PVC-U skin and containing no lead or cadmium
4. **Finish:** Smooth satin
5. **Colour:** White
6. **Nominal depth:** As drawings
7. **Edge profile:** Square
8. **Accessories:** External corner trims. Joint trims. Transitional corners from eaves to verge.
9. **Other requirements:** Reinstatement to maintain original external aesthetics...Set out carefully to marry existing and pre-existing eaves slate line/level. Allow for carpentry & truss set-out including fascia vents & tilting fillets.
10. **Support:** Flush to masonry as original - Rawl fixed
 - 10.1. Provide additional support at joints.
11. **Fixings:** 35 mm minimum embedment stainless steel screws with colour matched heads
12. **Installer:** A contractor approved by the system manufacturer.

Ω End of Section

G20

Carpentry/ timber-framing/ first fixing

Clauses

2 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests/ plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
 - 2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied. or
 - 2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.

5 Structural softwood

1. Description: FOR JOISTS, PURLINS AND RAFTERS
2. Grading standard: To the appropriate BS EN 14081-1-compliant standard.
 - 2.1. Grade: GS to BS 4978
3. Strength class to BS EN 338: To suit
4. Treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8, service life: 40 years

10 Ungraded softwood

1. Description: FOR INTERNAL NON-STRUCTURAL USE
2. Quality of timber: Free from decay, insect attack (except pinhole borers) and with no knots wider than half the width of the section.
3. Surface finish: To be agreed
4. Treatment: CCA impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C5, service life: 40 years

30 Selection and use of timber

1. Timber members damaged, crushed or split beyond the limits permitted by their grading: Do not use.

32 Notches, holes and joints in timber

1. Notches and holes: Position in relation to knots or other defects so that the strength of members will not be reduced.
2. Scarf joints, finger joints and splice plates: Do not use without approval.

35 Processing treated timber

1. Cutting and machining: Carry out as much as possible before treatment.
2. Extensively processed timber: Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
3. Surfaces exposed by minor cutting/ drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

40 Moisture content

1. Moisture content of wood and wood-based products at time of installation: Not more than:
 - 1.1. Covered in generally unheated spaces: 24%.
 - 1.2. Covered in generally heated spaces: 20%.
 - 1.3. Internal in continuously heated spaces: 20%.

41 Bolt/ screw assemblies Type A

1. Description/Manufacturer: Tapcon Screw Anchors to Timber Plated Walls. 450mm vertical centres. Min. 90mm embedment
2. Size: To achieve 90mm embedment
3. Special Requirements: Coordination of fixings to suit RIW R7 brick plugs

41 Bolt/ screw assemblies Type B

1. Description/Manufacturer: Floor joist wall plate fixing as drawings - Spit Ecomax M12 anchors at 40mm c/s. 50mm from any block edge.
2. Size: 110mm embedment
3. Special Requirements: Coordination of fixings to suit RIW R7 brick plugs

43 Bolted joints

1. Bolt spacings (minimum): To BS EN 1995-1-1, section 8.5.
2. Holes for bolts: Located accurately and drilled to diameters as close as practical to the nominal bolt diameter and not more than 2 mm larger.
3. Washers: Placed under bolt heads and nuts that would otherwise bear directly on timber. Use spring washers in locations which will be hidden or inaccessible.
4. Bolt tightening: So that washers just bite the surface of the timber. Ensure that at least one complete thread protrudes from the nut.
 - 4.1. Checking: At agreed regular intervals. Tighten as necessary.

45 Framing anchors

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractor's choice
2. Material/ finish: Stainless steel
3. Fasteners: Galvanized or sherardized square twist nails.
 - 3.1. Size: Not less than size recommended by anchor manufacturer.
4. Fixing: Secure using not less than the number of nails recommended by anchor manufacturer.

50 Additional supports

1. Provision: Position and fix additional studs, noggings and/ or battens to support edges of sheet materials, and wall/ floor/ ceiling-mounted appliances, fixtures, etc. shown on drawings.
2. Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

55 Joists generally

1. Centres: Equal, and not exceeding designed spacing.
2. Bowed joists: Installed with positive camber.
3. End joists: Positioned about 50 mm from masonry walls.

60 Joists on hangers

1. **Hangers:** Bedded directly on and hard against supporting construction. Do not use packs or bed on mortar.
2. **Joists:** Cut to leave not more than 6 mm gap at each end. Rebated to lie flush with underside of hangers.
3. **Fixing to hangers:** A nail in every hole.

65 Joist hangers

1. **Description:** GENERAL USE
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Contractor's choice
3. **Material/ finish:** Stainless steel
4. **Size:** To suit joist, design load and crushing strength of supporting construction.

70 Trimming openings

1. **Trimmers and trimming joists:** Not less than 25 mm wider than general joists.

77 Partition Restraint Clips Type A

1. **Manufacturer:** Simpson Strong Tie
 - 1.1. **Product reference:** PWR deflection head connectors - Partition Wall Restraint
2. **Material/ finish:** Galvanised steel
3. **Fasteners:** Install strictly in accordance with the installation guide

85 Vertical restraint straps

1. **Type:** Bent
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Contractor's choice
3. **Material/ finish:** Galvanized steel
4. **Size**
 - 4.1. **Cross section:** Not less than 30 x 2.5 mm.
 - 4.2. **Length:** Overall length 1000 mm
5. **Centres:** Not more than 1.8 m.
6. **Fixing**
 - 6.1. To timber members with not less than four.
 - 6.2. To masonry with not less than five screws evenly spaced.
 - 6.3. At least one screw to be located within 150 mm of the bottom end of each strap.

90 Lateral restraint straps

1. **Manufacturer:** Contractor's choice
 - 1.1. **Product reference:** Contractor's choice
2. **Material/ finish:** Galvanized steel
3. **Size:** Not less than 30 x 5 mm cross section, 150 mm cranked end and 1000 mm long.
4. **Fixing:** To top of joists/ rafters/ ties at not more than 1.2 m centres and as shown on drawings.
 - 4.1. Ensure that cranked end is in tight contact with cavity face of wall inner leaf and is not pointing upwards.

5. **Straps spanning joists/ rafter/ ties running parallel to wall:** Fix noggings and packs tightly beneath straps.
 - 5.1. **Size of noggings and packs:** Not less than three quarters of joist/ rafters/ tie depth and not less than 38 mm thick.
 - 5.2. **Notching:** Notch joists so that straps fit flush with surface. Do not notch rafters/ ties.
6. **Fasteners:** Not less than four 50 mm x 8 gauge sherardized countersunk screws per strap, evenly spread.

95 Strutting to floor joists

1. **Type:** One of the following:
 - 1.1. **Herringbone strutting:** At least 38 x 38 mm softwood.
 - 1.2. **Solid strutting:** At least 38 mm thick softwood and at least three quarters of joist depth.
 - 1.3. **Proprietary metal strutting:** Contractors Choice
2. **Fixing:** Between joists as follows:
 - 2.1. **Joist spans of 2.5 to 4.5 m:** One row at centre span.
 - 2.2. **Joist spans over 4.5 m:** Two rows equally spaced.
 - 2.3. **Not projecting beyond top and bottom edges of joists.**
3. **Outer joists:** Blocked solidly to perimeter walls.

99 Fascias/ barges/ soffits

1. **Description:** - PVC-U
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Contractor's choice
3. **Material:** Cellular PVC-U core with impact-modified PVC-U skin and containing no lead or cadmium
4. **Colour:** White
5. **Nominal depth:** As shown on drawings
6. **Edge profile:** Square
7. **Accessories/ other requirements:** External corner trims Joint trims Soffit end closures Stop end caps
8. **Support:** 50 x 38 mm preservative-treated softwood at maximum 400 mm centres
 - 8.1. **Provide additional support at joints.**
9. **Fixings:** 65 mm polytop stainless steel nails
10. **Installer:** A contractor approved by the system manufacturer.

Ω End of Section

H41

Glass fibre-reinforced plastics cladding/ features

Types of cladding/ features

130 GRP features

1. Description: CHIMNEY CAPPINGS
2. Primary support structure: Treated timber frame
3. Fixings and fasteners: Contractor's choice. Stainless steel
4. Sealants: Exterior 1-part mastic
5. Accessories/ Other requirements: Fixings for chimney pot

Design/ performance requirements

220 Weather resistance

1. Requirement: Weathertight, with full allowance made for deflections and other movements.

Manufacture - Not Used

Installation - Not Used

Ω End of Section

H62

Natural slating

To be read with preliminaries/ general conditions.

3 Roof slating

1. Description: Pitched roofing
2. Substrate: Trussed Rafters - as drawings
3. Underlay: Tyvek Supro vapour-permeable underlay
 - 3.1. Direction: Parallel to eaves.
 - 3.2. Head-lap (minimum): 150 mm
4. Counter battens
 - 4.1. Size: INCLUDE E/O ALLOWANCE -38 x 25 mm
 - 4.2. Fixing: 65 x 3.35 mm galvanized round plain shank nails
5. Battens
 - 5.1. Size: 50 x 25 mm
 - 5.2. Fixing: 65 x 3.35 mm galvanized round plain shank nails
6. Slates
 - 6.1. Supplier: Contractor's choice
 - 6.2. Product reference: Submit proposals
 - 6.3. Type: Spanish blue-black
 - 6.4. Size: 610 x 305 mm
 - 6.5. Head-lap (minimum): 150mm
 - 6.6. Fixing: Two nails each slate.
 - 6.7. Accessories: None

25 Underlay

1. Handling: Do not tear or puncture.
2. Laying: Maintain consistent tautness.
3. Vertical laps (minimum): 100 mm wide, coinciding with supports.
4. Fixing: Galvanized steel, copper or aluminium 20 x 3 mm extra large clout head nails.
5. Eaves: Where exposed, use an external grade (UV-resistant) underlay or a proprietary eaves support product.
6. Penetrations: Use proprietary underlay seals or cut underlay neatly.
7. Ventilation paths: Do not obstruct.

30 Battens/ Counter-battens

1. Timber: Sawn softwood.
 - 1.1. Standard: In accordance with BS 5534, Annex D.
 - 1.2. Moisture content at time of fixing and covering (maximum): 22%.
2. Preservative treatment: As section Z12 and Wood Protection Association Commodity Specification C8.
 - 2.1. Type: Contractor's choice

32 Batten fixing

1. **Setting out:** Align parallel to ridge in straight horizontal lines to gauge of slates. Align on adjacent areas.
2. **Batten length (minimum):** Sufficient to span over three supports.
3. **Joints in length:** Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support.
4. **Additional battens:** Provide where unsupported laps in underlay occur between battens.

35 Slate fixing

1. **General:** Fix slating and accessories to make the whole sound and weathertight at earliest opportunity.
2. **Setting out:** To true lines and regular appearance. Lay slates with slightly open (maximum 5 mm) butt joints. Align tails.
3. **Slate thickness:** Consistent in any one course. Lay with thicker end as tail.
4. **Ends of courses:** Use extra wide slates to maintain bond and to ensure that cut slates are as large as possible. Do not use slates less than 150 mm wide.
5. **Top course:** Head-nail short course to maintain gauge.
6. **Fixing:** Centre nail each slate twice through countersunk holes 20-25 mm from side edges.
 - 6.1. **Nails:** Copper clout to BS 1202-2 or aluminium clout to BS 1202-3.
 - 6.2. **Nail dimensions:** Determine in accordance with BS 5534 to suit site exposure, withdrawal resistance and slate supplier's recommendations.

40 Mortar bedding/ Pointing

1. **Mortar:** As section Z21.
 - 1.1. **Mix:** In accordance with BS 5534, 1:3 cement:sand, with plasticizing admixtures permitted.
2. **Weather:** Do not use in wet or frosty conditions or when imminent.
3. **Appearance:** Finish neatly and remove residue.

42 Fire separating walls

1. **Separating walls:** Completely fill space between top of wall and underside of slates with mineral wool quilt to provide fire-stopping.
2. **Boxed eaves:** Completely seal air paths in plane of separating wall with wire reinforced mineral wool, not less than 50 mm thick, fixed to rafters and carefully cut to shape fire-resisting board and quilt to provide fire-stopping.

47 Eaves

1. **Ventilation components**
 - 1.1. **Manufacturer:** Swish
 - 1.1.1. **Product reference:** Jumbo Tech - C406 with bird comb C405 - Eaves protector with ventilation
2. **Underlay support:** Treated softwood fillets as drawings
 - 2.1. **Continuous** to prevent water retaining troughs.
3. **Gutter:** Dress underlay or underlay support tray to form drip into gutter.
4. **Undercourse and first course slates:** Fix with tails projecting 50 mm over gutter or to centre of gutter.

52 Bedded verges with bedded undercloak Type A

1. **Underlay:** Mortar Jersey Verge - Carry 150 x 150mm onto outer leaf of gable wall and slated in mortar bed & fillet. Include Stainless Steel Expamet reinforcement mesh angle & fishtail craps as drawings
2. **Undercloak:** Slates, sloping towards verge and projecting 38-50 mm beyond face of wall.
 - 2.1. **Bedding:** On mortar identical to that used in gable walling.
3. **Slating battens:** Carry onto undercloak and finish 100 mm from verge edge.
4. **Verge slates:** Bed flush with undercloak on 75 mm wide bed of mortar. Point with flush profile.

70 Side abutments

1. **Underlay:** Turn up not less than 100 mm at abutments.
2. **Abutment slates:** Cut as necessary. Fix close to abutments.
3. **Soakers:** Interleave and turn down over head of abutment slates.

71 Top edge abutments

1. **Underlay:** Turn up not less than 100 mm at abutments.
2. **Top slate courses:** Fix close to abutments.

77 Mortar-bedded and mechanically fixed tile ridges

1. **Underlay:** Lay courses over ridge. Overlap (minimum) 150 mm.
2. **Ridge tile fixing battens:** As drawings
3. **Ridge tiles**
 - 3.1. **Manufacturer:** Contractor's choice
 - 3.1.1. **Product reference:** Submit proposals
 - 3.2. **Bedding:** On mortar, continuous to edges and solid to joints.
 - 3.3. **Fixing:** Secure all ridge tiles to ridge boards or ridge tile fixing battens with self-sealing non-ferrous fixings.
 - 3.4. **Gable end ridge tiles:** Fill ends with mortar and slips of tiles finished flush.

87 Roof slope terminals

1. **Ventilator slates:** *Soil and vent pipes*
 - 1.1. **Manufacturer:** Contractor's choice
 - 1.1.1. **Product reference:** Submit proposals
 - 1.2. **Connect to Soil and vent pipes - Locations as floor plan.**

Ω End of Section

H71

Lead sheet fully supported roof coverings/ flashings

To be read with preliminaries/ general conditions.

10 Gutter linings

1. Substrate: Plywood (minimum 22 mm) on rafters
 - 1.1. Preparation: Not required
2. Sheet underlay: Building paper to BS 1521, Class A1
3. Lead
 - 3.1. Type: Rolled to BS EN 12588
 - 3.2. Thickness: 2.00 or 2.24 mm (Code 5)
4. Cross joints: Drips
 - 4.1. Spacing: At gutter watersheds
5. Outlets: Turn down 75 mm into fascia gutter
6. Accessories: Apply chalk slurry coat to underside of lead and allow to dry before laying

15 Valley gutter linings to slate/ tile roofs

1. Sheet underlay: Building paper to BS 1521, Class A1
2. Lead
 - 2.1. Type: Rolled to BS EN 12588
 - 2.2. Thickness: 1.75 or 1.80 mm (Code 4).
 - 2.3. Laying: Over and beyond tilting fillets. In lengths not more than 1500 mm.
3. Cross joints: Lapped not less than 150 mm.
4. Fixing: Welt edges. Nail top edge of each sheet. Dress bottom edge neatly into eaves gutter.

30 Apron flashings

1. Description: AT CONSERVATORY AND FLAT ROOF TOP ABUTMENT
2. Lead
 - 2.1. Type: Rolled to BS EN 12588
 - 2.2. Thickness: 1.75 or 1.80 mm (Code 4).
3. Dimensions
 - 3.1. Lengths: Not more than 1500 mm.
 - 3.2. End to end joints: Laps not less than 100 mm.
 - 3.3. Upstand not less than 75 mm.
 - 3.4. Cover to abutment: Not less than 150 mm.
4. Fixing
 - 4.1. Top edge: Lead wedges into bed joint.
 - 4.2. Bottom edge: Clips.
 - 4.3. Material: Lead
 - 4.4. Spacing: At laps and 500 mm centres

35 Cover flashings

1. Lead
 - 1.1. Type: Rolled to BS EN 12588

- 1.2. Thickness: 1.75 or 1.80 mm (Code 4).
2. Dimensions
 - 2.1. Lengths: Not more than 1500 mm.
 - 2.2. End to end joints: Laps of not less than 100 mm.
 - 2.3. Cover: Overlap to upstand not less than 75 mm.
3. Fixing
 - 3.1. Top edge: Lead wedges into bed joint.
 - 3.2. Bottom edge: Clips.

41 Soakers and step flashings

1. Description: AT ABUTMENTS AND THE LIKE
2. Lead soakers
 - 2.1. Lead
 - 2.1.1. Type: Rolled to BS EN 12588
 - 2.1.2. Thickness: 1.25 or 1.32 mm (Code 3).
 - 2.2. Dimensions
 - 2.2.1. Length: Slate/ tile gauge + lap + 25 mm.
 - 2.2.2. Upstand: Not less than 75 mm.
 - 2.2.3. Underlap: Not less than 100 mm.
3. Lead step flashings
 - 3.1. Lead
 - 3.1.1. Type: Rolled to BS EN 12588
 - 3.1.2. Thickness: 1.75 or 1.80 mm (Code 4).
 - 3.2. Dimensions
 - 3.2.1. Lengths: Not more than 1500 mm.
 - 3.2.2. End to end joints: Laps not less than 100 mm.
 - 3.2.3. Cover: Overlap to soaker upstands of not less than 65 mm.
 - 3.3. Fixing: Lead wedges at every course.

45 Step and cover flashings

1. Description: AT ABUTMENTS
2. Lead
 - 2.1. Type: Rolled to BS EN 12588
 - 2.2. Thickness: 1.75 or 1.80 mm (Code 4).
3. Dimensions
 - 3.1. Lengths: Not more than 1500 mm.
 - 3.2. End to end joints: Laps not less than 100 mm.
 - 3.3. Upstand: Not less than 85 mm.
 - 3.4. Cover to roof: Not less than 150 mm.
4. Fixing
 - 4.1. Top edge: Lead wedges at every course.
 - 4.2. Bottom edge: Clips.

50 Flashings

1. Description: 4 Inch (100mm) Lead Weathering Slate 450mm x 450mm Base

- Pitch as drawings
2. Lead
 - 2.1. Type: Code 4 weathering for pipe penetrations
 - 2.2. Thickness: 1.75 or 1.80 mm (Code 4)
 3. Fixing: Dress into slating. Apply patination oil.

52 Chimney flashings

1. Lead
 - 1.1. Type: Rolled to BS EN 12588
 - 1.2. Thickness: 1.75 or 1.80 mm (Code 4).
2. Front apron
 - 2.1. Dimensions
 - 2.1.1. Length: Width of chimney plus not less than 150 mm underlap to each side flashing.
 - 2.1.2. Upstand: Not less than 75 mm.
 - 2.1.3. Cover to roof: Not less than 150 mm.
 - 2.2. Fixing: Lead wedges into bed joint.
3. Back gutter
 - 3.1. Dimensions
 - 3.1.1. Length: Width of chimney plus not less than 100 mm overlap to each side flashing.
 - 3.1.2. Upstand: Not less than 100 mm.
 - 3.1.3. Gutter Sole: Not less than 150 mm.
 - 3.1.4. Cover up roof: Not less than 225 mm.
4. Back gutter cover flashing
 - 4.1. Dimensions
 - 4.1.1. Length: Width of chimney plus not less than 100 mm overlap to each side flashing.
 - 4.1.2. Cover: Overlap to back gutter upstand not less than 75 mm.
 - 4.2. Fixing: Lead wedges into bed joint.

60 Materials and workmanship generally

1. Lead production method: Rolled, to BS EN 12588
2. Identification: Colour marked for thickness/ code, weight and type.
3. Workmanship standard: To BS 6915 and latest editions of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Training Academy
4. Fabrication and fixing: To provide a secure, free draining and weathertight installation.
5. Marking out: Do not use scribes or other sharp instruments to mark out lead without approval.
6. Solder: Use only where specified.
7. Finished leadwork: Fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.
8. Patination oil: Apply smear coating to all visible lead, evenly in one direction and in dry conditions.

62 Lead-welding

1. In situ lead-welding: Not permitted.

64 Sheet underlay

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractor's choice

2. **Weight:** 200 g/m²
3. **Recycled content:** None permitted

75 Timber for use with leadwork

1. **Quality:** Planed, free from wane, pitch pockets, decay and insect attack (ambrosia beetle excepted).
2. **Moisture content:** Not more than 22% at time of fixing and covering. Give notice if greater than 16%.
3. **Preservative treatment:** Organic solvent as section Z12 and Wood Protection Association Commodity Specification C8.

76 Laying sheet underlay

1. **Handling:** Prevent tears and punctures.
2. **Laying:** Butt or overlap jointed onto a dry substrate.
 - 2.1. **Fixing edges:** With copper or stainless steel staples or clout nails.
 - 2.2. Do not lay over roof edges.
 - 2.3. Turn up at abutments.
3. **Wood core rolls:** Fixed over underlay.
4. **Protection:** Keep dry and cover with lead at the earliest opportunity.

77 Preparation of existing timber substrates

1. **Remedial work:** Adjust boards to level and securely fix. Punch in protruding fasteners, and plane or sand to achieve an even surface.
2. **Defective boards:** Give notice.
3. **Moisture content:** Not more than 22% at time of covering. Give notice if greater than 16%.

78 Fixing lead sheet

1. **Top edge:** Secured with two rows of fixings, 25 and 50 mm from edge.
2. **Fixings**
 - 2.1. **Nails to timber substrates:** Copper clout nails to BS1202-2, or stainless steel (austenitic) clout nails to BS 1202-1.
 - 2.1.1. **Shank type:** Annular ringed, helical threaded or serrated.
 - 2.1.2. **Length:** Not less than 20 mm or equal to substrate thickness.
 - 2.2. **Screws to concrete or masonry substrates:** Brass or stainless steel.
 - 2.2.1. **Diameter:** Not less than 3.35 mm.
 - 2.2.2. **Length:** Not less than 19 mm.
 - 2.2.3. **Washers and plastics plugs:** Compatible with screws.

80 Clips

1. **Material**
 - 1.1. **Lead clips:** Cut from sheets of the same thickness/ code as sheet being secured.
 - 1.2. **Copper clips:** Cut from 0.70 mm thick sheet to BS EN 1172, temper R220 (soft) or R240 (half hard) depending on position, dipped in solder if exposed to view.
 - 1.3. **Stainless steel:** Cut from 0.38 mm sheet to BS EN 10088-1, grade 1.4301(304), terne coated if exposed to view.
2. **Dimensions**
 - 2.1. **Width:** 50 mm where not continuous.

2.2. Length: To suit detail.

3. Fixing clips: Secure each to substrate with either two screw or three nail fixings not more than 50 mm from edge of lead sheet. Use additional fixings where lead downstands exceed 75 mm.
4. Fixing lead sheet: Welt clips around edges and turn over 25 mm.

83 Wedge fixing into joints/ chases

1. Joint/ chase: Rake out to a depth of not less than 25 mm.
2. Lead: Dress into joint/ chase.
 - 2.1. Fixing: Lead wedges at not more than 450 mm centres, at every change of direction and with at least two for each piece of lead.
3. Sealant: Contractor's choice - Submit proposals
 - 3.1. Application: As section Z22. Mastic sealant joint pointing as drawings. See H71.
Lead sealant pointing required to all chimney flashings, all joints & junctions associated with render drip & brick slip detailing

85 Wedge fixing into damp-proof course joints

1. Joint: Rake/ cut out under damp proof course to a depth of not less than 25 mm.
2. Lead: Dress into joint.
 - 2.1. Fixing: Lead wedges at not more than 450 mm centres, at every change of direction and with at least two for each piece of lead.
3. Sealant: Contractor's choice
 - 3.1. Application: As section Z22.

90 Standing seam joints

1. Joint allowance: 100 mm overlap, 75 mm underlap and copper or stainless steel clips at not more than 750 mm centres.
2. Forming joint: Welt overlap and clips around underlap, loosely turn over to form a standing seam of consistent cross section.

94 Drips with splash laps

1. Underlap: Dress into rebate along top edge of drip.
 - 1.1. Fixing: One row of nails on centre line of rebate.
2. Overlap: Dress over drip and form a 40 mm splash lap.

98 Welted joints

1. Joint allowance: 50 mm overlap, 25 mm underlap.
2. Copper or stainless steel clips: Fix to substrate at 450 mm centres.
3. Overlap: Welt around underlap and clips and lightly dress down.

99 Patination oil

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractor's choice
2. Location: To all new leadwork
3. Application: As soon as practical, apply a smear coating to lead, evenly in one direction and in dry conditions.

Ω End of Section

J30

Liquid-applied tanking/ damp-proofing

To be read with preliminaries/ general conditions.

10 Cold-applied damp-proofing

1. Description: As specified
2. Substrate: Existing brickwork
3. Primer: One coat epoxy primer
4. Coating: Bituminous
 - 4.1. Manufacturer: Contractor's choice
 - 4.1.1. Product reference: Contractor's choice
5. Reinforcement: Polyester-reinforcing scrim
6. Blinding: Apply clean sharp sand to final coat
7. Protection boards: As clause 80.

10 Cold-applied damp-proofing Type A

1. Description: As specified.
2. Substrate: In situ concrete slab
3. Primer: Not required
4. Coating: Bitumen coating
 - 4.1. Manufacturer: RIW Ltd,
487/488 Ipswich Road,
Slough,
SL1 4EQ
Tel : +44 1753 944200
E-mail : technical@riw.co.uk
Web : www.riw.co.uk
 - 4.1.1. Product reference: RIW Liquid Asphaltic Composition (LAC).
5. Reinforcement: RIW Sheetseal 226 x 150mm wide.
6. Blinding: Not required

50 Workmanship

1. Substrate generally: Within tolerances for level and surface regularity.
2. Moisture content and stability of substrate: Must not impair integrity of finished tanking/ damp-proofing.
3. Vertical and horizontal surfaces: Correctly prepared and free from irregularities.
4. Curing period for concrete substrates (minimum): Seven days.
5. Adjacent surfaces exposed to view in finished work: Protect.
6. Primer application: Uniform, continuous coverage.
7. Coatings
 - 7.1. Application: As coating manufacturer's recommendations
 - 7.2. Apply in dry atmospheric conditions when primer is tacky.
 - 7.3. Application generally: Uniform, continuous coverage. Do not allow to pool in hollows. Firmly adhered to substrate and free from imperfections. Prevent damage to finished coating.
8. Final covering: Apply as soon as possible after coating has hardened.

50 Workmanship Type A

1. **Substrate generally:** SUITABILITY OF SUBSTRATE Substrates generally :
 - Smooth, even textured, clean, dry and frost free.
 - Within tolerances for level and surface regularity.
 - Vertical and horizontal surfaces : Correctly prepared and free from irregularities.
 - Moisture content and stability of substrate : Must not impair integrity of finished tanking / damp proofing.
 - Preliminary work : Complete including :
 - Chases.
 - External angles.
 - Formation of upstands and kerbs.
 - Movement joints.
 - Penetrations / Outlets.

50 Workmanship Type B

1. **COATING APPLICATION:** - Adjacent surfaces exposed to view in finished work : Protect.
 - Coatings :
 - Apply in dry atmospheric conditions, when substrate is dry.
 - Uniform, continuous coverage. Do not allow to pool in hollows.
 - Firmly adhered to substrate and free from imperfections.
 - Prevent damage to finished coatings.
 - Penetrations: Impervious.
 - Final covering: Apply as soon as possible after coating has hardened.

50 Workmanship Type C

1. **COLD APPLIED COATINGS:**
 - Thinning : Not permitted unless recommended by manufacturer.
 - Successive coats :
 - Allow to dry before applying next.
 - Apply at right angles to previous.

50 Workmanship Type D

1. **BITUMINOUS COATINGS:**
 - Air and surface temperatures (minimum) : 5°C.
 - Weather conditions : Do not apply if there is a risk of rain during application and drying, unless effective temporary cover is provided over working area.
 - Unavoidable wetting of construction or coatings : Minimize and make good damage

50 Workmanship Type E

1. **REINFORCEMENT:**
 - Laying : When Liquid Asphaltic Composition is dry.
 - Edge overlap (minimum) : 75mm either side of joint.
 - Finish : Smooth and free from imperfections.

60 Junctions with dpcs

1. **Dpcs:** Clean, all edges fully exposed.
2. **Application:** Fully coat dpc and overlap adjacent surfaces by (minimum): 75 mm .

70 Applying blinding

1. **Coatings:** Blind whilst tacky

2. Surplus material: Remove when coatings are completely dry.

80 Protection boards

1. Coated surface: Clean and free from contaminants.
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Thickness: 3 mm
4. Contact with coating: Secure and continuous.

Ω End of Section

J31

Liquid-applied waterproof roof coatings

To be read with preliminaries/ general conditions.

10 Liquid-applied warm roof covering systems Type A

1. Manufacturer: [Bauder Ltd](#) or equal and equivalent, approved
2. Contact details
 - 2.1. Address: 70 Landseer Road
Ipswich
Suffolk
IP3 0DH
 - 2.2. Telephone: +44 (0)1473 257671
 - 2.3. Web: <https://www.bauder.co.uk/>
 - 2.4. Email: info@bauder.co.uk
3. Product reference: [Bauder LiquiTOP Insulated System - Cold Applied \(LiquiTOP 3COAT System\)](#)
4. System performance: Warm roof system.
5. Preparation
 - 5.1. Horizontal work: Bauder SA Bonding Primer.
 - 5.2. Skirtings and vertical work: Relevant LiquiTOP Primer. Bauder 30mm upstand with bracket support to blockwork upstand wall with cavity tray, chased lead flashing dressed over Bauder upstand as manufacturer approved detail.
Eaves detailing junction at roof end to slope, fascia and features of main roof require dressed flashings incorporated with leadwork into gutter end
6. Air and vapour control layer: TEC DBR 06 carrier membrane
7. Insulation
 - 7.1. Type: PIR FA-TE Flatboard Insulation -
Obtain manufacturer's specification & thickness to achieve 0.18W/m2K.
Refer to manufacturer's technical specification - bonding or mechanical fixing to be designed to suit location and wind risk.
8. Carrier membrane
 - 8.1. Type: DBR 06 Carrier membrane.
9. Liquid-applied waterproofing
 - 9.1. Type: Bauder LiquiTOP PU, three coats.
 - 9.2. Reinforcement: Bauder LiquiTOP Glass Fibre Mat.
10. System accessories: Bauder 100/60 GRP Trim Angle/PPC drip angle trim as drawings. Including treated timber supports
11. Fire performance: To DD CEN/TS 1187 (test 4)/ EN 13501-5, BROOF(t4).
12. Colour: Dark Grey RAL 7011.
13. Substrate: 18mm Plywood deck

15 Roofing generally

1. Substrates: Secure, clean, dry, smooth; free from frost, contaminants, voids and protrusions.
2. Adverse weather: Do not apply coatings in wet or windy conditions or at temperatures below 5°C, unless otherwise permitted by coating manufacturer.
3. Unfinished areas of roof: Keep dry.
4. Completed coatings: Firmly adhered, fully sealed, smooth, weatherproof and free-draining.

25 Timber trims, etc.

1. **Quality:** Planed, free from wane, pitch pockets, decay and insect attack (except ambrosia beetle damage).
2. **Moisture content at time of covering (maximum):** 22%.
3. **Preservative treatment:** As recommended for purpose by waterproof coating manufacturer
4. **Fasteners:** Stainless steel screws
 - 4.1. **Fixing centres (maximum):** 400 mm

35 Laying warm deck roof insulation

1. **Setting out**
 - 1.1. **Long edges:** Fully supported and run at right angles to structure: Refer to manufacturer's technical specification.
 - 1.1.1. **Joints:** Butted together.
 - 1.2. **Ends:** Adequately supported.
 - 1.2.1. **Joints:** Staggered.
2. **Bedding:** Refer to manufacturer's technical specification
3. **Mechanical fixing:** Refer to manufacturer's technical specification
4. **Completion:** Boards in good condition, well fitting and stable.

45 Laying carrier membrane

1. **Bond:** Full to provide a continuous surface for application of coatings
2. **Mechanical fixing:** In accordance with manufacturer's recommendations

50 Application of roof coatings

1. **Primer/ conditioner:** Brush well in to ensure local or full area coverage according to type. Allow to dry before overcoating.
2. **Movement joints in substrate:** Apply debonding tape and reinforcement strip bedded in a preliminary application or roof coating.
3. **Reinforcement strip:** Apply to junctions at upstands, penetrations and outlets, also joints and fixings in discontinuous unit substrates. Bed in a preliminary application of coating.
4. **Roof coatings:** Monitor thickness by taking wet/ dry film thickness readings. Maintain full thickness around angles, junctions and features.
5. **Rainwater outlets:** NA

65 Inspection

1. **Coating surfaces:** Check when cured for discontinuities.
2. **Defective areas:** Apply another coating.

Ω End of Section

J31

Liquid-applied waterproof roof coatings

Types of coating

110 Cold Deck - Polyester resin waterproof coatings Type B

1. Manufacturer: [Topseal Systems Ltd](#) or Contractors Choice with 25 year warranty
2. Contact details
 - 2.1. Address: Unit 4,
Saltergate Business Park
Burley Bank Road
Harrogate
North Yorkshire
United Kingdom
HG3 2BX
 - 2.2. Telephone: [+44 \(0\)1423 886495](tel:+44(0)1423886495)
 - 2.3. Web: <https://www.topseal.co.uk>
 - 2.4. Email: info@topseal.co.uk
3. Product reference: [Topseal GRP Standard System \(Cold roof\)](#)
4. Third-party certification: BBA Certificate.
5. Colour: Dark Admiralty Grey. Anthracite.
6. Insulation: to achieve 0.18W/m2K minimum.
7. Finish: Non-slip.
8. Accessories: GRP edge trims. Gutter edge trims. Fascia vents
9. Roof type: Flat roof, shallow pitched roof topseal roofing system for cold roof.
10. Description: 600 gm Direct Lay or HD system with gritting agent. Glass matt, Topseal base resin & top coat. Polyurethane sealant adhesive to trims.
11. Substrate: 18mm OSB3 Tongue & Grooved deck over vented air space. Insulation fixing and bonding design to be submitted for wind uplift to suit the location.

120 Warm Deck - Polyester resin waterproof coatings Type A

1. Manufacturer: [Topseal Systems Ltd](#) or Contractors Choice with 25 year warranty
2. Contact details
 - 2.1. Address: Unit 4,
Saltergate Business Park
Burley Bank Road
Harrogate
North Yorkshire
United Kingdom
HG3 2BX
 - 2.2. Telephone: [+44 \(0\)1423 886495](tel:+44(0)1423886495)
 - 2.3. Web: <https://www.topseal.co.uk>
 - 2.4. Email: info@topseal.co.uk
3. Product reference: [Topseal GRP Standard System \(Warm roof\)](#)
4. Third-party certification: BBA Certificate.
5. Colour: Dark Admiralty Grey. Anthracite.
6. Insulation:

to achieve 0.18W/m2K minimum.

7. Finish: Non-slip.
8. Accessories: GRP edge trims. Gutter edge trims
9. Roof type: Flat roof, shallow pitched roof, topseal roofing system for warm roof.
10. Description: 600 gm Direct Lay or HD system with gritting agent. Glass matt, Topseal base resin & top coat. Polyurethane sealant adhesive to trims.
11. Substrate: 18mm OSB3 Tongue & Grooved deck over PIR insulation. Insulation fixing and bonding design to be submitted for wind uplift to suit the location.
12. Air and vapour control layer: Determined by manufacturer's installation specification

Performance - Not Used

Products

315 Timber trims

1. Supplier: Contractor's choice
2. Quality: Planed, free from wane, pitch pockets, decay and insect attack (except ambrosia beetle damage).
3. Moisture content at time of covering (maximum): 22%.
4. Preservative treatment: to UC2 /Class 2

325 Oriented strand board (OSB) overlay to metal deck

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: 18mm T&G
2. Oriented strand board: To [BS EN 300](#), Type: OSB/3.
3. Thickness: 18 mm

340 Warm roof insulation

1. Manufacturer: As Manufacturer's specification to be obtained as CDP
 - 1.1. Product reference: PIR insulation
2. Thickness: As U-value required in the design on decking to falls

Execution generally

410 Adverse weather

1. Do not apply coatings: In wet conditions or at temperatures below 5°C, unless otherwise permitted by coating manufacturer. In high winds (speeds >7 m/s), unless adequate temporary windbreaks are erected adjacent to working area.
2. Unfinished areas of roof: Keep dry.

420 Suitability of substrates

1. Substrates generally: Secure, clean, dry, smooth; free from frost, contaminants, loose material, voids, protrusions and organic growths. Compatible with coating system.
2. Complete preliminary work, including: Formation of upstands, kerbs, box gutters, sumps, grooves, chases and expansion joints. Fixing of battens, fillets and anchoring plugs/ strips.
3. Moisture content and stability: Must not impair integrity of roof.

Existing substrates - Not Used

New substrates/ vapour control layers/ warm deck roof insulation

640 Laying warm deck roof insulation

1. Setting out
 - 1.1. Long edges: Fully supported and run at right angles to Direction of span.
 - 1.1.1. Joints: Butted together.
 - 1.2. Ends: Adequately supported.
 - 1.2.1. Joints: Staggered.
2. Bedding: As manufacturer's specification
3. Mechanical fixing: As manufacturer's specification
4. Completion: Boards must be in good condition, well-fitting and stable.

Roof coating system - Not Used

Surfacing - Not Used

Completion

940 Completion

1. Roof areas: Clean.
 - 1.1. Outlets: Clear.
 - 1.2. Flashings: Dressed into place.
2. Storage of materials on finished surface: Not permitted.
3. Completed coatings: Protect against damage.

Ω End of Section

J40

Flexible sheet waterproofing/ damp-proofing

To be read with preliminaries/ general conditions.

10 Soft blinding to hardcore beds

1. Material: Soft sand
 - 1.1. Thickness (minimum): 50 mm
2. Finish on completion: Smooth, consolidated bed free of sharp projections.

15 Concrete blinding to hardcore beds

1. Concrete: C6/8
 - 1.1. Thickness: As drawings
2. Finish on completion: Smooth.

35 Loose-laid plastic Vapour Control Layer membranes Type A

1. Substrate: Insulation board
2. Standard: CE Mark EN 13984:2013
3. Manufacturer: Visqueen or contractor's choice
 - 3.1. Product reference: Polythene vapour control layer
4. Thickness/ gauge: 1000 gauge
5. Joints
 - 5.1. Surfaces to be joined: Clean and dry beyond full width of joint.
 - 5.2. Laps (minimum): Minimum 150mm
 - 5.3. Sealing: Taped as 6. below
6. Accessories: Double sided bonding tape.
Vapour edge tape.
Vapour tape.

47 High-density polyethylene (PE-HD) studded sheets Type A

1. Substrate: Existing walls
 - 1.1. Preparation: All surfaces: Should be firm, and free from obstructions, which would hamper free drainage
2. Manufacturer: [RIW](#)
 - 2.1. Contact details
 - 2.1.1. Address: 487/488 Ipswich Rd
Slough
SL1 4EP
 - 2.1.2. Telephone: +44 (0)1753 944200
 - 2.1.3. Web: <https://www.riw.co.uk>
 - 2.1.4. Email: technical@riw.co.uk
 - 2.2. Product reference: [RIW Cavity Drain R7](#)
3. Stud height: 7 mm. Obtain manufacturer's design risk assessment
4. Sheet thickness: 0.5 mm.
5. Colour: Clear.
6. Studded layer: High-density polyethylene (HDPE).

7. **Fixing:** Mechanically fix walling sheets

- 7.1. **Fasteners:** Polypropylene 90mm depth 'brick plugs' with 30mm diameter retaining head
Polypropylene plugs with ??? mm diameter retaining head

7.1.1. **Fixing centres:** Obtain manufacturer's specification.

Carefully set out to suit all block & stud structural requirements & aligned to suitable masonry backgrounds away from edges of brick, block or stones.

Fixings for all battens to wall linings to suit dry lining specification.

Fixings for structural connections to party wall starters and Tapcon fixings for stud walls

7.1.2. **Sealing:** Taped flush with the membrane

8. **Fixing:** Mechanically fix walling sheets

- 8.1. **Fasteners:** Polypropylene 90mm depth 'brick plugs' with 30mm diameter retaining head
Polypropylene plugs with ??? mm diameter retaining head

8.1.1. **Fixing centres:** Obtain manufacturer's specification.

Carefully set out to suit all block & stud structural requirements & aligned to suitable masonry backgrounds away from edges of brick, block or stones.

Fixings for all battens to wall linings to suit dry lining specification.

Fixings for structural connections to party wall starters and Tapcon fixings for stud walls

8.1.2. **Sealing:** Taped flush with the membrane

9. **Fixing:** ALL plaster, render or screed should be removed to expose the substrate and cleaned with a stiff brush to remove loose material, laitance, salt residue, mould or adhesive. If mould is present the substrate should be treated with a fungicidal wash. The Certificate holder can advise on suitable materials and procedures to be used.

10. **Joints:** Obtain manufacturer's design risk assessment

10.1. **Sealing:** Obtain manufacturer's specification

11. **Drainage components:** Cavity drainage channels, corners & connectors. Aqua Channel Cleaning Ports & outlets.

12. **Accessories:** Sealing Rope over all openings to falls as design.

Overtape.

Sealing Tape.

Aqua Channel. Sump outlet points with rodent proof drain pipe connections to soakaway.

SEALANT AND ROPE DETAILING REQUIRED TO WINDOW & DOOR OPENINGS, JUNCTIONS TO PARTY WALLS, JOIST PLATES AND STUD WALL CONNECTIONS

50 Workmanship generally

1. **Condition of substrate**

- 1.1. Clean and even textured, free from voids and sharp protrusions.

- 1.2. **Moisture content:** Compatible with damp-proofing/ tanking.

2. **Air and surface temperature:** Do not apply sheets if below minimum recommended by membrane manufacturer.

3. **Condition of membrane at completion**

- 3.1. Neat, smooth and fully supported, dressed well into abutments and around intrusions.

- 3.2. Completely impervious and continuous.

- 3.3. Undamaged. Prevent puncturing during following work.

4. **Permanent overlying construction:** Cover membrane as soon as possible.

60 Junctions with projecting dpcs/ cavity trays

1. Adjoining surfaces: Clean and dry.
2. Dpcs/ cavity trays: Lap and fully bond/ seal with sheeting.
 - 2.1. Laps (minimum): 150 mm
 - 2.2. Bonding/ Sealing: Mastic tape

65 Junctions with flush dpcs/ cavity trays

1. Adjoining surfaces: Clean and dry.
2. Preparation of adjacent dpcs/ cavity trays
 - 2.1. Expose edge where concealed.
 - 2.2. Lap and fully bond/ seal sheeting to wall.
 - 2.3. Dressing of sheeting beyond dpc/ cavity tray (minimum): 50 mm.
 - 2.4. Bonding/ Sealing: Mastic tape

Ω End of Section

K10

Gypsum board dry linings/ partitions/ ceilings

To be read with preliminaries/ general conditions.

15 Lining on timber

1. Description: STUD PARTITIONS, BATTENS TO WALLS
2. Substrate: Battens and/or Studs at 600 mm centres
3. Metal resilient (acoustic) bars: Not required
4. Fire performance
 - 4.1. Reaction to fire: Not required
 - 4.2. Fire resistance of complete lining assembly: Not required
5. Linings: 12.5 mm plasterboard
 - 5.1. Fixing: Contractor's choice
6. Finishing: Skim coat plaster
 - 6.1. Primer/ Sealer: As recommended by board manufacturer for vapour control
7. Accessories: Metal beads/ stops recommended by board manufacturer
8. Other requirements: Additional battens to be fixed for curtain rails & support for reveals.

WT04, WT05, WT06:

INCLUDE OSB ONE SIDE & 25MM ISOVER APR 1200 QUILT WHERE SPECIFIED ON THE DRAWINGS

15 Lining on timber WT01 Type A

1. Description: INSULATED PLASTERBOARD ON BATTENS TO WALLS
2. Substrate: 25x50 Treated battens at 600 mm centres vertically, with battens to all edges and at openings.
3. Metal resilient (acoustic) bars: Not required
4. Fire performance
 - 4.1. Reaction to fire: Not required
 - 4.2. Fire resistance of complete lining assembly: Not required
5. Linings: Kingspan 62.5 mm K118 insulated plasterboard
 - 5.1. Fixing: Drywall screws as recommended by Kingspan with minimum 22.5mm embed into timber. Fixed at 300 mm centres (or 200 mm at external corners).

DO NOT PIERCE THE RIW R7

6. Finishing: Skim coat plaster
 - 6.1. Primer/ Sealer: As recommended by board manufacturer for vapour control
7. Accessories: Thistle Pro-tape or joint tape.
Metal beads/ stops recommended by board manufacturer
8. Other requirements: Additional battens to be fixed for curtain rails & support for reveals.

15 Lining on timber WT01 Type B

1. Description: INSULATED PLASTERBOARD ON BATTENS TO OPNING REVEALS
2. Substrate: RIW R7
3. Metal resilient (acoustic) bars: Not required
4. Fire performance

- 4.1. Reaction to fire: Not required
- 4.2. Fire resistance of complete lining assembly: Not required
- 5. Linings: Kingspan 32.5 mm K118 insulated plasterboard
- 5.1. Fixing: Obtain adhesive bonding specification from RIW.

DO NOT PIERCE THE RIW R7

- 6. Finishing: Skim coat plaster
 - 6.1. Primer/ Sealer: As recommended by board manufacturer for vapour control
- 7. Accessories: Thistle Pro-tape or joint tape.
Metal beads/ stops recommended by board manufacturer
- 8. Other requirements: Align reveal battens for fixing corners.

Sealant pointing to frames

25 Ceiling lining on timber

- 1. Description: THROUGHOUT
- 2. Substrate: Joists and Rafters at 600 mm centres
- 3. Metal resilient (acoustic) bars: Not required
- 4. Fire performance
 - 4.1. Reaction to fire: Not required
 - 4.2. Fire resistance of complete ceiling assembly: Not required
- 5. Linings: 12.5 mm plasterboard
 - 5.1. Fixing: Drywall screws at 230mm centres within the field of the board and 150mm centres at board ends
- 6. Finishing: Skim coat plaster
 - 6.1. Primer/ Sealer: As recommended by board manufacturer for vapour control
- 7. Accessories: Metal beads/ stops recommended by the board manufacturer
- 8. Other requirements: Fire-stopping around services as section P12

25 Ceiling lining on timber Type A

- 1. Description: INSULATED LININGS to sloped ceiling at Lean-to
- 2. Substrate: Joists and Rafters at max 600 mm centres
- 3. Metal resilient (acoustic) bars: Not required
- 4. Fire performance
 - 4.1. Reaction to fire: Not required
 - 4.2. Fire resistance of complete ceiling assembly: Not required
- 5. Linings: Kingspan 37.5 mm K118 insulated plasterboard
 - 5.1. Fixing: Drywall screws as recommended by Kingspan with minimum 22.5mm embed into timber. Fixed at 300 mm centres (or 200 mm at external corners).
- 6. Finishing: Skim coat plaster
 - 6.1. Primer/ Sealer: As recommended by board manufacturer for vapour control
- 7. Accessories: Metal beads/ stops recommended by the board manufacturer
- 8. Other requirements: Thistle Pro-tape or joint tape

35 Gypsum board wall lining systems Type A

- 1. Description: AS SPECIFIED
- 2. Manufacturer: [British Gypsum](#)

- 2.1. Contact details
 - 2.1.1. Address: East Leake
Loughborough
Leicestershire
United Kingdom
LE12 6JU
 - 2.1.2. Telephone: +44 (0)844 800 1991
 - 2.1.3. Web: <https://www.british-gypsum.com>
 - 2.1.4. Email: bg.technical@saint-gobain.com
- 2.2. Product reference: As specified
- 3. Wall: External walls internal faces
- 4. Cavity between wall and back of lining: 35 mm and 20 mm at opening reveals
 - 4.1. Framing centres: 600 mm
 - 4.2. Bracket centres (maximum): 600 mm
- 5. Fire performance
 - 5.1. Reaction to fire: Not required
 - 5.2. Fire resistance of complete wall lining assembly: Not required
- 6. Fire separation
 - 6.1. Cavity fire barriers: Not required
- 7. Insulation: As specified
 - 7.1. Recycled content: Not applicable
 - 7.2. Thickness: As specified
- 8. Linings: 12.5 mm plasterboard
 - 8.1. Screw centres: As per manufacturers recommendations
- 9. Access units: Not required
- 10. Finishing: Skim coat plaster
 - 10.1. Primer/ Sealer: As recommended by board manufacturer for improved moisture resistance
- 11. Accessories: Metal beads/ stops recommended by board manufacturer
- 12. Other requirements: Fire-stopping around services as section P12

57 Encasement on timber framing

- 1. Description: AS SPECIFIED
- 2. Timber framework: 44 x 44 mm with noggings at 600 mm maximum centres
- 3. Fire performance
 - 3.1. Reaction to fire: To BS EN 13501-1, Class B-s3, d2 or better
 - 3.2. Fire resistance of encasement system: To BS EN 13501-2. REI 30 or better
- 4. Linings: Two layers 12.5 mm plasterboard
 - 4.1. Recycled content (minimum): Not applicable
 - 4.2. Fixing: Nails
- 5. Finishing: Skim coat plaster
 - 5.1. Primer/ Sealer: Not required
- 6. Accessories: Metal beads/ stops recommended by board manufacturer

Installation

60 Ceilings

1. **Sequence:** Fix boards to ceilings before installing dry lined walls and partitions.
2. **Orientation of boards:** Fix with bound edges at right angles to supports and with ends staggered in adjacent rows.
3. **Two layer boarding:** Stagger joints between layers.

Ceilings should be:

- level within a 3mm deviation per 1m for ceilings up to 6m across (measured at the furthest points across the full width of the ceiling)
- a maximum of 20mm out of level for ceilings over 6m across
- flat within a ± 5 mm deviation, measured using a 2m straight edge with equal offsets.

61 Metal framing for partitions/ wall linings

1. **Setting out:** Accurately aligned and plumb.
 - 1.1. **Frame/ Stud positions:** Equal centres to suit specified linings, maintaining sequence across openings.
 - 1.2. **Additional studs:** To support vertical edges of boards.
2. **Fixing centres at perimeters (maximum):** 600 mm.
3. **Openings:** Form accurately.
 - 3.1. **Doorsets:** Use sleeved or boxed metal studs and/ or suitable timber framing to achieve strength grade requirements for framing assembly and adequately support weight of door.
 - 3.2. **Services penetrations:** Allow for associated fire-stopping.

62 Metal furrings for wall linings

1. **Setting out:** Accurately aligned and plumb.
 - 1.1. **Vertical furring positions:** Equal vertical centres to suit specified linings, maintaining sequence across openings. Position adjacent to angles and openings.
 - 1.2. **Additional vertical furrings:** To support vertical edges of boards and at junctions with partitions.
 - 1.3. **Horizontal furring positions:** To provide continuous support to edges of boards.
2. **Adhesive bedding to furrings**
 - 2.1. **Dabs:** Length 200 mm (minimum). Located at ends of furrings and thereafter at 450 mm (maximum) centres.
 - 2.2. **Junctions with partitions:** Continuous bed with no gaps across cavity.

65 Dry lining generally

1. **General:** Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.

Walls should:

- be reasonably uniform, although there may be minor textural differences around lights and other fittings
- have no visible gaps between fittings and the surface (e.g. around switch plates)
- have jointing tape fully covered and unobtrusive in the finished surface

- have flat walls and within a $\pm 3\text{mm}$ deviation measured using a 2m straight edge with equal offsets
 - be a maximum of 8mm from plumb for walls up to 3m high (taller walls should be a maximum of 8mm from plumb per storey and 12mm in total).
 - At skirtings the gap between the floor finish should present a continuous appearance when viewed from a distance of 2m in daylight.
2. **Standard:**
 3. Gypsum plasterboard to BS EN 520.
 4. Gypsum fibre board to BS EN 15283-2.
 5. **Evidence of compliance:** Submit Declaration of Performance (DoP).
 6. **Cutting gypsum boards:** Neatly and accurately without damaging core or tearing paper facing.
 7. **Cut edges:** Minimize and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
 8. **Two layer boarding:** Stagger joints between layers.
 9. **Finishing:** Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

67 Skim coat plaster finish

1. **Plaster type:** As recommended by board manufacturer
 - 1.1. **Thickness:** 2-3 mm.
2. **Joints:** Fill and tape except where coincident with metal beads.
3. **Finish:** Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

69 Installing beads/ stops

1. **Cutting:** Neatly using mitres at return angles.
2. **Fixing:** Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
3. **Finishing:** After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

70 Additional supports

1. **Framing:** Accurately position and securely fix to give full support to:
 - 1.1. Partition heads running parallel with, but offset from main structural supports.
 - 1.2. Fixtures, fittings and service outlets. Mark framing positions clearly and accurately on linings.
 - 1.3. Board edges and lining perimeters, as recommended by board manufacturer to suit type and performance of lining.

75 New wet laid bases

1. **Dpcs:** Install under full width of partitions/ freestanding wall linings.
 - 1.1. **Material:** RIW LAC / Plastic DPC to new concrete

85 mineral wool insulation

1. **Fitting insulation:** Closely butted joints and no gaps. Use fasteners to prevent slumping or displacement.
2. **Services**
 - 2.1. **Electrical cables overlaid by insulation:** Size accordingly.
 - 2.2. **Ceilings:** Cut insulation around electrical fittings, etc.

87 Sealing gaps and air paths

1. **Sealing:** Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
2. **Application:** To clean, dry and dust free surfaces as a continuous bead with no gaps.
 - 2.1. **Gaps greater than 6mm between floor and underside of gypsum board:** After sealing, fill with joint compound.

90 Seamless jointing

1. **Cut edges of boards:** Lightly sand to remove paper burrs.
2. **Filling and taping:** Fill joints, gaps and internal angles with jointing compound and cover with continuous lengths of tape, fully bedded.
3. **Protection of edges/ corners:** Reinforce external angles, stop ends, etc. with specified edge/ angle bead.
4. **Finishing:** Feather out jointing compound to give a flush, smooth, seamless surface.
5. **Nail/ screw depressions and minor indents:** Fill with jointing compound to give a flush surface.
6. **Minor imperfections:** Remove by light sanding.

91 Vertical joints

1. **Joints:** Centre on studs.
 - 1.1. **Partitions:** Stagger joints on opposite sides of studs.
 - 1.2. **Two layer boarding:** Stagger joints between layers.

92 Horizontal joints

1. **Surfaces exposed to view:** Horizontal joints not permitted. Seek instructions where height of partition/ lining exceeds maximum available length of board.
2. **Two layer boarding:** Stagger joints between layers by at least 600 mm.
3. **Edges of boards:** Support using additional framing.
 - 3.1. **Two layer boarding:** Support edges of outer layer.

93 Fixing gypsum board to metal framing/ Furrings

1. **Partitions/ Wall linings:** Fix securely and firmly at the following centres (maximum):
 - 1.1. **Single layer boarding:** To all framing at 300 mm centres. Reduce to 200 mm centres at external angles.
 - 1.2. **Multi-layer boarding:** Face layer at 300 mm centres, and previous layers around perimeters at 300 mm centres.
2. **Ceilings:** 230 mm. Reduce to 150 mm at board ends and at lining perimeters.
3. **Position of screws from edges of boards (minimum):** 10 mm.
 - 3.1. **Screw heads:** Set in a depression. Do not break paper or gypsum core.

94 Fixing gypsum board to timber

1. **Fixing to timber:** Securely at the following centres (maximum):
 - 1.1. **Nails:** 150 mm.
 - 1.2. **Screws to partitions/ wall linings:** 300 mm. Reduce to 200 mm at external angles.
 - 1.3. **Screws to ceilings:** 230 mm.
2. **Position of nails/ screws from edges of boards (minimum)**
 - 2.1. **Bound edges:** 10 mm.
 - 2.2. **Cut/ unbound edges:** 13 mm.

3. Position of nails/ screws from edges of timber supports (minimum): 6 mm.

95 Fixing gypsum board with adhesive dabs

1. Setting out boards: Accurately aligned and plumb.
2. Fixing to substrates: Securely using adhesive dabs.
3. Adhesive dab spacings for each board
 - 3.1. Horizontally: One row along top edge and one continuous dab along bottom edge.
 - 3.2. Vertically: One row along each edge and thereafter at intermediate spacings to suit size of board:
 - 3.2.1. 9.5 mm thick board, 1200 mm wide to have dab centres at 400 mm (min).
 - 3.2.2. 9.5 or 12.5 mm thick board, 900 mm wide to have dab centres at 450 mm (min).
 - 3.2.3. 12.5 mm thick board, 1200 mm wide to have dab centres at 600 mm (min).
4. Adhesive dab dimensions (width x length): At least 50-75 mm x 250 mm.
 - 4.1. Position of dabs from edges/ ends of boards (minimum): 25 mm.

Finishing

97 Level of dry lining across joints

1. Sudden irregularities: Not permitted.
2. Joint deviations: Measure from faces of adjacent boards using methods and straightedges (450 mm long with feet/ pads) to BS 8212, clause 3.3.5.
 - 2.1. Tapered edge joints
 - 2.1.1. Permissible deviation (maximum) across joints when measured with feet resting on boards: 3 mm.
 - 2.2. External angles
 - 2.2.1. Permissible deviation (maximum) for both faces: 4 mm.
 - 2.3. Internal angles
 - 2.3.1. Permissible deviation (maximum) for both faces: 5 mm.

98 Back Boxes & Electrical Type A

1. Large patch repairs: Cut out damaged area and form neat hole with rectangular sides. Replace with matching gypsum board.
 - 1.1. Fixing: Pattress supports, dry wall back boxes & all electrical 1st fix work shall be coordinated

Ω End of Section

K20

Timber board sarking/ linings/ casings

To be read with preliminaries/ general conditions.

15 Timber board flooring

1. **Description:** Chipboard T&G floor boarding. 22mm Egger Weyroc / Caberfloor P5 Tongue and Grooved Moisture Resistant Chipboard Flooring TG4 or similar
2. **Substrate:** Timber joists at 400mm - max 600 mm centres
3. **Boards**
 - 3.1. **Standard:** BS EN 312 (type 5), BS EN 13501-1. FSC® certified, KIWA, BDA Agrément®
 - 3.2. **Reaction to fire classification:** Dfl-s1
 - 3.3. **Wood species:** Contractor's choice
 - 3.4. **Quality:** To BS EN 13990, Grade B
 - 3.5. **Finished face width (exposed width after fixing):** Recommended face as supplied
 - 3.6. **Finished thickness:** 22mm
 - 3.7. **Edge profile:** Tongued and grooved
 - 3.8. **Moisture content at time of fixing:** Condition to the environment for 48 Hours.
4. **Fixing:** Glued and screwed. No. 8 particleboard screws. Four fixings to each short edge joint, two about 25mm from each end and two equidistant in between and three at intermediate joists. All joints must be tightly butted.
Expansion min. 2mm per metre run of board between the edge of the floor and the perimeter wall or any solid abutment (minimum gap 10mm)
 - 4.1. **Fixing centres:** In accordance with BS 8201.

Workmanship

41 Treated timber

1. **Surfaces exposed by minor cutting and/ or drilling:** Treat with two flood coats of a solution recommended for the purpose by main treatment solution manufacturer.

50 Fixing boards

1. **Protection during and after installation:** Keep boards dry, clean and undamaged.
2. **Boards to be used internally:** Do not install until building is weathertight.
3. **Moisture content of timber supports at time of fixing boards:** Not more than 18%.
4. **Fixing:** Fix boards securely to each support to give flat, true surface free from undulations, lipping, splits and protruding fasteners.
5. **Timber movement:** Position boards and fixings to prevent cupping, springing, excessive opening of joints and other defects.
6. **Heading joints:** Tightly butted, central over supports and at least two boards widths apart on any one support.
7. **Edges:** Plane off proud edges.
8. **Exposed nail heads:** Neatly punch below surface.

Ω End of Section

K45

Suspended ceiling system alterations

To be read with preliminaries/ general conditions.

14 Board-suspended ceiling system alterations

1. Description: MF CEILING LINING TO FLAT ROOF UNDERSIDE - As drawings
2. Manufacturer: British Gypsum or equal approved
 - 2.1. Product reference: MF ceiling suspension system
3. Suspension type: Metal channels & straps
4. Boards: 12.5mm Wallboard & skim. Fixed with self tapping screws all at maximum 230 mm centres in the field of the board and 150 mm at cut edges and perimeter of the room
5. Access units: None
6. Accessories: None
7. Integrated services fittings: None
8. Void barriers: None
9. Acoustic insulation: None

Products - Not Used

Execution

65 Setting out

1. General: Maintain ceiling system accurately, continuous, even, and jointed at regular intervals. Provide level soffits free from undulations, lipping and distortions in grid members.
2. Infill units, access units, integrated services: Fit and align correctly.
3. Minimum size for edge and perimeter infill units: Half standard width or length where practicable.
4. Grid: Position to suit infill unit sizes. Allow for permitted deviations from nominal sizes.
5. Infill joints and exposed suspension members: Straight, aligned and parallel to walls or setting out lines. Where building elements and features to which the ceiling system relates are not square, straight or level, give notice.

68 Coordination with services

1. Preparation: Check existing position of services against proposed alterations. Provide pattress BWIC support
2. Clashes between services and ceiling system: Give notice.
3. Coordination: Programme works to minimize impact.
4. Services disconnection: Give notice.

Completion - Not Used

Ω End of Section

L10

Windows/ rooflights/ screens/ louvres

To be read with preliminaries/ general conditions.

3 PVC-U windows

1. Description: New and Replacement Windows
2. Standard: Non-fire-rated and/ or non-smoke-rated windows to [BS EN 14351-1](#) and [BS 7412](#)
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Submit proposals
 - 3.2. Colour/ texture: White
4. Thermal performance (U-value maximum): 1.6 W/m²K
5. Acoustic performance rating: Not required
6. Fire performance
 - 6.1. Fire resistance: Not required
7. Glazing details: Manufacturer's standard
 - 7.1. Beading: Internal
8. Ironmongery/ accessories: Locking handle. Trickle ventilator.
9. Fixing: Lug fixing - stainless steel fixing straps
 - 9.1. Fastener spacing: When not pre-drilled or specified otherwise, position fasteners 150-250 mm from ends of each jamb, adjacent to each hanging point of opening lights, but no closer than 150 mm to a transom or mullion centre line, and at maximum 600 mm centres.

46 Aluminium frame roof window units Type A

1. Description: Replacement rooflights to lean-to roof structure into existing openings
2. Manufacturer: [VELUX Company Ltd](#)
 - 2.1. Contact details
 - 2.1.1. Address: Woodside Way
Glenrothes
Fife
KY7 4ND
 - 2.1.2. Telephone: [+44 \(0\)1592 778873](tel:+441592778873)
 - 2.1.3. Web: <https://www.velux.co.uk/>
 - 2.1.4. Email: architecture@velux.co.uk
 - 2.2. Product reference: GGL CK04 centre pivot roof window, manually operated
3. Product performance
 - 3.1. Fire resistance: C-s1,d2.
 - 3.2. Whole window U-value: 1.3 W/m²K.
4. Frame
 - 4.1. Finish as delivered
 - 4.1.1. Coating: Outer: Aluminium, dark grey. Inner: White-painted, triple coat.
 - 4.1.2. Colour: Outer: Aluminium, dark grey, RAL 7043 (NCS S 7500-N). Inner: RAL 9003 (NCS S 0500-N).
 - 4.2. Ventilator: Ventilation flap, pine wood.
5. Glazing or infill

- 5.1. **Composition:** Double-glazed, 6.8 mm laminated float glass - 16 mm Argon - 4 mm toughened glass.
6. **Hardware:** Headlock, Barrel bolt, centre-pivot, top-operated, Frame hinge, centre-pivot, side and control bar.
7. **Operation**
 - 7.1. **Type:** Manual.
8. **Sound insulation:** 34 (-1;-4) dB.
9. **Air permeability:** 4.
10. **Impact resistance:** 3.
11. **Resistance to wind load:** C3.
12. **Watertightness:** 9A.
13. **Light transmission:** 0.68
14. **Size::** 550x980mm
15. **Air permeability:** Vapour barrier to be dressed to frame with gasket as Velux installation details
16. **Frame:** Reveals to opening formed in plasterboard & skim with linings to rebates in frame surround & mastic pointing
17. **Fixing:** Manufacturer's standard. Include all flashings, kits, insulation frame BDX, soaker & collars

65 Priming/ sealing

1. **Wood surfaces inaccessible after installation:** Prime or seal as specified before fixing components.

75 Silicone construction joint sealants Frames Type A

1. **Sealant**
 - 1.1. **Manufacturer:** [Carlisle Construction Materials Limited](#)
 - 1.1.1. **Contact details**
 - 1.1.1.1. **Address:** Lancaster House
Concorde Way
Millennium Business Park
Mansfield
Nottinghamshire
United Kingdom
NG19 7DW
 - 1.1.1.2. **Telephone:** [+44 \(0\)1623 627285](tel:+44(0)1623627285)
 - 1.1.1.3. **Web:** www.ccm-europe.com
 - 1.1.1.4. **Email:** info.uk@ccm-europe.com
 - 1.1.2. **Product reference:** [Arbosil LMS](#)
 - 1.2. **Standard:** To BS EN ISO 11600.
 - 1.3. **Material:** Neutral cure.
 - 1.4. **Class:** F-25LM.
 - 1.5. **Colour:** White.
 - 1.6. **Accessories:** None.
 - 1.7. **Application temperature:** +5 to +50°C.
 - 1.8. **Curing time:** 7–14 days.
 - 1.9. **Joint width:** 6 mm (minimum); 25 mm (maximum); 50 mm (multiple applications).
 - 1.10. **Type:** A combined joint filler/ bond breaker, such as closed cell foam polyethylene rod, should always be used to ensure that the sealant adheres only to the joint faces and not to the back.

- 1.11. **Primer:** A primer is not required for PVC-U surfaces.
Refer to drawings requirement for Combriband 600
- 1.12. **Application:** As [section Z22](#) to prepared joints. Finish triangular fillets to a flat or slightly convex profile.
Refer to drawings - Sealant both sides of frames all as Defra Robust Details Handbook

75 Sealant joints Type B

- 1. **Description:** Frame surrounds to all round the frames
- 2. **Sealant**
 - 2.1. **Manufacturer:** Compriband 600 as drawings

80 Ironmongery

- 1. **Fixing:** In accordance with any third-party certification conditions applicable. Assemble and fix carefully and accurately, using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
- 2. **Checking/ adjusting/ lubricating:** Carry out at completion and ensure correct functioning.

90 Replacement window installation

- 1. **Standard:** To [BS 8213-4](#).

Ω End of Section

L20

Doors/ shutters/ hatches

To be read with preliminaries/ general conditions.

20 Wood flush doors

1. Description: REFER TO DOOR SCHEDULES
Doors & frames or Door Sets
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Submit proposals
3. Facings: Paint grade flush
4. Lippings: Hardwood lipped - Solid core doors
5. Preservative treatment: Not required
6. Finish as delivered: Pre-Prepared and primed
7. Glazing/ infill details: Not applicable
8. Fire performance
 - 8.1. Fire resistance: Not required
9. Other requirements: Door levels: Establish areas for sheet vinyl flooring, carpet, ceramic tiles or engineered or laminate wood flooring.

Refer to drawings - 10mm ventilation undercut.
Set out 'undercut' to final floor covering levels.

Include door bars between rooms aligned with doors

50 Wood door frames

1. Description: AS DRAWINGS & SCHEDULES
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Species: Softwood or MDF
4. Preservative treatment: Not required
5. Finish as delivered: Prepared and primed, as section M60. Knot stopped & primed softwood
6. Perimeter seals: Not required
7. Fire performance
 - 7.1. Fire resistance: Not required
8. Fixing: Plugged and screwed, as section Z20
 - 8.1. Spacing of fixings (frames not predrilled): Maximum 150 mm from ends of each jamb, adjacent to each hanging point and at 600 mm maximum centres.

55 PVC-u Exterior Doorsets

1. Description: PVC-U residential door
2. Manufacturer: Contractor's choice - Eurocell or similar approved
 - 2.1. Product reference: Submit proposals to match the door & glazing patterns as drawings
3. Finish as delivered: Colour & foil texture TBC
4. Glazing/ infill details: Obscure glazing as drawings
 - 4.1. Manifestation: Not required

5. **Ironmongery:** Multi-Point High security locking hardware. Five-point anti-bump cylinder lock.
Supplied with minimum 3 keys.
Include a letter plate
6. **Perimeter seals:** Air-tight seals.
7. **Thermal performance (U-value maximum):** 1.6 W/m²K
8. **Other requirements:** Approved Document M compliant low thresholds.

Insulated secure solid panels.

Frame to be chamfered TBC
9. **Fixing:** Built-in with cramps or plugged and screwed frame fixings to suit wall conditions
 - 9.1. **Spacing of fixings (frames not predrilled):** Maximum 150 mm from ends of each jamb and at 600 mm maximum centres.
10. **Verification:** Secured by Design To PAS24.
10 Year warranty required
 - 10.1. **Submittals:** Submit details

55 Composite Exterior Doorsets Type A

1. **Description:** Composite residential door
2. **Manufacturer:** Contractor's choice - Eurocell or similar approved
 - 2.1. **Product reference:** 2 mm nominal thickness through colour GRP skin bonded to composite rails.

Submit proposals to match the door & glazing patterns as drawings
3. **Finish as delivered:** Colour & foil texture TBC
4. **Glazing/ infill details:** Obscure glazing as drawings
 - 4.1. **Manifestation:** Not required
5. **Ironmongery:** Multi-Point High security locking hardware. Five-point anti-bump cylinder lock.
Supplied with minimum 3 keys.
Include a letter plate
6. **Perimeter seals:** Air-tight seals.
7. **Thermal performance (U-value maximum):** 1.6 W/m²K
8. **Other requirements:** Approved Document M compliant low thresholds.

Insulated secure solid panels.

Frame to be chamfered TBC
9. **Fixing:** Built-in with cramps or plugged and screwed frame fixings to suit wall conditions
 - 9.1. **Spacing of fixings (frames not predrilled):** Maximum 150 mm from ends of each jamb and at 600 mm maximum centres.
10. **Verification:** Secured by Design To PAS24.
10 Year warranty required
 - 10.1. **Submittals:** Submit details

60 Hatches

1. **Description:** Insulated loft access hatch. RAL 9010. Hinged downwards. Bespoke sized to suit truss design. Timber mountings required for trimming short ends.
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Submit proposals
3. **Performance:** Thermal performance: 0.25w/m²k minimum

85 Fixing ironmongery generally

1. Fasteners: Supplied by ironmongery manufacturer.
 - 1.1. Finish/ Corrosion resistance: To match ironmongery.
2. Holes for components: No larger than required for satisfactory fit/ operation.
3. Adjacent surfaces: Undamaged.
4. Moving parts: Adjusted, lubricated and functioning correctly at completion.

Ω End of Section

L30

Stairs/ ladders/ walkways/ handrails/ balustrades

To be read with preliminaries/ general conditions

10 Wood stairs

1. Manufacturer: Contractor's choice
2. Components
 - 2.1. Treads: 21 mm hemlock, bullnose edge
 - 2.2. Risers: 9 mm moisture-resistant plywood
 - 2.3. Strings: 32 mm redwood + string capping
 - 2.4. Newels: 82 x 82 mm hemlock - square
 - 2.5. Guarding: Hemlock spindles - square
 - 2.6. Handrails: 44 x 60 mm hemlock
3. Moisture content at time of installation: 9-13%.
4. Finish as delivered: Prepared and sealed as section M60
 - 4.1. Slip resistance value of integral tread - water wet (minimum): Not applicable
 - 4.2. Slip resistance value of integral nosing - water wet (minimum): Not applicable
 - 4.3. Colour of integral nosing: Not applicable
5. Reaction to fire: Not required
6. Other requirements: Winders, components for winders, junctions to walls and landings. Additional strengthening for handrail to wall junctions and newel posts. Load spreading plate & fixings to structures.

15 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well managed forests and/ or plantations in accordance with:
 - 1.1. The laws governing forest management in the producer country or countries.
 - 1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
 - 2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied or
 - 2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of Custody Certification scheme:
 - 3.1. Other evidence:

41 Loft ladders

1. Manufacturer: Not required

75 Priming/ Sealing/ Painting

1. Surfaces inaccessible after assembly/ installation: Before fixing components, apply full protective/ decorative treatment/coating system.

80 Installation generally

1. **Fasteners and methods of fixing:** To Section Z20.
2. **Structural members:** Do not modify, cut, notch or make holes in structural members, except as indicated on drawings.
3. **Temporary support:** Do not use stairs, walkways or balustrades as temporary support or strutting for other work.
4. **Applied features (finishes, inserts, nosings, etc.):** Substrates to be even, dry, sound and free from contaminants. Make good substrate surfaces and prepare/ prime as applied feature manufacturer's recommendations before application.

Ω End of Section

L40

General glazing

To be read with preliminaries/ general conditions.

10 Workmanship and positioning generally

1. Glazing
 - 1.1. Generally: In accordance with [BS 6262](#) series.
 - 1.2. Integrity: Wind and watertight under all conditions. Make full allowance for deflections and other movements.
2. Glass
 - 2.1. Standards: Generally to [BS 952-1](#), [BS 952-2](#) and to the relevant parts of:
 - 2.1.1. [BS EN 572-9](#) for basic soda lime silicate glass.
 - 2.1.2. [BS EN 1096-1](#) for coated glass.
 - 2.1.3. [BS EN 12150-2](#) for thermally toughened soda lime silicate glass.
 - 2.1.4. [BS EN 14449](#) for laminated glass.
 - 2.2. Quality: Free from scratches, bubbles and other defects.
 - 2.3. Dimensional tolerances: Panes/ sheets to be accurately sized.
 - 2.4. Material compatibility: Glass/ plastics, surround materials, sealers primers and paints/ clear finishes to be compatible. Comply with glazing/ sealant manufacturers' recommendations.
 - 2.5. Protection: Keep materials dry until fixed. Protect insulating glass units and plastics glazing sheets from the sun and other heat sources.

30 Preparation

1. Surrounds, rebates, grooves and beads: Clean and prepare before installing glazing; ensure compliance with any certified installation requirements.

55 Bead-fixed insulating glass units – drained and ventilated bead

1. Description: NEW GLAZING
2. IGU: As clause 60.
 - 2.1. Perimeter taping: Do not use.
3. Surround/ bead: PVC-U, Softwood, Hardwood
 - 3.1. Preparation: Priming/ sealing not required
 - 3.2. Bead location: Outside
4. Thermal performance (U-value maximum): 1.2 W/(m²·K)
5. Glazing installation
 - 5.1. Insulating unit: Located centrally in surround using setting and location blocks.
 - 5.2. Gaskets and beads: Installed as recommended by frame manufacturer.
 - 5.2.1. Gasket fit at corners: Tight, without gaps.
 - 5.3. Drainage and ventilation holes: Unobstructed.

Ω End of Section

M10

Cement based levelling/ wearing screeds

To be read with preliminaries/ general conditions.

3 Floating cement:sand levelling screeds Type A

1. Description: TO GROUND FLOOR Pre-mixed screed to contractors choice
2. Substrate: Insulation Board
3. Screed construction: Floating
4. Thickness
 - 4.1. Nominal: 75mm
 - 4.2. Minimum: 75 mm.
 - 4.3. Maximum: 80 mm.
5. Mix
 - 5.1. Proportions (cement:sand): 1:3-4.5
6. Finish: Smooth floated finish, as clause 70
 - 6.1. To receive: Establish areas for sheet vinyl flooring, carpet, ceramic tiles or engineered or laminate wood flooring
7. Other requirements: Include external wall perimeter insulation board & to internal party walls & stud partitions as drawings

40 Floating construction

1. Insulation
 - 1.1. Type: PIR board as drawings. Kingspan k103 - 75mm thick Additionally include Kingspan 25mm perimeter strips to walls as drawings
 - 1.2. Installation: Lay with tight butt joints. Continue up at perimeter abutments for full depth of screed. Lay in board pattern as Kingspan installation details
2. Separating layer
 - 2.1. Type: Polyethylene sheet
 - 2.2. Installation: Lay over insulation and turn up at perimeter abutments. Lap 100 mm at joints.

45 Aggregates and cements

1. Sand: To BS EN 13139.
 - 1.1. Grading limits: In accordance with BS 8204-1, Table B.1.
2. Coarse aggregates
 - 2.1. Standard: To BS EN 12620.
 - 2.2. Lightweight aggregates: In accordance with BS 8204-1, Annex A.
 - 2.3. Designation 4/10.
3. Cement
 - 3.1. Cement types: In accordance with BS 8204-1, clause 5.1.3.

46 Proprietary polymer modified screeds

1. Cement types: In accordance with BS 8204-3.
2. Sand: To BS EN 13139:
 - 2.1. Grading limits: 0/4 mm (MP) category 1
3. Aggregates: In accordance with BS 8204-3.

50 Mixing

1. **Water content:** Minimum necessary to achieve full compaction, low enough to prevent excessive water being brought to surface during compaction..
2. **Mixing:** Mix materials thoroughly to uniform consistency in a suitable forced action mechanical mixer. Do not use a free fall drum type mixer.
3. **Consistency:** Use while sufficiently plastic for full compaction.
4. **Ready-mixed retarded screed mortar:** Use within working time and site temperatures recommended by manufacturer. Do not retemper.

52 Compaction

1. **General:** Compact thoroughly over entire area.
2. **Screeds over 50 mm thick:** Lay in two layers of equal thickness. Roughen surface of compacted lower layer then immediately lay upper layer.

55 Joints in levelling screeds

1. **Laying screeds:** Lay continuously using 'wet screeds' between strips or bays. Minimize defined joints.
2. **Daywork joints:** Form with vertical edge.

70 Smooth floated finish

1. **Finish:** SR2. Even texture with no ridges or steps.

75 Trowelled finish to levelling screeds

1. **Floating:** To an even texture with no ridges or steps. SR2 finish
2. **Trowelling:** To a uniform smooth surface, free from trowel marks and other blemishes, and suitable to receive specified flooring material.

80 Trowelled finish to wearing screeds

1. **Floating:** To an even texture with no ridges or steps. SR2 finish
2. **Trowelling:** Successively trowel at intervals, applying sufficient pressure to close surface and give a uniform, smooth finish free from trowel marks and other blemishes.

85 Finishing generally

1. **Timing:** Carry out all finishing operations at optimum times in relation to setting and hardening of screed material.
2. **Prohibited treatments to screed surfaces**
 - 2.1. Wetting to assist surface working.
 - 2.2. Sprinkling cement.

90 Curing

1. **General:** Prevent premature drying. Immediately after laying, protect surface from wind, draughts and strong sunlight. As soon as screed has set sufficiently, closely cover with polyethylene sheeting.
2. **Curing period (minimum):** As soon as screed has set sufficiently, closely cover with polyethylene sheeting for period recommended by screed manufacturer.
3. **Drying after curing:** Allow screeds to dry gradually. Do not subject screeds to artificial drying conditions that will cause cracking or other shrinkage related problems.

Ω End of Section

M20

Plastered/ rendered/ roughcast coatings

To be read with preliminaries/ general conditions.

19 Proprietary cement gauged render

1. Description: New block walls. Merging in new work to existing rendered areas
2. Substrate: Concrete blockwork as section F10 Existing brick and stonework
 - 2.1. Preparation: Bonding treatment recommended by the render manufacturer
3. Manufacturer: Contractor's choice
4. Finish: Plain or To match existing
5. Accessories: External angle beads. Stop beads

19 Proprietary cement gauged render Type A

1. Description: Making good impacted isolated parts of Dry Dash render.
2. Substrate: Existing brick and stonework
 - 2.1. Preparation: Bonding treatment recommended by the render manufacturer
3. Manufacturer: Contractor's choice
4. Finish: Plain or To match existing
5. Accessories: External angle beads. Stop beads

42 Multicoat proprietary plaster

1. Description: New areas of blockwork. Isolated making good unsound plastered walls
2. Substrate: New concrete blockwork. Existing plastered areas
 - 2.1. Preparation: Apply bonding coat
3. Manufacturer: Contractor's choice
4. Undercoats
 - 4.1. Product reference: Contractor's choice
 - 4.2. Thickness (excluding dubbing out and keys): First coat 8-12 mm and second coat 6-10 mm
5. Final coat
 - 5.1. Thickness: 5-8 mm
 - 5.2. Finish: Smooth
6. Accessories: Beads and stops

50 Gypsum plaster skim coat on plasterboard

1. Plasterboard: 12.5 mm
 - 1.1. Preparation: Bonding agent recommended by plaster manufacturer
2. Plaster: Board finish/ plaster to BS EN 13279-1, class B.
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: Contractor's choice
 - 2.2. Thickness: 2-5 mm
 - 2.3. Finish: Smooth.

71 Suitability of substrates

1. General: Suitable to receive coatings. Sound, free from contamination and loose areas.

2. Cutting, chasing, making good, fixing of conduits and services outlets and the like: Completed.
3. Tolerances: Permitting specified flatness/ regularity of finished coatings.
4. Cleanliness: Free from dirt, dust, efflorescence and mould, and other contaminants incompatible with coatings.

74 Existing damp affected plaster/ render

1. Plaster affected by rising damp: Remove to a height of 300 mm above highest point reached by damp or 1 m above dpc, whichever is higher.
2. Perished and salt contaminated masonry
 - 2.1. Mortar joints: Rake out.
 - 2.2. Masonry units: Submit proposals.
3. Drying out substrates: Establish drying conditions.
4. Faults in substrate (structural deficiencies, additional sources of damp, etc.): Submit proposals.

76 Removing defective existing plaster

1. Plaster for removal: Loose, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
 - 1.1. Hollow, detached areas: Remove where area of detachment is more than 0.5m²
2. Stained plaster: Remove
3. Removing defective plaster: Cut back to a square, sound edge.
4. Faults in substrate (structural deficiencies, additional sources of damp, etc.): Submit proposals.
5. Cracks
 - 5.1. Fine hairline cracking/ crazing: Leave.
 - 5.2. Other cracks: Cut out to a width of 75 mm (minimum)
6. Dust and loose material: Remove from exposed substrates and edges.

78 Removing defective existing render

1. Render for removal: Detached, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
2. Removing defective render: Cut out to regular rectangular areas with straight edges.
 - 2.1. Horizontal and vertical edges: Square cut or slightly undercut.
 - 2.2. Bottom edges to external render: Do not undercut.
 - 2.3. Render with imitation joints: Cut back to joint lines.
3. Cracks (other than hairline cracks): Cut out to a width of 75 mm (minimum).
4. Dust and loose material: Remove from exposed substrates and edges.

81 Beads/ stops for internal use

1. Standard: In accordance with BS EN 13914-2.
2. Material: Stainless steel to BS EN 13658-1 Plastics/ PVC Galvanized steel to BS EN 13658-1

82 Beads/ stops for external use

1. Standard: In accordance with BS EN 13914-1.
2. Materials: Galvanized steel to BS EN 13658-2
3. Fixing: Secure and true to line and level.
 - 3.1. Beads/ stops to external render: Fix mechanically.

85 Damp proof lathing

1. Manufacturer: As J40

86 Crack control at junctions between dissimilar solid substrates

1. Locations: Where defined movement joints are not required. Where dissimilar solid substrate materials are in same plane and rigidly bonded or tied together.
2. Crack control materials
 - 2.1. Isolating layer: Building paper to BS 1521.
 - 2.2. Metal lathing: Externally: Stainless steel ribbed expanded metal Internally: Galvanized steel plain expanded metal with spacers
3. Installation: Fix metal lathing over isolating layer. Stagger fixings along both edges of lathing.
4. Width of installation over single junctions
 - 4.1. Isolating layer: 150 mm.
 - 4.2. Lathing: 300 mm.
5. Width of installation across face of dissimilar substrate material (column, beam, etc. with face width not greater than 450 mm)
 - 5.1. Isolating layer: 25 mm (minimum) beyond junctions with adjacent substrate.
 - 5.2. Lathing: 100 mm (minimum) beyond edges of isolating layer.

87 Application of coatings

1. General: Apply coatings firmly and achieve good adhesion.
2. Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
 - 2.1. Accuracy: Finish to a true plane, to correct line and level, with angles and corners to a right angle unless specified otherwise, and with walls and reveals plumb and square.
3. Drying out: Prevent excessively rapid or localized drying out.
4. Keying undercoats: Cross scratch plaster coatings and comb render coatings. Do not penetrate undercoat.

93 Curing and drying of render coatings

1. General: Prevent premature setting and uneven drying of each coat.
2. Curing: Keep each coat damp by covering with polyethylene sheet and/ or spraying with water.
 - 2.1. Curing period (minimum): As render manufacturer's recommendations
3. Drying: Allow each coat to dry thoroughly, with shrinkage substantially complete before applying next coat.

94 Flatness/ surface regularity

1. Sudden irregularities: Not permitted.
2. Deviation of plaster surface: Measure from underside of a straight edge placed anywhere on surface.
 - 2.1. Permissible deviation (maximum) for plaster not less than 13 mm thick: 3 mm in any consecutive length of 1800 mm.

99 Render final coat – plain floated finish

1. Finish: Even, open texture free from laitance.

Ω End of Section

M20

Plastered/ rendered/ roughcast coatings

Types of coating

160 Proprietary cement gauged render

1. Description: 20mm 2-coat rendering to false Chimneys
2. Substrate: K-LATH WOVEN STOCCO NETTING - Metal lathing on backing board
or RO-WEBB Stucanet Stainless Steel Type Lath (TF). Stucanet Stainless Steel SBS Timber Frame Fixing Plate & 60mm Screws

Phone: 0141 548 6010

Email: rowebb@rowebb.com

- 2.1. Preparation: TYVEK SUPRO ON TREATED BATTENS
3. Manufacturer: Contractor's choice
4. Undercoats
 - 4.1. Product reference: Submit proposals
 - 4.2. Thickness (excluding dubbing out and keys): As recommended by manufacturer
5. Final coat
 - 5.1. Product reference: Contractor's choice
 - 5.2. Thickness: As manufacturer's recommendations
 - 5.3. Finish: Wood float
6. Accessories: Stainless Steel Bemouth stop beads

General - Not Used

Materials and marking of mortar - Not Used

Preparing substrates - Not Used

Backings/ beads/ joints

640 Beads/ stops generally

1. Location: External angles and stop ends except where specified otherwise.
2. Corners: Neat mitres at return angles.
3. Fixing: Secure, using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
 - 3.1. Beads/ stops for external render: Fix mechanically.
4. Finishing: After coatings have been applied, remove surplus material while still wet, from surfaces of beads/ stops exposed to view.

Mouldings/ decorative plasterwork - Not Used

Internal plastering

715 Flatness/ surface regularity

1. Sudden irregularities: Not permitted.
2. Deviation of plaster surface: Measure from underside of a straight edge placed anywhere on surface.

- 2.1. Permissible deviation (maximum) for plaster not less than 13 mm thick: 3 mm in any consecutive length of 1800 mm.

External rendering - Not Used

Ω End of Section

M60

Painting/ clear finishing

To be read with preliminaries/ general conditions.

10 Water-based finishing coats Type A

1. Description: TO INTERNAL PLASTERED SURFACES
2. Manufacturer: [Dulux Trade, brand of AkzoNobel](#)
 - 2.1. Contact details
 - 2.1.1. Address: AkzoNobel Decorative Paints
Wexham Road
Slough
Berkshire
SL2 5DS
 - 2.1.2. Telephone: +44 (0)333 222 7070
 - 2.1.3. Web: <https://www.duluxtradepaintexpert.co.uk/en>
 - 2.1.4. Email: project.support@akzonobel.com
 - 2.2. Product reference: [Dulux Trade Diamond Matt](#)
3. Composition: Lightfast pigments (pigment), acrylic copolymer emulsion (binder), water (solvent).
4. Sheen: Matt.
5. Colour: Provide colour choices
6. Form: Liquid.
7. Pack size: 5 L.
8. Certification: BREEAM, LEED, IAC Gold, EPD, Fire Testing report.
9. Coverage: 16 m²/L.
10. Drying time: Touch dry: dependent on temperature and humidity. Recoat: 4–6 hours.
11. Thinning: Sealing new or bare surfaces: add up to one part clean water to ten parts paint. Normal use (not to be exceeded): thinning is not usually required. Airless spray application: thinning is not usually required but can be thinned by adding up to one part clean water to ten parts paint.
12. Volume solids: White: 49% (nominal). Other colours will vary.
13. Chemical resistance: Not suitable.
14. Water resistance: Resistant to the levels of atmospheric humidity present in normal interior environments and will withstand repeated washing.
15. Application method: Manufacturer's standard (restricted).
16. VOC: Ready mixed: maximum 1 g/L VOC. Tinted colour: maximum 1 g/L VOC.
17. VOC emissions: Considered to have "Trace" elements for emissions.
18. Storage: Do not use or store in extremes of temperature and protect from frost.
19. Surface preparation: Ensure surfaces to be painted are sound, clean and dry.

12 Water-based finishing coats Type A

1. Description: TO EXTERNAL SOFTWOOD
2. Manufacturer: [Dulux Trade, brand of AkzoNobel](#)
 - 2.1. Contact details
 - 2.1.1. Address: AkzoNobel Decorative Paints
Wexham Road
Slough

Berkshire
SL2 5DS

- 2.1.2. Telephone: +44 (0)333 222 7070
- 2.1.3. Web: <https://www.duluxtradepaintexpert.co.uk/en>
- 2.1.4. Email: project.support@akzonobel.com
- 2.2. Product reference: [Weathershield Exterior High Gloss](#)
- 3. Composition: Alkyd and fungicide.
- 4. Sheen: High gloss.
- 5. Colour: Provide colour choices
- 6. Execution: Applying coating.
- 7. Capacity: 2.5 L.
- 8. Form: Liquid.

12 Solvent-based finishing coats Type B

- 1. Manufacturer: [Dulux Trade, brand of AkzoNobel](#)
 - 1.1. Contact details
 - 1.1.1. Address: AkzoNobel Decorative Paints
Wexham Road
Slough
Berkshire
SL2 5DS
 - 1.1.2. Telephone: +44 (0)333 222 7070
 - 1.1.3. Web: <https://www.duluxtradepaintexpert.co.uk/en>
 - 1.1.4. Email: project.support@akzonobel.com
 - 1.2. Product reference: [Dulux Trade High Gloss](#)
- 2. Composition: Alkyd.
- 3. Sheen: High gloss.
- 4. Colour: Provide colour choices
- 5. Execution: Applying coating.
- 6. Form: Liquid.
- 7. Capacity: 2.5 L.

22 Handling and storage

- 1. [Coating materials](#): Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
- 2. [Materials from more than one batch](#): Store separately. Allocate to distinct parts or areas of the work.

28 Protection

- 1. ['Wet paint' signs and barriers](#): Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

30 Preparation generally

- 1. [Standard](#): In accordance with BS 6150.
- 2. Refer to any pre-existing CDM Health and Safety File and CDM Construction Phase Plan where applicable.

3. **Risk assessments and method statements for suspected hazardous materials:** Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. **Preparation materials:** Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
5. **Substrates:** Sufficiently dry in depth to suit coating.
6. **Efflorescence salts, dirt, grease and oil:** Remove. Give notice if contamination of surfaces/ substrates has occurred.
7. **Surface irregularities:** Provide smooth finish.
8. **Organic growths and infected coatings**
 - 8.1. Remove with assistance of biocidal solution.
 - 8.2. Apply residual effect biocidal solution to inhibit regrowth.
9. **Joints, cracks, holes and other depressions:** Fill with stoppers/ fillers. Provide smooth finish.
10. **Dust, particles and residues from preparation:** Remove and dispose of safely.
11. **Water-based stoppers and fillers**
 - 11.1. Apply before priming unless recommended otherwise by manufacturer.
 - 11.2. If applied after priming: Patch prime.
12. **Doors, opening windows and other moving parts**
 - 12.1. Ease, if necessary, before coating.
 - 12.2. Prime resulting bare areas.

32 Previously coated surfaces generally

1. **Preparation:** In accordance with BS 6150.
2. **Contaminated or hazardous surfaces:** Give notice of:
 - 2.1. Coatings suspected of containing lead.
 - 2.2. Substrates suspected of containing asbestos or other hazardous materials.
 - 2.3. Significant rot, corrosion or other degradation of substrates.
3. **Risk assessment and method statement for hazardous materials:** Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. **Removing coatings:** Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
5. **Loose, flaking or otherwise defective areas:** Carefully remove to a firm edge.
6. **Alkali affected coatings:** Completely remove.
7. **Retained coatings**
 - 7.1. Thoroughly clean.
 - 7.2. Gloss-coated surfaces: Provide key.
8. **Partly removed coatings**
 - 8.1. Apply additional preparatory coats.
 - 8.2. Junctions: Provide flush surface.
9. **Completely stripped surfaces:** Prepare as for uncoated surfaces.

35 Fixtures and fittings

1. **Risk assessment and method statement for hazardous materials:** Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
2. **Removal:** Before commencing work: Ironmongery, cover plates, grilles, wall clocks, and other surface mounted fixtures.
3. **Replacement:** Refurbish as necessary, refit when coating is dry.

36 Ironmongery

1. **Removal:** Before commencing work remove ironmongery from surfaces to be coated.
2. **Hinges:** Remove
3. **Replacement:** Refurbish as necessary; refit when coating is dry.

37 Wood preparation

1. **General:** Provide smooth, even finish with lightly rounded arrises.
2. **Degraded or weathered surface wood:** Take back surface to provide suitable substrate.
3. **Degraded substrate wood:** Repair with sound material of same species.
4. **Heads of fasteners:** Countersink sufficient to hold stoppers/ fillers.
5. **Resinous areas and knots:** Apply two coats of knotting.
6. **Defective primer:** Take back to bare wood and reprime.

43 Plaster preparation

1. **Nibs, trowel marks and plaster splashes:** Scrape off.
2. **Overtrowelled 'polished' areas:** Provide suitable key.
3. **Depressions around fixings:** Fill with stopper/ filler.

45 Previously painted window frames

1. **Paint encroaching beyond glass sight line:** Remove.
2. **Loose and defective putty:** Remove.
3. **Putty cavities and junctions between previously painted surfaces and glass:** Clean thoroughly.
4. **Finishing**
 - 4.1. Patch prime, reputty, as necessary and allow to harden.
 - 4.2. Seal and coat as soon as sufficiently hard.

50 External pointing to existing frames

1. **Defective sealant pointing:** Remove.
2. **Joint depth:** Approximately half joint width; adjust with backing strip if necessary.
3. **Sealant**
 - 3.1. **Manufacturer:** Contractor's choice
 - 3.1.1. **Product reference:** Contractor's choice
 - 3.2. **Preparation and application:** As section Z22.

61 Coating generally

1. **Application:** In accordance with BS 6150,
2. **Conditions:** Maintain suitable temperature, humidity and air quality.
3. **Surfaces:** Clean and dry at time of application.
4. **Thinning and intermixing:** Not permitted unless recommended by manufacturer.
5. **Overpainting:** Do not paint over intumescent strips or silicone mastics.
6. **Priming coats:** Apply as soon as possible on same day as preparation is completed.
7. **Finish**
 - 7.1. Even, smooth and of uniform colour.
 - 7.2. Free from brush marks, sags, runs and other defects.
 - 7.3. Cut in neatly.

8. Doors, opening windows and other moving parts: Ease before coating and between coats.

65 Concealed joinery surfaces

1. **General:** After priming, apply additional coatings to surfaces that will be concealed when component is fixed in place.
 - 1.1. **Components:** External door frames, Built in window frames
 - 1.2. **Additional coatings:** One undercoat

70 External doors

1. **Bottom edges:** Prime and coat before hanging.

75 Bead glazing to coated wood

1. **Before glazing:** Apply first two coats to rebates and beads.

Ω End of Section

M60

Painting/clear finishing

Coating systems

170 Solvent-based masonry paints Type A

1. Description: TO EXTERNAL RENDERED WALLS
2. Manufacturer: [Sandtex Trade, product of Crown Paints Ltd](#)
 - 2.1. Contact details
 - 2.1.1. Address: PO Box 37
Crown House
Hollins Road
Darwen
Lancashire
BB3 0BG
 - 2.1.2. Telephone: +44 (0)330 0240302
 - 2.1.3. Web: <https://www.crownpaintsprofessional.com/brands/sandtex-trade/>
 - 2.1.4. Email: info@sandtextrade.co.uk
 - 2.2. Product reference: [365 All Weather Smooth Masonry](#)
3. Colour: TBC
4. Execution: Applied by brush, roller or spray.
5. Surfaces: -
 - 5.1. Preparation: Remove loose and spalled material and wash down. Brush down to remove surface contaminants. Ensure surfaces are clean and dry.
6. Initial coats: As recommended by manufacturer
 - 6.1. Number of coats: To effectively obliterate any marks or colours beneath & no grinning through

Generally

240 Surfaces not to be coated

1. Take exceptional care and provide protection to not mark adjoining store or pebble dry dashed walls.

280 Protection

1. 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

Preparation

400 Preparation generally

1. Standard: In accordance with BS 6150.
2. Refer to any pre-existing CDM Health and Safety File.
3. Refer to CDM Construction Phase Plan where applicable.
4. Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
5. Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.

6. Substrates: Sufficiently dry in depth to suit coating.
7. Efflorescence salts: Remove.
8. Dirt, grease and oil: Remove. Give notice if contamination of surfaces/ substrates has occurred.
9. Surface irregularities: Remove.
10. Joints, cracks, holes and other depressions: Fill flush with surface, to provide smooth finish.
11. Dust, particles and residues from preparation: Remove and dispose of safely.
12. Water based stoppers and fillers
 - 12.1. Apply before priming unless recommended otherwise by manufacturer.
 - 12.2. If applied after priming: Patch prime.
13. Oil based stoppers and fillers: Apply after priming.
14. Doors, opening windows and other moving parts
 - 14.1. Ease, if necessary, before coating.
 - 14.2. Prime resulting bare areas.

420 Fixtures and fittings

1. Removal: Before commencing work remove: any surface mounted fixtures.
2. Replacement: Refurbish as necessary, refit when coating is dry.

570 Uncoated masonry/ Rendering

1. Loose and flaking material: remove.

622 Organic growths

1. Dead and loose growths and infected coatings: Scrape off and remove from site.
2. Treatment biocide: Apply appropriate solution to growth areas and surrounding surfaces.
3. Residual effect biocide: Apply appropriate solution to inhibit re-establishment of growths.

Application

711 Coating generally

1. Application standard: In accordance with BS 6150, clause 9.
2. Conditions: Maintain suitable temperature, humidity and air quality during application and drying.
3. Surfaces: Clean and dry at time of application.
4. Thinning and intermixing of coatings: Not permitted unless recommended by manufacturer.
5. Overpainting: Do not paint over intumescent strips or silicone mastics.
6. Priming coats
 - 6.1. Thickness: To suit surface porosity.
 - 6.2. Application: As soon as possible on same day as preparation is completed.
7. Finish
 - 7.1. Even, smooth and of uniform colour.
 - 7.2. Free from brush marks, sags, runs and other defects.
 - 7.3. Cut in neatly.
8. Doors, opening windows and other moving parts: Ease before coating and between coats.

Ω End of Section

N10

General fixtures/ furnishings/ equipment

To be read with preliminaries/ general conditions.

85 Fireplace surrounds

1. Standard: To [BS 1251](#).
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Submit proposals
3. Surround
 - 3.1. Material: MDF
 - 3.2. Finish: Pre-primed and decorated
 - 3.3. Dimensions: TBC
 - 3.4. Fixing: Four clamps with brass wood screws to plugged holes in wall

90 Fireplace hearths

1. Standard: To [BS 1251](#).
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Submit proposals
3. Hearth
 - 3.1. Material: Slate or black granite

Ω End of Section

N11

Domestic kitchen fittings, furnishings and equipment

To be read with preliminaries/ general conditions

10 Fitted base units and wall units

1. Description: KITCHENS THROUGHOUT AND AS SPECIFIED
2. Standard: To [BS EN 14749](#).
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Contractor's choice
4. Plan shape: See drawings
5. Dimensions: To [BS EN 1116](#).
6. Surface finishes: To [BS 6222-3](#).
7. Side panels, plinths and shelves
 - 7.1. Material: Plastics laminate
 - 7.2. Finish and colour: Brilliant white
 - 7.3. Edges: Not required
8. Accessories: Decor panels, Legs and plinths,

20 Worktops

1. Description: KITCHENS THROUGHOUT AND AS SPECIFIED
2. Standard: To [BS 6222-3](#)
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Contractor's choice
4. Material: Laminate-covered particle board
5. Dimensions: See drawings
6. Exposed edges: Laminate-moulded

30 Sinks, taps, traps and wastes

1. Description: KITCHEN SINK AS SPECIFIED
2. Sinks
 - 2.1. Standard: To [BS EN 13310](#)
 - 2.2. Manufacturer: Contractor's choice
 - 2.2.1. Product reference: Contractor's choice
 - 2.3. Configuration: Sink with drainer
 - 2.4. Overall size: 1000 x 600
 - 2.5. Material: Stainless steel
3. Tap/ chainstay/ overflow holes: One tap hole, centre. No chainstay hole. Overflow hole
4. Taps: Mixer
 - 4.1. Manufacturer: Contractor's choice
 - 4.1.1. Product reference: Contractor's choice
 - 4.2. Material: Chromed steel
5. Wastes: Plug and chain
 - 5.1. Standard: To [BS EN 274-1](#), [BS EN 274-2](#) and [BS EN 274-3](#)
 - 5.2. Manufacturer: Contractor's choice

- 5.2.1. Product reference: Contractor's choice
- 5.3. Size: To fit sink
- 5.4. Material: Chromed steel
- 6. Traps: Tubular, P-type
 - 6.1. Standard: To [BS EN 274-1](#), [BS EN 274-2](#) and [BS EN 274-3](#)
 - 6.2. Manufacturer: Contractor's choice
 - 6.2.1. Product reference: Contractor's choice
 - 6.3. Size: To fit waste
 - 6.4. Depth of seal (minimum): 75 mm
- 7. Accessories: None

50 Sealant

- 1. Standard: To [BS EN ISO 11600](#), Class F20 HM
- 2. Type: One-part silicone
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: Contractor's choice
- 3. Colour: To match worktop

Execution

70 Installing units and worktops

- 1. General: Well-fitting, stable and secure.

75 Installing appliances

- 1. Connections: Provide to electric, gas, and hot and cold water services.

80 Installing sinks, taps and wastes

- 1. Water supply: According to [BS EN 806-2](#) and [BS EN 806-4](#).
- 2. Taps
 - 2.1. Fixing: Secure, watertight seal with the appliance.
 - 2.2. Positioning: Hot tap to left of cold tap as viewed by the user of the appliance.
- 3. Wastes
 - 3.1. Bedding: Waterproof jointing compound.
 - 3.2. Fixing: With resilient washer between appliance and backnut.

85 Sealant bedding and pointing

- 1. Application: As [section Z22](#).

90 Installing trims and mouldings

- 1. Lengths: Unjointed between angles or ends of runs.
- 2. Angle joints: Mitred.

Ω End of Section

N13

Sanitary appliances and fittings

To be read with preliminaries/ general conditions.

10 WC pans and flushing arrangements

1. Standard: To Defra WC suite performance specification or equivalent approved by the relevant water company.
2. Type: Close-coupled cistern
 - 2.1. Material: Vitreous china
 - 2.2. Colour: White
3. Pan: As specified
 - 3.1. Standards: To BS EN 33 and BS EN 997, Class 2
 - 3.2. Manufacturer: Contractor's choice
 - 3.2.1. Product reference: Contractor's choice
4. Material: Vitreous china, white
5. Seat: To BS 1254 and Kitemarked, colour to match pan
6. Pan connector: To BS 5627, colour to match pan
7. Flushing arrangement: Cistern manufacturer's standard
 - 7.1. Manufacturer: Contractor's choice
 - 7.1.1. Product reference: Contractor's choice
 - 7.2. Operating control: Lever handle, chrome-plated
 - 7.3. Flush volume: Dual flush 6 or 4 L
8. Accessories: Overflow connector

30 Washbasins

1. Type: Pedestal
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Material: Vitreous china to BS EN 14688
4. Colour: White
5. Size: Manufacturers standard
6. Tap holes: Manufacturers standard
7. Taps: To suit
 - 7.1. Type: Basin mixer
 - 7.2. Material: Chromium-plated
 - 7.3. Size: ½ -inch BSP
 - 7.4. Manufacturer: Contractor's choice
 - 7.4.1. Product reference: Contractor's choice
 - 7.5. Water supply temperature (maximum): No requirement
8. Wastes: Chain and plug
9. Traps: DN 30 bottle trap, 75 mm seal
10. Accessories: None

35 Baths

1. Type: Rectangular bath, single-ended
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Size: 1700 x 700 mm
4. Material: Cast acrylic, reinforced
5. Colour: White
6. Tap holes: Two tap holes
7. Taps: As required
 - 7.1. Type: Bath mixer with shower hose and handspray
 - 7.2. Material: Chromium-plated
 - 7.3. Size: ¾ -inch BSP
 - 7.4. Manufacturer: Contractor's choice
 - 7.4.1. Product reference: Contractor's choice
 - 7.5. Water supply temperature (maximum): User controlled
8. Wastes: Chain and plug
9. Traps: DN 40 bottle trap, 75 mm seal
10. Accessories: End panels, Handgrips, Shower rail and curtain, Side panels, Support cradle,

41 Shower heads

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractor's choice
2. Head: Sliding
3. Hose: Reinforced Sliding
4. Slide bar: Chromium-plated

68 Sealant for pointing

1. Standard: To BS EN ISO 11600
 - 1.1. Class: F20 HM
2. Type: Silicone
 - 2.1. Manufacturer: Contractor's choice
 - 2.1.1. Product reference: Contractor's choice
3. Colour: White

70 Installation generally

1. Standards: In accordance with BS 6465-1, -2 and -3.
2. Assembly and fixing: Fix appliances securely to structure, without taking support from pipelines, level and plumb and so that surfaces designed to fall drain as intended.
3. Fasteners: Non-ferrous or stainless steel.
4. Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes, to form watertight joints between appliances and backgrounds (except cisterns) and between appliances and discharge pipes.
5. Supply and discharge pipework: Fix before appliances.
6. Timing: Tiled backgrounds, other than splashbacks, complete before fixing appliances. Do not overstress tiles when fixing appliances.
7. On completion: Components and accessories working correctly with no leaks.

8. Labels and stickers: Remove.

75 Installing cisterns

1. Cistern operating components: Obtain from cistern manufacturer.
2. Inlet and flushing valves: Match to pressure of water supply.
3. Internal overflows: Into pan, to give visible warning of discharge.
4. External overflows: Fix pipes to falls, and locate to give visible warning of discharge. Agree position.

76 Installing taps

1. Fixing: Secure against twisting.
2. Seal with appliance: Watertight.
3. Positioning: Hot tap to left of cold tap as viewed by user of appliance.

77 Installing wastes and overflows

1. Bedding: Waterproof jointing compound.
2. Fixing: With resilient washer between appliance and backnut.

Ω End of Section

P10

Sundry insulation/ proofing work

To be read with preliminaries/ general conditions.

5 Eaves roof ventilators for existing roofs

1. Manufacturer: Jumbo Tech see H62.47
 - 1.1. Product reference: - C406 with bird comb C405 - Eaves protector with ventilation
2. Eaves free air space (minimum): As recommended in BRE Report 262.

10 Loft insulation

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractors choice
2. Material: Glass wool to BS EN 13162/Rock wool to BS EN 13162
 - 2.1. Recycled content: Not applicable
 - 2.2. Thickness: Between joists & over - To achieve a U-value of 0.17W/m²K
3. Installation requirements
 - 3.1. Standard: To BS 5803-5
 - 3.2. Location: Between joist. Laid on top of and at right angles to ties/ joists
 - 3.3. Insulation widths: Widest practical.
 - 3.4. Joints: Butted, no gaps.
 - 3.5. Insulation: Fitted neatly around rafter ends and extended over wall plates.
 - 3.6. Eaves ventilation: Unobstructed.
 - 3.7. Service holes: Sealed, debris removed before laying insulation.
 - 3.8. Water cistern platforms: Not applicable

15 Insulation fitted between rafters

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Contractor's choice
2. Material: Glass wool to BS EN 13162 / Rock wool to BS EN 13162
 - 2.1. Facing: Not required
 - 2.2. Recycled content: Not applicable
 - 2.3. Thickness: 100 mm
3. Installation requirements
 - 3.1. General: Insulation to be friction fitted between rafters with no gaps.
Fixed in conjunction with K118 insulated plasterboard
 - 3.2. Joints: Butted, no gaps.
 - 3.3. Fasteners: Used where necessary to retain insulation and/or prevent slumping.
 - 3.4. Vapour control facing (if specified): K118 to underside of rafters; tape joints between adjacent overlaps using vapour impermeable adhesive tape.
 - 3.5. Air space above insulation: Unobstructed
 - 3.6. Eaves ventilation: Unobstructed

40 Insulation fitted between or to the face of studs

1. Location: Wall types drawing WT04/ WT06

2. Manufacturer:

Saint-Gobain

2.1. Product reference: Isover Acoustic Partition Roll (APR 1200)

3. Material: Glass wool to BS EN 13162

3.1. Thickness: 25MM

4. Installation requirements

4.1. Joints: Butted, no gaps.

4.2. Fasteners: Use where necessary to retain insulation and/ or prevent slumping.

45 Insulation laid between floor joists

1. Manufacturer: Saint-Gobain

1.1. Product reference: Isover Acoustic Partition Roll (APR 1200)

2. Material: Glass wool to BS EN 13162

3. Thickness: 100mm

4. Installation requirements

4.1. Joints: Butted, no gaps.

4.2. Service openings: Sealed.

4.3. Electric cables overlaid by insulation: Coordinate with installer to ensure design has these sized accordingly.

65 Plastics sheets Type A

1. Manufacturer: [DuPont™ Tyvek®](#)

1.1. Contact details

1.1.1. Address: HERE
470 Bath Road,
Arno's Vale,
Bristol
Avon
United Kingdom
BS4 3AP

1.1.2. Telephone: +44 (0) 117 452 9050

1.1.3. Web: <https://www.dupont.co.uk/building.html>

1.1.4. Email: tyvek.construction@dupont.com

1.2. Product reference: [DuPont™ Tyvek® AirGuard® Smart](#)

2. Material: High-density polyethylene (PE-HD).

3. Purpose: Vapour control layer.

4. Standard: To BS EN 13984:2013.

5. Third-party certification: British Board of Agrément (BBA) Certificate.

6. Performance characteristics

6.1. Tensile strength (minimum): To EN 12311-2, 390 N/50 mm (MD); 380 N/50 mm (XD).

6.2. Tear resistance: To EN 12310-1, 75 N (MD); 65 N (XD).

6.3. Elongation to break: To EN 12311-2, 16% (MD); 19% (XD).

6.4. Water vapour resistance (minimum): To EN 13859-1:2010, W1.

6.5. Fire performance: To EN ISO 11925-2, Class E.

7. Form: Spun-bonded.

8. Physical properties

- 8.1. Colour: White and red.
- 8.2. Weight (minimum): To EN 1849-2, 92 g/m².
- 8.3. Dimensions
 - 8.3.1. Thickness (minimum): 0.2 mm.
 - 8.3.2. Width (minimum): 1.5 m.
 - 8.3.3. Roll length (minimum): 50 m.
- 9. Vapour transmission rate (to BS EN 1931): 13 m.
- 10. Temperature resistance: -40°C to +80°C.
- 11. Air permeability: To ISO 5636/5, 2000 s.
- 12. Accessories: None

70 Sleeved small cavity barriers

- 1. Manufacturer: Rockwool
 - 1.1. Produce reference: TBC as F30.17
- 2. Material: Mineral wool sleeved in polyethylene with flanges.
- 3. Fire resistance rating: To BS 476-20, 30 integrity/insulation
- 4. Size: As shown on the drawings
- 5. Installation requirements
 - 5.1. Fasteners: Staples at maximum 150 mm centres.
 - 5.2. Vertical barriers: Fixed by both flanges.
 - 5.3. Horizontal barriers: Fixed by upper flange only.
 - 5.4. Joints and intersections: Butted with barriers compressed along full length to give complete seal.

Ω End of Section

P20

Unframed isolated trims/ skirtings/ sundry items

To be read with preliminaries/ general conditions.

10 Softwood

1. Description: ARCHITRAVES. CURTAIN BATTENS.
2. Quality of wood and fixing: To BS 1186-3.
 - 2.1. Species: Contractor's choice
3. Moisture content at time of fixing: 9 -13%
4. Preservative treatment: Not required
5. Profile: Bullnosed Architraves.
 - 5.1. Finished size: 19 x 44mm
6. Finish as delivered: Sanded
7. Fixing: Nailed-hidden/ 2-part filler

10 Softwood Type A

1. Description: Skirting Boards. No MDF
2. Quality of wood and fixing: To BS 1186-3.
 - 2.1. Species: Contractor's choice
3. Moisture content at time of fixing: 9 -13%
4. Preservative treatment: Not required
5. Profile: Dual bullnose/chamfer
 - 5.1. Finished size: 19 x 44mm
6. Finish as delivered: Sanded
7. Fixing: Nailed-hidden/ 2-part filler

20 Softwood/MDF A

1. Description: Steps to changes in ground floor level at openings. Tread and rebated riser board
2. Quality of wood and fixing: To BS 1186-3.
 - 2.1. Species: Contractor's choice
3. Moisture content at time of fixing: 9 -13%
4. Preservative treatment: Not required
5. Profile: Pencil rounded edges
 - 5.1. Finished size: 220 mm minimum treads measured at nosing with risers
6. Finish as delivered: Sanded
7. Fixing: Securely fixed and plugged, screwed and pelleted at 300mm centres, and to edges to structure over DPM. Screws to be plugged with 2-part filler

20 Softwood/MDF B

1. Description: Sill boards
2. Quality of wood and fixing: To BS 1186-3.
 - 2.1. Species: Contractor's choice
3. Moisture content at time of fixing: 9 -13%
4. Preservative treatment: Not required

5. **Profile:** Pencil rounded edges or bullnosed with horns taken neatly to wall linings
 - 5.1. **Finished size:** 220 mm minimum treads measured at nosing with risers
6. **Finish as delivered:** Sanded
7. **Fixing:** Securely plugged, screwed and pelleted at 300mm centres, and to edges to structure over DPM. Screws to be plugged with 2-part filler

80 Installation generally

1. **Joinery workmanship:** As section Z10.
2. **Metal workmanship:** As section Z11.
3. **Methods of fixing and fasteners:** As section Z20 where not specified.
4. **Straight runs:** To be in one piece, or in long lengths with as few joints as possible.
5. **Running joints:** Location and method of forming to be agreed where not detailed.
6. **Joints at angles:** Mitre, unless shown otherwise
7. **Position and level:** To be agreed where not detailed.

Ω End of Section

P21

Door/ window ironmongery

To be read with preliminaries/ general conditions.

3 Quantities and locations

1. Quantities and locations of ironmongery: Refer to external door and window schedules
2. Fixing: As sections L10 and L20.

4 Ironmongery range selected by contractor

1. Source: Single coordinated range.
2. Notification: Submit details of selected range, manufacturer and/ or supplier.
3. Principal material/ finish: Nylon, colour white or Chrome TBC
4. Items unavailable within selected range: Submit proposals.

6 Samples

1. General: Before placing orders with suppliers submit labelled samples of the following: Door and window ironmongery.

7 Single-axis door hinges

1. Description: Internal doors
2. Standard: To [BS EN 1935](#).
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Contractor's choice
4. Type: Double ball bearing butt
5. Size: 76 x 51 mm
6. Material/ finish: Satin stainless steel, Grade 1.4301 (304)
7. Hinge grade: As schedule
8. Other requirements: None

28 Door latches

1. Description: Tubular mortice latches
2. Standard: To [BS EN 12209](#).
3. Manufacturer: Stanley or to be approved
4. Backset: As schedule

34 Door bolts

1. Description: Bathroom locking latch with indicators to all WCs and bathrooms
2. Standard: To [BS EN 12051](#).
3. Manufacturer: Stanley or as approved

38 Lever handles

1. Description: All internal doors
2. Standard: To [BS EN 1906](#).
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Submit proposals

4. **Style:** As schedule
5. **Size:** As schedule
6. **Material/ finish:** As schedule
7. **Mounting:** As schedule

50 Door stops

1. **Description:** Floor doors stops to all doors
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Contractor's choice
3. **Type:** As schedule

Ω End of Section

P30

Trenches, pipeways and pits for buried engineering services

To be read with preliminaries/ general conditions.

35 Selected as-dug material

1. **Material:** Selected, free from vegetable matter, rubbish, frozen soil and excluding lumps and stones retained on a 40 mm sieve.

40 Granular material

1. **Material:** Granular: To Department for Transport (DfT) 'Specification for the reinstatement of openings in highways'.

45 Pipeduct bedding and surround – selected as-dug material

1. **As-dug bed:** Trimmed by hand, level or to accurate gradient. Replace overdig with compacted spoil. Follow with hardcore compacted stone for paved areas
2. **Bedding:** Selected as-dug material thoroughly compacted by hand in 150 mm maximum layers
 - 2.1. **Thickness (minimum):** 150 mm
3. **Surround:** Sand

47 Pipeduct bedding and surround – granular material

1. **Bedding:** Granular material thoroughly compacted by hand in 150 mm maximum layers
 - 1.1. **Thickness (minimum):** 150 mm
2. **Surround:** Granular material. Lay and compact to 150 mm (minimum) above pipeduct crown

50 Existing roads and pavings

1. **Excavation and backfilling:** To Department for Transport (DfT) 'Specification for the reinstatement of openings in highways'

55 Laying pipeducts

1. **General:** Lay straight to line, true to gradient or level on an even continuous bed
2. **Clearance between pipeducts where they cross (minimum):** Minimum allowable by the authority/50 mm
3. **Drawlines:** During laying, thread through pipeducts. Remove after pulling through services
4. **Seal:** Ends of pipeducts terminating inside buildings.
 - 4.1. **Material:** Vermin-proof expanding foam
5. **Protection:** Protect from ingress of debris. During construction, temporarily seal all exposed ends

60 Backfilling generally

1. **Backfill from top of pipeduct surround:** Material excavated from the trench
2. **Backfilling:** Lay and compact in 300 mm maximum layers. Do not use heavy compactors before backfill is 600 mm deep over pipeducts

70 Backfilling under roads and pavings

1. **Backfill from top of pipeduct surround:** Granular sub-base material to MCHW Volume 1: 'Specification for highway works' (SHW), clause 803, Type 1 'Unbound Mixture'
2. **Backfilling:** Lay and compact in 150 mm maximum layers

75 Installing plastics warning devices and above-ground markers

1. **Installation:** Lay along the route of underground cables during backfilling of excavation, end-to-end of service with no gaps
2. **Position:** Locate warning markers above services as required by the Authority
3. **Depth:** Continuously, 200-300 mm above service pipeduct or cable or to requirements of service undertaker if different

80 Inspection

1. **Dates for inspection:** To be agreed
 - 1.1. **Requirement:** Give notice
 - 1.2. **Period of notice (minimum):** Three working days
2. **Inspection of pipeducts:** Before backfilling.
 - 2.1. **Inspection by:** CA

Ω End of Section

Q10

Kerbs/ edgings/ channels/ paving accessories

To be read with preliminaries/ general conditions.

10 Precast concrete

1. Description: KERBS EDGINGS
2. Standard: To BS EN 1340.
3. Manufacturer: Contractor's choice
 - 3.1. Product reference: Contractor's choice
4. Recycled content: Contractor's choice
5. Designations: HB1 Kerb, half battered
6. Size (width x height x length): To match existing
7. Finish: As cast
8. Colour: Natural
9. Bedding: Fresh concrete races
10. Joints: Tooled mortar
11. Sealant movement joints: Not required
12. Accessories: None

40 Laying kerbs, edgings and channels

1. Standard: To BS 7533-6.
2. Cutting: Neat and accurate and without spalling. Form neat junctions.
 - 2.1. Long units' (450 mm and over) minimum length after cutting: 300 mm.
 - 2.2. Short units' minimum length after cutting: The lower of one third of their original length or 50 mm.
3. Bedding of units: Positioned true to line and levelled along top and front faces, in a mortar bed on accurately cast foundations or on a race of fresh concrete.
4. Securing of units: After bedding has set, secured with a continuous haunching of concrete or on a race of fresh concrete with backing concrete cast monolithically.

41 Concrete for foundations, races and haunching

1. Standard: To BS 8500-2.
2. Designated mix: Not less than GEN0 or Standard mix ST1.
3. Workability: Very low.

42 Cement mortar bedding

1. General: To section Z21.
2. Mix: (Portland cement:sand): 1:3.
 - 2.1. Portland cement: Class CEM I 42.5 to BS EN 197-1.
 - 2.2. Sand: to BS EN 12620, grade 0/4 or 0/2 (MP).
3. Bed thickness: 12-40 mm.

45 Accuracy

1. Deviations (maximum)
 - 1.1. Level: ± 6 mm.

- 1.2. Horizontal and vertical alignment: 3 mm in 3 m.

50 Tooled mortar joints

1. Jointing: Ends of units buttered with bedding mortar as laying proceeds. Joints completely filled and tooled to a neat flush profile.
 - 1.1. Joint width: 6 mm.

80 Regularity of paved surfaces

1. Maximum undulation of (non-tactile) paving surface: 3 mm.
 - 1.1. Method of measurement: Under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface).
2. Difference in level between adjacent units (maximum)
 - 2.1. Joints flush with the surface: Twice the joint width (with 5 mm max difference in level).
 - 2.2. Recessed, filled joints: 2 mm.
 - 2.2.1. Recess depth (maximum): 5 mm.
 - 2.3. Unfilled joints: 2 mm.
3. Sudden irregularities: Not permitted.

Ω End of Section

Q20

Granular sub-bases to roads/ pavings

To be read with preliminaries/ general conditions.

30 Excavation of subgrades

1. Final excavation to formation/ subformation level: Carry out immediately before compaction of subgrade.
2. Soft spots and voids: Give notice.
3. Old drainage and service trenches: *Excavate to remove soft or degraded material, then backfill with specified granular sub-base material and compact.*
4. Wet conditions: Do not excavate or compact when the subgrade may be damaged or destabilized.

40 Granular material

1. **Quality:** Of a known suitability for use in sub-bases, free from excessive dust, well graded, all pieces less than 75 mm in any direction, minimum 10% fines value of 50kN when tested in a soaked condition to BS 812-111 or a resistance to fragmentation of LA50 for the Los Angeles test to BS EN 1097-2, and in any one layer only one of the following:
 - 1.1. Crushed rock (other than argillaceous rock) or quarry waste with not more binding material than is required to help hold the stone together.
 - 1.2. Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
 - 1.3. Gravel or hoggins with not more clay content than is required to bind the material together, and with no large lumps of clay.
 - 1.4. Natural gravel.
 - 1.5. Natural sand.
2. **Filling:** Spread and levelled in 150 mm maximum layers, each layer thoroughly compacted.

43 Placing granular material generally

1. **Preparation:** Loose soil, rubbish and standing water removed.
2. **Structures, membranes and buried services:** Ensure stability and avoid damage.

60 Surfaces to receive sand bedding for paving

1. **Description:** Footpaths
2. **Blind surface:** As necessary before compaction to ensure that surface is tight and dense enough to prevent laying course sand being lost into it during construction or use.
3. **Material:** Sand. Approved fine material

70 Protection

1. **Sub-bases:** As soon as practicable, cover with subsequent layers, specified elsewhere.
2. **Subgrades and sub-bases:** Prevent degradation by construction traffic, construction operations and inclement weather.

Ω End of Section

Q22

Asphalt roads/ pavings

Clauses

10 Asphalt concrete paving

1. Description: TO ALL ROADS
2. Standard: To BS EN 13108-1
3. Subgrade improvement layer: Contractor's choice
 - 3.1. Compacted thickness: Contractor's choice
4. Geomembrane: Geotextile membrane
 - 4.1. Manufacturer: Contractor's choice
 - 4.1.1. Product reference: Contractor's choice
5. Granular sub-base: Contractor's choice
 - 5.1. Compacted thickness: 150 mm
6. Base: Contractor's choice
7. Binder course: Contractor's choice
8. Surface course: Contractor's choice
9. Reclaimed content
 - 9.1. Standard: To BS EN 13108-8.
 - 9.2. Value (maximum): Contractor's choice

30 Laying generally

1. Preparation: Remove all loose material, rubbish and standing water.
2. Adjacent work: Form neat junctions. Do not damage.
3. Channels, kerbs, inspection covers etc: Keep clean.
4. New paving
 - 4.1. Keep traffic free until it has cooled to prevailing atmospheric temperature.
 - 4.2. Do not allow rollers to stand at any time.
 - 4.3. Prevent damage.
 - 4.4. Lines and levels: With regular falls to prevent ponding.
 - 4.5. Overall texture: Smooth, even and free from dragging, tearing or segregation.
 - 4.6. Condition on completion: Clean.

35 Levels

1. Permissible deviation from the required levels, falls and cambers (maximum): In accordance with BS 594987, clause 5.2.

Ω End of Section

Q23

Gravel/ hoggin/ woodchip roads/ pavings

To be read with preliminaries/ general conditions.

10 Hard binding gravel

1. Description: Footpaths and drives
2. Manufacturer: Contractors choice
 - 2.1. Product reference: Generally matching existing
3. Subgrade improvement layer: Not required
4. Geomembrane: Geotextile membrane
5. Completion: Compact to produce a firm, regular surface, stable in use.

32 Laying generally

1. Channels, gullies, etc: Keep clear.
2. Finished surfaces
 - 2.1. Lines and levels: To prevent ponding.
 - 2.2. Overall texture: Even.
 - 2.3. State at completion: Clean.

35 Cold weather working

1. Frozen materials: Do not use.
2. Freezing conditions: Do not lay pavings.
3. Cold bituminous surface dressings: Do not apply when ambient temperature is below 10°C.
4. Other dressings or overlays: As manufacturers' recommendations.

40 Drainage falls

1. Sealed surfaces
 - 1.1. Falls and cross falls (minimum): 1:40.
 - 1.2. Camber (minimum): 1:50.
2. Unsealed surfaces (minimum): 1:30.

45 Laying granular surfaces in vehicular areas

1. Permissible deviation from required levels, falls and cambers (maximum): ± 20 mm.
2. General: Spread and level in 150 mm maximum layers. As soon as possible compact each layer.
3. Dry weather: Lightly water layers during compaction.

50 Laying granular surfaces in pedestrian areas and cycle tracks

1. Permissible deviation from required levels, falls and cambers (maximum): ± 12 mm.
2. General: Spread and level in 100 mm maximum layers. As soon as possible compact each layer.
3. Dry weather: Lightly water layers during compaction.

Ω End of Section

Q25

Slab/ brick/ sett/ cobble pavings

General

120 Concrete flag paving system

1. Description: Paths
2. Subgrade improvement layer: As section Q20
 - 2.1. Compacted thickness: 300 mm
3. Granular sub-base: Type 1 unbound mixture, as section Q20
 - 3.1. Compacted thickness: 150 mm
4. Base: Not required
5. Paving units: Concrete flags Contractor's choice. Submit proposals
6. Jointing: Ready-mixed mortar
 - 6.1. Bond: To match existing or Straight line
7. Accessories: None

System performance - Not Used

Products - Not Used

Execution

610 Material samples

1. Samples representative of colour and appearance of designated materials: Submit before placing orders.

620 Adverse weather

1. General
 - 1.1. Temperature: Do not lay or joint paving if the temperature is below 3°C on a falling thermometer or below 1°C on a rising thermometer.
 - 1.2. Frozen materials: Do not use. Do not lay bedding on frozen or frost covered bases.
2. Paving with mortar joints and/ or bedding
 - 2.1. Protect from frost damage, rapid drying out and saturation until mortar has hardened.
3. Paving laid and jointed in sand/ fine aggregate
 - 3.1. Stockpiled laying course sand/ fine aggregate: Protect from saturation.
 - 3.2. Exposed areas of unbound laying course and uncompacted areas of unbound paving: Protect from heavy rainfall.
 - 3.3. Saturated unbound laying course: Remove and replace, or allow to dry before proceeding.
 - 3.4. Laying dry sand/ fine aggregate jointed paving in damp conditions: Brush in as much jointing sand as possible. Minimize site traffic over paving. As soon as paving is dry, top up joints and complete compaction.

625 Laying pavings – general

1. Appearance: Smooth and even with regular joints and accurate to line, level and profile.
2. Falls: To prevent ponding.
3. Bedding of paving units: Firm so that rocking or subsidence does not occur or develop.

- 3.1. **Bedding/ Laying course:** Consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
4. **Slopes:** Lay paving units upwards from the bottom of slopes.
5. **Paving units:** Free of mortar and sand stains.
6. **Cutting:** Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.

630 Levels of paving

1. Permissible deviation from specified levels
 - 1.1. Generally: +/-6 mm.
2. Height of finished paving above features
 - 2.1. At gullies: +6 to +10 mm.
 - 2.2. At drainage channels and kerbs: +3 to +6 mm.

635 Regularity of paved surfaces

1. Maximum variation in gap under a 3 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface)
 - 1.1. Precast concrete paving blocks and clay pavers for flexible pavements: 10 mm.
 - 1.2. Precast concrete flags or natural stone slabs: 3 mm.
2. Difference in level between adjacent paving units (maximum): 2 mm.
3. Sudden irregularities: Not permitted.

645 Protection

1. **Cleanliness:** Keep paving clean and free from mortar droppings, oil and other materials likely to cause staining.
2. **Materials storage:** Do not overload pavings with stacks of materials.
3. **Handling:** Do not damage paving unit corners, arrises, or previously laid paving.
4. **Mortar-bedded pavings:** Keep free from traffic after laying:
5. **Access:** Restrict access to paved areas to prevent damage from site traffic and plant.

Completion - Not Used

Ω End of Section

R10

Rainwater drainage systems

To be read with preliminaries/ general conditions.

11 Aluminium eaves gutters Type A

1. Manufacturer: [Seamless Aluminium Group](#) or equal and equivalent
 - 1.1. Contact details
 - 1.1.1. Address: Unit 6B Olton Wharf
Richmond Road
Solihull
West Midlands
United Kingdom
B92 7RN
 - 1.1.2. Telephone: +44 (0) 121 765 4355
 - 1.1.3. Web: <https://www.seamlessaluminium.co.uk>
 - 1.1.4. Email: info@seamlessaluminium.co.uk
 - 1.2. Product reference: [Extruded OGEE Guttering System \(125 mm \(5"\)\)](#)
2. Form: Extruded to BS EN 12020-2:2008 and BS EN 755-2:2013 aluminium alloy 6063 to T4 temper grade.
3. Profile: Ogee.
4. Size (nominal width): 125 mm.
5. Thickness or gauge: 2.75 mm.
6. Finish: Powder coating to BS EN 12206-1, matt.
7. Colour: RAL 9016 Traffic White.
8. Film thickness (minimum): Manufacturer's standard.
9. Integral accessories: Internal mitre. External mitre. Running outlet. Internal connector. End cap, left-hand side. End cap, right-hand side.
10. Brackets: Standard fascia brackets.
11. Fire rating (to BS EN 13501): Non-combustible to EN 13501-1:2007 + A1:2009.
12. Profile: Ogee

16 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.
2. Manufacturer: Contractor's choice
 - 2.1. Product reference: Contractor's choice
3. Profile: Half round
4. Nominal size: 100 mm
5. Colour: White
6. Brackets: To suit
 - 6.1. Fixings: Stainless steel screws
 - 6.1.1. Size: 30 x 4 mm
7. Accessories: Stop ends
8. Fixing: PVC-U clips at 600 mm centres

30 Aluminium pipework

1. Manufacturer: As R10.11
Currie & Brown UK Ltd
29-01-2025

- 1.1. Product reference: 76mm round swaged
2. Type/ Thickness: Extruded, 1.2 mm
3. Section: Round
4. Finish: Polyester powder coating
5. Colour: White
6. Brackets: Extruded aluminium pipe clips coated as pipes
 - 6.1. Fixings: Stainless steel screws
 - 6.1.1. Size: 50 x 5 mm
7. Accessories: Rainwater shoes. Swan necks. Hopper

35 PVC-U pipework

1. Manufacturer: Contractor's choice
 - 1.1. Product reference: Submit proposals
2. Section: Square
3. Nominal sizes: 65mm
4. Colour: White
5. Brackets: PVC-U clips, black
 - 5.1. Fixings: Stainless steel screws
 - 5.1.1. Size: 40 x 4 mm
6. Accessories: Rainwater shoes. Swan necks
7. Fixing: PVC-U clips at 1200 mm centres

50 Installation generally

1. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
2. Discharge of rainwater: Complete, and without leakage or noise nuisance.
3. Components: Obtain from same manufacturer for each type of pipework and guttering.
4. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
5. Fixings and fasteners: As section Z20.
6. Protection
 - 6.1. Fit purpose made temporary caps to prevent ingress of debris.
 - 6.2. Fit access covers, cleaning eyes and blanking plates as the work proceeds.

60 Gutters laid to fall

1. Setting out: To true line and even gradient to prevent ponding or backfall. Position high points of gutters as close as practical to the roof and low points not more than 50 mm below the roof.
2. Joints: Watertight.
3. Roofing underlay: Dressed into gutter.

70 Pipework

1. Fixing: Securely, plumb and/ or true to line with additional supports as necessary to support pipe collars, particularly at changes in direction.
2. Cut ends of pipes and gutters: Clean and square with burrs and swarf removed.

92 Gutter test

1. Preparation: Temporarily block all outlets.

2. **Testing:** Fill gutters to overflow level and after 5 minutes closely inspect for leakage.

Ω End of Section

R11

Above ground foul drainage systems

To be read with preliminaries/ general conditions.

11 Plastics branch pipework

1. Description: FOR WASTES
2. Materials and standards: EN 1329-1, KM 544331.
3. Manufacturer: Contractor's choice/Osma or similar
 - 3.1. Product reference: Contractor's choice. UV Resistant to be used externally
4. Nominal sizes: To BS EN 12056-2/ Approved Document H
5. Colour: Concealed - Contractor's choice. Exposed - White
6. Jointing: Solvent welded generally. Push fit as Contractor's choice where necessary
7. Accessories: Access fittings at all changes in direction

21 PVC-U soil/ vent pipework and WC branches

1. Description: - FOR DISCHARGE STACKS AND BRANCHES
2. Standard
 - 2.1. To BS EN 1329-1, Kitemark certified; or
 - 2.2. To BS 4514, Kitemark certified.
3. Manufacturer: Contractor's choice /Osma or similar
 - 3.1. Product reference: Contractor's choice. UV Resistant to be used externally
4. Nominal sizes: DN 110
5. Colour: Contractor's choice. White
6. Jointing: Contractor's choice
7. Accessories: Branch connection bosses. Connection bosses to below ground. Air admittance valves.

45 Air admittance valves

1. Standard: To BS EN 12380 or Agrément certified.
2. Minimum air flow rate: To BS EN 12056-2.
3. Manufacturer: Contractor's choice
4. Position: Vertical.
5. Unheated locations: Fit manufacturer's insulating cover.

50 Installation generally

1. Standards: To BS EN 12056-5.
2. Components: From same manufacturer for each type of pipework.
3. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
4. Plastics and galvanized steel pipes: Do not bend.
5. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
6. Concealed or inaccessible surfaces: Decorate before starting work specified in this section.
7. Protection
 - 7.1. Purpose made temporary caps: Fit to prevent ingress of debris.

- 7.2. Access covers, cleaning eyes and blanking plates: Fit as the work proceeds.
8. Drainage from appliances: Quick, quiet and complete, without blockage, crossflow, backfall, leakage, odours, noise nuisance or risk to health.
9. Access: Provide access fittings in convenient locations to permit cleaning and testing of pipework.

60 Fixing pipework

1. Pipework: Fix securely plumb and/ or true to line. Fix discharge stack pipes at or just below socket collar or coupling.
2. Branches and low gradient sections: Fix with uniform and adequate falls to drain efficiently.
3. Externally socketed pipes and fittings: Fix with sockets facing upstream.
4. Additional supports: Provide as necessary at junctions and changes in direction.
5. Vertical pipes: Provide a load bearing support not less than every storey level. Tighten fixings as work proceeds so that every storey is self-supporting.
6. Wall and floor penetrations: Isolate pipework from structure, e.g. with pipe sleeves.
 - 6.1. Masking plates: Fix at penetrations if visible in the finished work.
7. Expansion joint sockets: Fix rigidly to the building.
8. Fixings: Allow the pipe to slide.
9. Cut ends of pipes: Clean and square with burrs and swarf removed.

69 Installing air admittance valves

1. Position: Vertical, above flood level of highest appliance served and clear of insulation materials (other than the manufacturer's insulating cover).
2. Connection to discharge stack: Allow removal for rodding, e.g. ring seal.
3. Roof spaces and other unheated locations: Fit manufacturer's insulating cover.

70 Pipework airtightness test

1. Preparation
 - 1.1. Open ends of pipework: Temporarily seal using plugs.
 - 1.2. Test apparatus: Connect a 'U' tube water gauge and air pump to pipework via a plug or through trap of an appliance.
2. Testing: Pump air into pipework until gauge registers 38 mm.
3. Required performance: Pressure of 38 mm is to be maintained without loss for at least three minutes.

72 Pre-handover checks

1. Temporary caps: Remove.
2. Permanent blanking caps, access covers, rodding eyes, floor gratings and the like: Secure complete with fixings.

Ω End of Section

R12

Below ground drainage systems

To be read with preliminaries/ general conditions.

3 Existing drains

1. **Setting out:** Before starting work, check invert levels and positions of existing drains, sewers, inspection chambers and manholes against drawings. Report discrepancies.
2. **Protection:** Protect existing drains to be retained and maintain normal operation if in use.

4 Concrete

1. **Description:** General pipe surrounds. Making good & adaptations at pipe entries
2. **Concrete:** Designated, GEN1, as section E10

14 Pipes, bends and junctions – PVC-U – solid wall

1. **Description:** FOUL DRAINAGE
2. **Standard:** To BS EN 1401-1, with flexible joints.
3. **Class:** Contractor's choice
4. **Manufacturer:** Contractor's choice
 - 4.1. **Product reference:** Submit proposals
5. **Sizes:** DN 110 DN 110

17 Lower part of trench – general

1. **Trench up to 300 mm above crown of pipe:** Vertical sides, width as small as practicable.
 - 1.1. **Width (minimum):** External diameter of pipe plus 300 mm.

19 Formation for beddings

1. **Timing:** Excavate to formation immediately before laying beddings or pipes.
2. **Mud, rock projections, boulders and hard spots:** Remove. Replace with consolidated bedding material.
3. **Local soft spots:** Harden by tamping in bedding material.
4. **Inspection of excavated formations:** Give notice.

21 Laying pipelines

1. **Laying pipes:** To true line and regular gradient on even bed for full length of barrel with sockets (if any) facing up the gradient.
2. **Ingress of debris:** Seal exposed ends during construction.
3. **Timing:** Minimize time between laying and testing.

22 Jointing pipelines

1. **Connections:** Durable, effective and free from leakage.
2. **Junctions, including to differing pipework systems:** With adaptors intended for the purpose.
3. **Cut ends of pipes:** Clean and square. Remove burrs and swarf. Chamfer pipe ends before inserting into ring seal sockets.
4. **Jointing or mating surfaces:** Clean and, where necessary, lubricate immediately before assembly.
5. **Allowance for movement:** Provide and maintain appropriate clearance at ends of spigots as fixing and jointing proceeds.

6. **Jointing material:** Do not allow to project into bore of pipes and fittings.

27 Class P support

1. **Granular material:** Contractor's choice
 - 1.1. **Sizes:** To Water Industry Specification WIS 4-08-02 (as amended by WIS 4-08-02A, 2008).
2. **Bedding**
 - 2.1. **Material:** Granular, compacted over full width of trench.
 - 2.2. **Thickness (minimum):** 100 mm.
3. **Pipes:** Dig slightly into bedding, rest uniformly on barrels and adjust to line and gradient.
4. **Initial testing before placing support:** Not required
5. **Support**
 - 5.1. **Material:** Granular.
 - 5.2. **Depth:** To slightly above crown of pipe.
 - 5.3. **Compaction:** By hand.
6. **Backfilling**
 - 6.1. **Material and depth**
 - 6.1.1. Protective cushion of selected fill to 300 mm above crown of pipe; or
 - 6.1.2. Additional granular material, to 100 mm above crown of pipe.
 - 6.2. **Compaction:** By hand in 100 mm layers.

35 Class X bedding and surround

1. **Bedding**
 - 1.1. **Granular material:** Contractor's choice
 - 1.1.1. **Size:** 4/10 to BS EN 13242.
 - 1.2. **Depth:** 75 mm.
2. **Width (minimum):** 100 mm wider than pipe.
3. **Surround**
 - 3.1. **Granular material:** Contractor's choice
 - 3.1.1. **Size:** 4/10 to BS EN 13242
 - 3.2. **Depth:** Compact to 150 mm above crown of pipe.

41 Concrete surround for pipe runs near foundations

1. **Class Z surround:** Provide in locations where bottom of trench is lower than bottom of foundation and as follows (horizontal clear distance between nearest edges of foundations and pipe trenches):
 - 1.1. **Trenches less than 1 m from foundations:** Top of concrete surround not lower than bottom of foundation.
 - 1.2. **Trenches more than 1 m from foundations:** Top of concrete surround not lower than D mm below bottom of foundation, where D mm is horizontal distance of trench from foundation, less 150 mm.

44 Bends at base of soil stacks

1. **Type:** Nominal 90° rest bends. Large radius
2. **Radius to centreline of the pipe (minimum):** 200 mm
3. **Height of invert of horizontal drain at base of stack below centreline of lowest branch pipe (minimum):** As existing
4. **Bedding:** Do not impair flexibility of pipe couplings.

- 4.1. Material: Concrete.

54 Access points – plastics

1. Description: Access points to Cavity Drain drainage channel outlets
2. Standard: To BS 4660 and Kitemark-certified, to BS EN 13589-1, or Agrément-certified.
3. Manufacturer: Contractor's choice/ Flopast
4. Nominal diameter: 320mm
5. Bases
 - 5.1. Product reference: Contractor's choice
6. Access covers and frames
 - 6.1. Product reference: PVC/ Polypropylene Cover

71 Laying preformed plastics channels, branches and benching

1. Main channel: Bed solid in 1:3 cement:sand mortar.
 - 1.1. Branches: Connect to main channel at or slightly above invert level, but not higher than half channel level, so that discharge flows smoothly in direction of main flow.
 - 1.2. Connecting angles more than 45° to direction of flow: Use three-quarter section channel bends.
2. Bedding: 1:3 cement:sand mortar. Use clips or ensure adequate mechanical key.
3. Benching
 - 3.1. Material: Concrete.
 - 3.2. Profile: Rise vertically from top of main channel to a level not lower than soffit of outlet pipe, then slope upwards at 10% to walls.
 - 3.3. Topping
 - 3.3.1. Material: Concrete
 - 3.4. Application: Before benching concrete has set, and with dense smooth uniform finish.

85 Initial testing of pipelines

1. Before testing
 - 1.1. Cement mortar jointing: Leave 24 h.
 - 1.2. Solvent welded pipelines: Leave 1 h.
2. Method: Block open ends of pipelines to be tested and pressurise. Air test short lengths to BS EN 1610.

88 Final testing of private gravity drains and sewers up to dn 300

1. Before testing
 - 1.1. Cement mortar jointing: Leave 24 h.
 - 1.2. Solvent welded pipelines: Leave 1 h.
2. Standard: To Building Regulations.
3. Method: Contractor's choice

91 Backfilling to pipelines

1. Backfilling above top of surround or protective cushion: Material excavated from trench, compacted in layers 300 mm (maximum) thick.
2. Heavy compactors: Do not use before there is 600 mm (total) of material over pipes.

97 Removal of debris and cleaning

1. **Preparation:** Lift covers to manholes, inspection chambers and access points. Remove mortar droppings, debris and loose wrappings.
 - 1.1. **Timing:** Before cleaning, final testing, CCTV inspection if specified, and immediately before handover.
2. **Cleaning:** Thoroughly flush pipelines with water to remove silt and check for blockages. Rod pipelines between access points if there is any indication that they may be obstructed.
3. **Washings and detritus:** Do not discharge into sewers or watercourses.
4. **Covers:** Securely replace after cleaning and testing.

Ω End of Section

S90

Hot and cold water supply systems

General

110 Mains cold water supply

1. Description: Reinstated supplies
2. Estimated daily consumption: Submit proposals
3. Position of incoming mains water supply: Submit proposals
4. Water meters: Required
5. Water softener: Not required
6. Pipework: Copper for general use
 - 6.1. Accessories: Submit design proposals
7. Valves: Submit design proposals
8. Insulation: Preformed flexible closed cell
9. Sanitary appliances: As drawings

System performance - Not Used

Products

350 Instantaneous shower units, electric

1. Description:
2. Standard:
3. Third-party certification:
4. Manufacturer:
 - 4.1. Product reference:
5. Rating:
6. Flow rate:
7. Accessories:
8. Verification:
 - 8.1. Submittals:
 - 8.2. Timing:

400 Storage water heaters, electric

1. Description:
2. Standard:
3. Third-party certification:
4. Manufacturer:
 - 4.1. Product reference:
5. Type:
6. Rating:
7. Flow rate:
8. Casing finish:
9. Controls:
10. Accessories:

- 11. Verification:
 - 11.1. Submittals:
 - 11.2. Timing:

520 Polyethylene pipework for underground use

- 1. Description:
- 2. Manufacturer:
 - 2.1. Product reference:
- 3. Standard:
- 4. Third-party certification:
- 5. Jointing:
- 6. Colour: Blue
- 7. Verification:
 - 7.1. Submittals:
 - 7.2. Timing:

640 Draining taps

- 1. Description:
- 2. Manufacturer:
 - 2.1. Product reference:
- 3. Standard:

670 Stop valves and draw-off taps, above ground

- 1. Description:
- 2. Manufacturer:
 - 2.1. Product reference:

675 Stop valves, underground

- 1. Description:
- 2. Manufacturer:
 - 2.1. Product reference:
- 3. Standard:

Execution

790 Pipework installation

- 1. **Appearance:** Install pipes straight, and parallel or perpendicular to walls, floors, ceilings, and other building elements
- 2. **Pipework finish:** Smooth, consistent bore, clean, free from defects, e.g. external scratching, toolmarks, distortion, wrinkling, and cracks
- 3. **Concealment:** Generally conceal pipework within floor, ceiling and/ or roof voids
- 4. **Access:** Locate runs to facilitate installation of equipment, accessories and insulation and allow access for maintenance
- 5. **Arrangement of hot and cold pipework:** Run hot pipework above cold where routed together horizontally. Do not run cold water pipework near to heating pipework or through heated spaces
- 6. **Electrical equipment:** Install pipework clear of electrical equipment. Do not run pipework through electrical enclosures or above switch gear distribution boards or the like

7. **Insulation allowance:** Provide space around pipework to fit insulation without compression

800 Pipework fixing

1. **Fixing:** Secure and neat
2. **Joints, bends and offsets:** Minimize
3. **Pipework support:** Prevent strain, e.g. from the operation of taps or valves
4. **Drains and vents:** Fix pipework to falls. Fit draining taps at low points and vents at high points
5. **Thermal expansion and contraction:** Allow for thermal movement of pipework. Isolate from structure. Prevent noise or abrasion of pipework caused by movement. Sleeve pipework passing through walls, floors or other building elements
6. **Dirt, insects or rodents:** Prevent ingress

810 Supports for copper and stainless steel pipework

1. **Spacing:** Fix securely and true to line at the following maximum centres:
 - 1.1. 15 and 22 mm pipe OD: 1200 mm horizontal, 1800 mm vertical
2. **Additional supports:** Locate within 150 mm of connections, junctions and changes of direction

830 Pipework spacing

1. **Clearance (minimum) to face of wall-fixed pipes or pipe insulation**
 - 1.1. From floor: 150 mm
 - 1.2. From ceiling: 50 mm
 - 1.3. From wall: 15 mm
 - 1.4. Between pipes: 25 mm
 - 1.5. From electrical conduit, cables, etc.: 150 mm

840 Joints in copper and stainless steel pipework

1. **Preparation:** Cut pipes square. Remove burrs
2. **Joints:** Neat, clean and fully sealed. Install pipe ends into joint fittings to full depth
3. **Bends:** Do not use formed bends on exposed pipework, except for small offsets. Form changes of direction with radius fittings
4. **Adaptors for connecting dissimilar materials:** Purpose-designed
5. **Substrate and plastics pipes and fittings:** Do not damage, e.g. by heat when forming soldered joints
6. **Flux residue:** Clean off

845 Joints in thermoplastics pipework

1. **Standard:** Fusion jointing in accordance with [WIS 4-32-08](#)
2. **Fittings and accessories for joints:** Purpose-designed
3. **Preparation:** Cut pipes square. Remove burrs
4. **Joints:** Neat, clean and fully sealed. Install pipe ends into joint fittings to full depth
5. **Compression fittings:** Do not overtighten

850 Pipework entering buildings

1. **Depth:** Lay pipes at least 750 mm and no more than 1350 mm below finished ground level
2. **Pipework rising into building within 750 mm of the external face of the external wall or passing through a ventilated void below floor level:** Insulate from finished floor level to 600 mm beyond external face of building

3. Ends of pipe ducts: Seal both ends to a depth of at least 150 mm

855 External supply pipework

1. Requirement: Insulate pipework exposed to air less than 750 mm below finished ground level or more than 1350 mm below finished ground level

Completion

910 Flushing and filling

1. Standard: To [BS EN 806-4](#)

920 System disinfection

1. Disinfection: To [BS EN 806-4](#)

930 Testing

1. Standard: To [BS EN 806-4](#)
2. Notice (minimum): Three days
3. Preparation: Secure and clean pipework and equipment. Fit cistern and tank covers
4. Pressure testing: 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 as follows:
 - 4.1. Systems fed directly from the mains, and systems downstream of a booster pump: Apply a test pressure equal to 1.5 times the maximum pressure to which the installation or relevant part is designed to be subjected in operation
 - 4.2. Inaccessible or buried pipework: Carry out hydraulic pressure test to twice the working pressure

940 Commissioning

1. Standard: To [BS EN 806-4](#)
2. Equipment: Check and adjust operation of equipment, controls and safety devices
3. Outlets: Check operation of outlets for satisfactory rate of flow and temperature

950 Testing service pipework

1. Test method: Disconnect from the mains, fill with potable water, exclude air, and apply at least twice the working pressure for one hour
2. Test criterion: No leakage

960 Documentation

1. Manufacturers' operating and maintenance instructions: Submit for equipment and controls
2. System operating and maintenance instructions: Submit for the system as a whole giving optimum settings for controls
3. Record drawings: Submit drawings showing the location of circuits and operating controls

970 Operating tools

1. Tools: Supply tools for operation, maintenance and cleaning purposes
2. Valve keys: Supply keys for valves and vents

980 Labels

1. Valve labels: Provide labels on isolating and regulating valves on primary circuits, stating their function

Ω End of Section

T90

Heating systems

General - Not Used

System performance

210 Design of heating systems

1. Description: See separate requirements
2. Design: Complete the design and detailing of the heating system.
3. Proposals: Submit drawings (showing equipment positions and pipeline routes and sizes), technical information, calculations and manufacturer's literature

226 Thermal insulation of building fabric

1. Heat loss calculations: Base on U-values calculated from the fabric drawings

Products

455 Fan convector heaters

1. Standards: Submit proposals
2. Third-party certification: Submit proposals
3. Type: Wall-mounted unit
4. Arrangement: Submit proposals
5. Manufacturer: Submit proposals
6. Casing finish: Powder-coated steel
7. Electrical supply: Single-phase

470 Towel rails

1. Description: *IN BATHROOMS*
2. Standards: Submit proposals
3. Type: Multi-tubular frame. Submit proposals
4. Manufacturer: Contractor's choice
5. Output: To provide design temperatures keeping within limiting dimensions shown on drawings
6. Finish: Chrome-plated

480 Programmers

1. Description: Heating and Hot Water
2. Standards: Submit proposals
3. Manufacturer: Submit proposals
4. Features: Digital display, seven-day, 24-hour, three on/ off switchings each day

Execution

610 Installation generally

1. Standard: To BS EN 14336
2. Performance: Free from leaks and the audible effects of expansion, vibration and water hammer

3. **Fixing of equipment, components and accessories:** Fix securely, parallel or perpendicular to the structure of the building
4. **Preparation:** Immediately before installing tanks and cisterns on a floor or platform, clear the surface completely of debris and projections
5. **Corrosion resistance:** In locations where moisture is present or may occur, use corrosion-resistant fittings/ fixings and avoid contact between dissimilar metals by use of suitable washers, gaskets, etc.

Completion

840 Documentation

1. Manufacturers' operating and maintenance instructions:
2. System operating and maintenance instructions:
3. Record drawings:

Ω End of Section

U90 General ventilation

General

130 Mechanical extract fan ventilation

1. Description: Bathrooms and WC Cloakrooms
2. Room extract terminals: Submit proposals
3. Fan units: Submit proposals
4. Air ductwork: Submit proposals. Anti-draught required
5. External exhaust air terminals: External exhaust grilles. Roof slope exhaust terminals
6. Controls: Pull cord switches with overrun device Sensors, humidity
7. Completion: Submit proposals

System performance - Not Used

Products

350 Window trickle ventilators

1. Description: As L10

510 External exhaust grilles

1. Manufacturer: Contractor's choice
2. Finish: Marry white, black or brown to suit wall finishes

525 Roof slope exhaust terminals

1. Manufacturer: Contractor's choice

Execution

660 Flexible ductwork

1. Installation: Fully extend without overstretching.
2. Support: Form smooth flowing curves without kinking, sagging or slumping.

670 Rigid ductwork generally

1. Joints: Seal. Provide a robust, airtight installation.
2. Support: Do not distort ductwork or reduce cross-sectional area. Do not strain joints.
3. Falls: Fall away from fans, dampers and other in-line accessories.
4. Sleeves: Locate where ducts pass through building fabric. Bed solidly to the surrounding construction. Leave a gap of 10–20 mm between sleeve and duct and fill completely.
5. Fire-rated ductwork sleeves: Install in accordance with ASFP Blue book.

Completion - Not Used

Ω End of Section

V90

Electrical systems

General - Not Used

System performance

210 Design of low-voltage electrical installation generally

1. Design and detailing: Complete for the electrical installation. Submit proposals
2. Standards: In accordance with [BS 7671](#), as [amended](#), and the requirements of the electricity distributor.

220 Design of low-voltage incoming supply

1. Design and detailing: Submit proposals
2. Proposals: Submit drawings showing equipment positions and routes, technical information and calculations
3. Evidence of agreement with electricity distributor: Submit

240 Design of general lighting system

1. Purpose: To illuminate the property for domestic use.
2. Design and detailing: Complete for the general lighting system. Submit proposals
3. Standard: In accordance with [SLL Code for lighting](#)

265 Design and lighting calculations

1. Proposals: Submit drawings, technical information, calculations and manufacturers' literature

280 Earthing and bonding design

1. Design: Complete the design of the earthing and bonding systems.

Products

312 Domestic Smoke Detection - BS 5839: Fire Detection and Fire Alarm Systems for Buildings A

1. Manufacturer: Contractor's choice Complete the design
 - 1.1. Product reference: Submit proposals

440 Standard socket outlets, Switches & Faceplates

1. Manufacturer: MK Logic Plus

445 Electric vehicle charging points

1. Manufacturer: None

456 Dimmer switches and controls

1. Arrangement: Locate in all habitable rooms
2. Actuating method: Rotary switch
3. Control function: Dim up and down
4. Suitable for the following loads: Design to suit all fittings including LED lighting

Execution

610 Electrical installation generally

1. Standard: In accordance with [BS 7671](#), as amended

Completion

810 Final fix

1. Accessory faceplates, luminaires and other equipment: Fit after completion of building painting

820 Cleaning

1. Electrical equipment: Clean immediately before handover
2. Equipment not supplied but installed under the electrical works: Clean immediately before handover

830 Inspection and testing generally

1. Standard: In accordance with [BS 7671](#), as amended
2. Notice before commencing tests (minimum): 24 hours
3. Labels and signs: Fix securely before system is tested
4. Certificates: Submit

Ω End of Section

Z10

Purpose-made joinery

To be read with preliminaries/ general conditions.

110 Fabrication

1. Standard: To BS 1186-2.
2. Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
 - 2.1. Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.
3. Joints: Tight and close fitting.
4. Assembled components: Rigid. Free from distortion.
5. Screws: Provide pilot holes.
 - 5.1. Screws of 8 gauge (4 mm diameter) or more and screws into hardwood: Provide clearance holes.
 - 5.2. Countersink screws: Heads sunk at least 2 mm below surfaces visible in completed work.
 - 5.3. Adhesives: Compatible with wood preservatives applied and end uses of timber.

130 Preservative treated wood

1. Cutting and machining: Completed as far as possible before treatment.
2. Extensively processed timber: Retreat timber sawn lengthways, thickened, planed, ploughed, etc.
3. Surfaces exposed by minor cutting and/ or drilling: Treat as recommended by main treatment solution manufacturer.

140 Moisture content

1. Wood and wood-based products: Maintained within range specified for the component during manufacture and storage.

250 Finishing

1. Surfaces: Smooth, even and suitable to receive finishes.
 - 1.1. Arrises: Eased unless shown otherwise on drawings.
2. End grain in external components: Sealed with primer or sealer as section M60 and allowed to dry before assembly.

Ω End of Section

Z20

Fixings and adhesives

To be read with preliminaries/ general conditions.

20 General requirements for fixings

1. Materials need to have:
 - 1.1. Atmospheric corrosion resistance appropriate to fixing location.
 - 1.2. Bimetallic corrosion resistance appropriate to items being fixed.
 - 1.3. Fire resistance appropriate to fixing location and application.
 - 1.4. Material safety and data sheets (MSDS).
2. **Appearance:** Submit samples on request.

21 General requirements for adhesives

1. Adhesives need to have:
 - 1.1. Fire resistance appropriate to location and application.
 - 1.2. Material safety and data sheets (MSDS).

Products - Not Used

Execution

63 Fixing anchors using chemical anchor capsules

1. Preparation
 - 1.1. **Marking:** *Mark drill bit length. Mark locations of the fixings on the substrate surface*
 - 1.1.1. **Position:** *As drawing*
 - 1.2. **Pilot holes:** Required
2. **Installation:** *lace capsule in drill hole. Drive stud through capsule until stud reaches the base of the hole or the depth marker on the stud is reached.*
3. **Curing:** *Prop anchor to hold in place whilst curing. Allow to cure prior to attaching fixture.*
4. **Testing:** *Pull-out test as clause 71.*

64 Fixing with bolts and bolt assemblies

1. Preparation
 - 1.1. **Marking:** *As per manufacturer's instructions. Mark drill bit length and position of bolts on the substrate surface.*
 - 1.1.1. **Position:** *As drawing*
 - 1.2. **Pilot holes:** Required
2. **Initial fix:** *Set bolt into position. Tighten sufficiently to hold unloaded components – check line and level of components before final tightening.*
3. **Torque setting:** *As per manufacturer's instructions.*
 - 3.1. **Grouting-in:** *Fill void around bolt using specified grouting mix. Allow grout to reach the required strength before tightening nuts.*

Ω End of Section

Z21 Mortars

Cement gauged mortars

110 Cement gauged mortar mixes

1. **Specification:** Proportions and additional requirements for mortar materials are specified elsewhere.

120 Sand for site made cement gauged masonry mortars

1. **Standard:** To BS EN 13139.
2. **Grading:** 0/2 (FP or MP).
 - 2.1. **Fines content** where the proportion of sand in a mortar mix is specified as a range (e.g. 1:1: 5-6):
 - 2.1.1. **Lower proportion of sand:** Use category 3 fines.
 - 2.1.2. **Higher proportion of sand:** Use category 2 fines.
3. **Sand for facework mortar:** Maintain consistent colour and texture. Obtain from one source.

135 Site made lime:sand for cement gauged masonry mortars

1. **Permitted use:** Where a special colour is not required and in lieu of factory made ready-mixed material.
2. **Lime:** Nonhydraulic to BS EN 459-1.
 - 2.1. **Type:** CL 90S.
3. **Mixing:** Thoroughly mix lime with sand, in the dry state. Add water and mix again. Allow to stand, without drying out, for at least 16 hours before using.

160 Cements for mortars

1. **Cement:** To BS EN 197-1 and CE marked.
 - 1.1. **Types:** Portland cement, CEM I.
2. Portland limestone cement, CEM II/A-L or CEM II/A-LL.
3. Portland slag cement, CEM II/B-S.
4. Portland fly ash cement, CEM II/B-V.
 - 4.1. **Strength class:** 32.5, 42.5 or 52.5.
5. **White cement:** To BS EN 197-1 and CE marked.
 - 5.1. **Type:** Portland cement, CEM I.
 - 5.2. **Strength class:** 52.5.
6. **Sulfate resisting Portland cement**
 - 6.1. **Types:** To BS EN 197-1 Sulfate resisting Portland cement, CEM I/SR and CE marked.
7. To BS EN 197-1 fly ash cement, CEM II/B-V and CE marked.
 - 7.1. **Strength class:** 32.5, 42.5 or 52.5.
8. **Masonry cement:** To BS EN 413-1 and CE marked.
 - 8.1. **Class:** MC 12.5.

180 Admixtures for site made cement gauged mortars

1. **Air entraining (plasticizing) admixtures:** To BS EN 934-3 and compatible with other mortar constituents.

2. **Other admixtures:** Submit proposals.
3. **Prohibited admixtures:** Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

210 Making cement gauged mortars

1. **Batching:** By volume. Use clean and accurate gauge boxes or buckets.
 - 1.1. **Mix proportions:** Based on dry sand. Allow for bulking of damp sand.
2. **Mixing:** Mix materials thoroughly to uniform consistency, free from lumps.
 - 2.1. **Mortars containing air entraining admixtures:** Mix mechanically. Do not overmix.
3. **Working time (maximum):** Two hours at normal temperatures.
4. **Contamination:** Prevent intermixing with other materials.

Lime:sand mortars

310 Lime:sand mortar mixes

1. **Specification:** Proportions and additional requirements for mortar materials are specified elsewhere.

320 Sand for lime:sand masonry mortars

1. **Type:** Sharp, well graded.
 - 1.1. **Quality, sampling and testing:** To BS EN 13139.
 - 1.2. **Grading/ Source:** As specified elsewhere in relevant mortar mix items.

330 Ready prepared lime putty

1. **Type:** Slaked directly from CL 90 quicklime to BS EN 459-1, using an excess of water.
 - 1.1. **Maturation:** In pits/ containers that allow excess water to drain away.
 - 1.2. **Density of matured lime putty:** 1.3-1.4 kg/litre.
2. **Maturation period before use (minimum):** 30 days

345 Admixtures for hydraulic lime:sand mortars

1. **Air entraining (plasticizing) admixtures:** To BS EN 934-3 and compatible with other mortar constituents.
2. **Prohibited admixtures:** Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

360 Making lime:sand mortars generally

1. **Batching:** By volume. Use clean and accurate gauge boxes or buckets.
2. **Mixing:** Mix materials thoroughly to uniform consistency, free from lumps.
3. **Contamination:** Prevent intermixing with other materials, including cement.

390 Knocking up nonhydraulic lime:sand mortars

1. **Knocking up before and during use:** Achieve and maintain a workable consistency by compressing, beating and chopping. Do not add water.
 - 1.1. **Equipment:** Roller pan mixer or submit proposals.

400 Making hydraulic lime:sand mortars

1. **Mixing hydrated hydraulic lime:sand:** Follow the lime manufacturer's recommendations for each stage of the mix.

- 1.1. Water quantity: Only sufficient to produce a workable mix.
2. Working time: Within limits recommended by the hydraulic lime manufacturer.

Ω End of Section

Z22 Sealants

Products

310 Joints

1. **Description:** Masonry, Render, Metal & General Exterior joints, interfaces, dissimilar materials, including renewal of all existing mastic joints.
2. **Manufacturer:** Arbo
 - 2.1. **Product reference:** Arbokol 1000 1-part polysulphide mastic
3. **Primer, backing strip, bond breaker:** Types recommended by sealant manufacturer.

310 Joints Type A

1. **Description:** General Internal Mastic
2. **Manufacturer:** Contractor's choice
 - 2.1. **Product reference:** Contractor's choice

Execution

610 Suitability of joints

1. **Presealing checks**
 - 1.1. **Joint dimensions:** Within limits specified for the sealant.
 - 1.2. **Substrate quality:** Surfaces regular, undamaged and stable.

620 Preparing joints

1. **Surfaces to which sealant must adhere**
 - 1.1. **Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.**
 - 1.2. **Clean using materials and methods recommended by sealant manufacturer.**
2. **Vulnerable surfaces adjacent to joints:** Mask to prevent staining or smearing with primer or sealant.
3. **Backing strip and/ or bond breaker installation:** Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
4. **Protection:** Keep joints clean and protect from damage until sealant is applied.

630 Applying sealants

1. **Substrate:** Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
2. **Environmental conditions:** Do not dry or raise temperature of joints by heating.
3. **Sealant application:** Fill joints completely and neatly, ensuring firm adhesion to substrates.
4. **Sealant profiles**
 - 4.1. **Butt and lap joints:** Slightly concave.
 - 4.2. **Fillet joints:** Flat or slightly convex.
5. **Protection:** Protect finished joints from contamination or damage until sealant has cured.

Ω End of Section



Specification created using NBS Chorus

Schedule of Works

**Council for the Isles of Scilly
Housing PPM2024/2025 Works**

SUMMARY PAGE

Ref	Description	Element Total	
1.0	FROM COLLECTION PAGE	£	84,250.00
2.0	PROVISIONAL SUMS	£	-
3.0	OVERHEAD & PROFIT	£	-
4.0	DAYWORKS & RISK ALLOWANCE	£	-
TOTAL TO FORM OF TENDER		£	84,250.00

Council for the Isles of Scilly
Housing PPM2024/2025 Works
TENDER RETURN COLLECTION PAGE

Ref	Description	Element Total	
	PRELIMINARIES	£	-
	NBS Specification (not for pricing)		-
1.0	GENERAL	£	-
2.0	External Works		-
3.0	Internal Works	£	-
4.0	Provisional Sums	£	28,500.00
5.0	OVERHEADS AND PROFIT	£	-
5.0	DAYWORKS & RISK ALLOWANCE	£	-
1.1 - 124.0	SCOPE OF WORKS (by Address)	£	55,750.00
	Appendices (not for pricing)		-
TOTAL TO SUMMARY PAGE		£	84,250.00



Council for the Isles of Scilly
Housing PPM2024/2025 Works
SCHEDULE OF WORKS

Ref	Description	Unit	Qty	Total
	Note: The Contractor is to ensure the schedule of works is read in conjunction with the specifications and drawings and all other tender documents supplied - The attached sections 2.0 and 3.0 are provided as descriptive items to support the pricing items in the attached Scope of Works).			
1.0	GENERAL			
1.01	NOTE: All external areas work to be read in conjunction with the preliminaries and to take account of the premises being maintained in habitable and operational condition for the existing occupants/users of the building and including members of the public.			
1.02	Clear away all general rubbish, debris etc. from site area prior to, during and on completion of the works.			
1.03	Allow for protecting all work in every Section of this Schedule of Works and works included within Provisional Sums			
1.04	Temporary protection is to be provided to the external access routes, main access to demised premises, footpaths, ancillary spaces etc. during the course of the works			
1.05	Protection is to be provided to all areas of the premises within and outside of the work areas throughout the contract as necessary.			
1.06	Provide all appropriate protection to existing exposed services and associated installations internally and externally.			
1.07	A survey for asbestos containing materials will be available via the employer and can be reviewed in respect of the areas of the work as required, the work contained within this schedule primarily relates to repair and remedial work and associated reinstatement. Ensure any asbestos containing materials are identified and reported to the CA to ensure appropriate instructions and sufficient measures are taken for the safe removal and disposal of such materials.			
1.08	Reference to be made to the provided (historic) site layout plan, which shows site environs and primary means of access etc.			
1.09	Include for provision of all necessary access scaffold and associated weather protection to allow the repair and remedial work described in this schedule of works.			
1.10	Contractor to make appropriate provision for protection whilst working at height. Contractor to provide temporary edge protection for safe working to facilitate any roof and high level works			
1.11	Make appropriate provision for contractors compound and all appropriate measures to be taken to provide necessary welfare facilities, access and storage of materials as well as providing appropriate protection for members of the public from the project work.			
2.0	External Works			
	<u>NOTE:</u> The following descriptive items are to be read in conjunction with the appended Scope of Works document this section to provide the detailed specification descriptions for the individual areas of work described in the Scope of Work.			
2.0.1	Lead repairs and replacement generally where specified are to comprise lead sheet milled to BS1178 and colour marked for thickness and weight. All leadwork is to be carried out in accordance with Lead Development Association Guidelines.			See scope of works
2.0.2	Provide and install new Code 4 lead single step lead flashings to verges upstands and junctions in lengths not exceeding 1500mm, end to end laps 100mm, cover 65mm min., code 4 soakers cut and dressed to shape, of length equivalent to slate gauge + lap + 25mm, upstand min.75mm, underlap min. 100mm. Fix slates and dress down lead flashings on completion of work.			See scope of works
2.0.4	Provide and install new code 4 lead apron flashings in lengths not exceeding 1500mm, end to end laps min.100mm, minimum 100mm cover to head of slate covering or relevant specified roofing to upstands and edge junctions and secured in place.			See scope of works
2.0.5	All new leadwork to receive one coat of patination oil on completion.			See scope of works

Council for the Isles of Scilly
Housing PPM2024/2025 - Schedule of Works


Ref	Description	Unit	Qty	Total
2.0.6	Where specified existing rendered walls to be inspected and defective, cracked, hollow and off key render identified. Hack off all defective render by agreement with CA and dub out (thickness to suit <25mm) and re-render in two coats with 1:1:6 cement lime sand render with surface finish to match existing adjoining areas and making good up to surrounding finish.			See scope of works
2.0.7	Where specified carry out repair and remedial work to vertical and diagonal cracks - provide and install proprietary 'Helifix' stainless steel stitch repair components, removing loose and defective material and cut in 'Helifix' <1,800mm stainless steel twisted dowels to stitch/reinforce across cracks within horizontal mortar joints to the wall face and re-point with 1:1:6 cement:lime:sand and reinstate render making good up to surrounding surfaces.			See scope of works
3.0	Internal Works			
	NOTE: The following descriptive items are to be read in conjunction with the appended Scope of Works document this section to provide the detailed specification descriptions for the individual areas of work described in the Scope of Work.			
3.0.1	Insulation and prevention of heat loss upgrades to properties to comprise the following works subject to joint inspection and agreement with the CA to obtain agreed instructions: - Re-distribute existing insulation to property loft spaces to ensure all areas are covered, - Upgrade thermal insulation provision to attic spaces to provide minimum 270mm insulation thickness, - Provision of closed cell pipe lagging top services pipework in roof spaces, - To window opening reveals provision of insulated reveal and opening head lining, - To windows provision of additional thermal stripping to opening units, - To external doors provision for additional weather/thermal stripping to suit, - To external entrance door provision of thermal/brush draft stripped letter plate. All thermal upgrades to be agreed and costs offset to the stated prime cost sum per identified property or address in the Scope of Works. NOTE: Additional work in relation to provision of loft boarding is described per property as and where appropriate.			See scope of works
3.0.2	Where fire door upgrades or replacement identified remove existing non-compliant doors and cart away, provide and install new flush fire doors sized to suit and adapted to suit existing opening and door frame(s), FD30 fire door blank with factory primed ply faced unit hardwood stripped to top and two long edges and to base, allow to install new door to suit including provision of pair and a half of steel butt hinges, mortice latch with stainless steel lever furniture, include for provision of self-closer to each door, provision of combined intumescent and smoke strips to top and two long edges of doors, include provision of hardwood threshold to each doorway. Include for provision of expanding fire resistant/intumescent foam to any gaps or openings backing the door frame or lining in each case. On completion decorate doors and frames/linings with one undercoat and one gloss topcoat to suit.			See scope of works
3.0.3	Where fire/smoke alarm provision insufficient, missing or requires upgrade, test installation and report findings to the CA, remove ageing or defective/outdated and redundant alarm fittings and make good, provide and install new electric mains operated smoke alarm installation with battery backup fully in accordance with BS5839 and including heat detector/alarm unit to kitchen/food preparation areas. Include provision of CO2 alarm to units where fitted with solid fuel, gas or oil fired heating and boiler/back boiler installations.			See scope of works
3.0.4	Carry out electrical test and certification, allow to remove existing consumer unit, make good electrical installation/connections and provide and install new metal cased consumer unit/distribution board to comply with current NICEIC regulations and guidance. Test and certify completed installation.			See scope of works
3.0.5	Supply and fit new mechanical extractors to WC's and bathrooms as and where specified. Mechanical extractors to WC and bathroom to comprise new 15 litres/second extractor with maintenance free humidity sensor, install to wall or to ceiling location by agreement with the CA and provide and include for flexible hose to connect to external wall terminal or to roof slate ventilator fitting to suit, extractors are to have a 15 minute timed overrun operated in conjunction with the light switch. Include for provision of all necessary builders work in connection.			See scope of works
3.0.6	Kitchens - allow to supply and install 60 litres/second extractor with maintenance free self cleaning ceramic humidity sensor. Extractor to vent through external walls to outside air by agreement with the CA and provide and include for flexible hose to connect to external wall terminal. Include for provision of all necessary builders work in connection.			See scope of works

Council for the Isles of Scilly
Housing PPM2024/2025 - Schedule of Works

Ref	Description	Unit	Qty	Total
3.0.7	Heating installation upgrades to comprise:- - Test and record condition of existing electrical heating installations comprising heat emitters and associated controls, wiring and circuit protection and report to CA in each case, - Where heaters are deemed to be life expired allow to remove and cart away and temporarily make safe and cap electrical installation/cable outlets/spurs etc. as required, - Provide and install new convactor heaters to identified locations comprising stairwell/landing areas, bedrooms etc., - Provide and install new electric fan/downflow heaters to identified locations comprising bathroom/WC's and kitchens, - Provide and install new electric slimline efficient heaters comprising 'Fischer' or 'RadTherm' or approved equivalent slimline electric heaters to identified locations comprising living/dining room areas, All new heating is to be connected to the existing electrical circuits subject to testing and upgrade as and where necessary.			See scope of works
3.0.8	Allow to provide, install and connect (including all plumbing and wastes) new sanitaryware and fittings to comprise:- Remove and replace existing bath with standard range ceramic shower tray 900x900mm and glazed sliding door screen etc. and adapt and reinstate plumbing and wastes installation to suit and including all required fixtures and fittings. Include to provide and install instantaneous Mira advance 9.7 kW shower unit with thermostatic control to be installed to bathroom over new shower tray position. Shower cubicle area remove existing wall tiles from bath position complete and make good wall plaster throughout, provide and install new white glazed ceramic tiled surround to shower tray to two sides and extending full height to ceiling. Apply silicone sealant to the junction between wall tiling and shower tray installation. In conjunction with the specified works, allow here for repair and reinstating flooring and repair/decorate walls exposed to bathroom when bath is removed in each such instance. Uplift existing flooring <2m² and cart away, provide and install new 22mm T&G moisture resistant chipboard flooring. Finish true to level and provide and install new Altro or approved equivalent non-slip flooring to the bathroom area with clear mastic sealant to all edges. Include here to redecorate bathroom walls and ceilings with vinyl emulsion bathroom paint to walls and ceiling as required.			See scope of works
3.0.9	Where specified internal plastering to be carried out to repaired, adapted and altered existing walls and to new or infill wall surfaces. All internal plastering to be applied in strict accordance with manufacturer's instructions. Gyproc Renovating plaster and Renovating Finish Plaster or equal approved plaster to be applied in base and top coats of thickness to manufacturers spec. Surfaces to be prepared including dubbing out as required and directed (maximum thickness 25mm), and suitable bonding coats to be applied where required, including to reinforced concrete work.			See scope of works
3.0.10	<u>Provisional</u> - during the course of specified pitched and flat roof works allow access for the CA to inspect exposed roof timbers and allow to carry out repair and remedial work as required and comprising:			See scope of works
3.0.11	Pitched roof rafters: allow to cut out and replace existing rafter sections with new timber members comprising 50x150mm SC4, maximum length 4.00 metres supporting at existing wall plate, purlin or ridge board and skew nailed at each bearing position, provisional allowance 20m @ £ /metre			See scope of works
3.0.12	Flat roof joists: allow to cut out and replace existing joist sections with new timber members comprising 50x200mm SC4, maximum length 4.00 metres supporting at existing wall plate, load bearing wall etc. and skew nailed at each bearing position, provisional allowance 20m @ £ /metre			See scope of works
3.0.13	Ceiling joists: allow to cut out and replace existing joist sections with new timber members comprising 50x200mm SC4, maximum length 4.00 metres supporting at existing wall plate, load bearing wall etc. and skew nailed at each bearing position, provisional allowance 20m @ £ /metre			See scope of works

Council for the Isles of Scilly
Housing PPM2024/2025 - Schedule of Works

Ref	Description	Unit	Qty	Total
4.0	Provisional Sums			
4.0.1	Allow a provisional sum equivalent to 10% of the value of the specified works for unforeseen contingencies and additional work as required to be omitted in whole or part at the direction of the Contract Administrator.			
4.0.2	Allow the provisional sum of £15,000 for additional heating installation repair and upgrades as required to be omitted in whole or part at the direction of the Contract Administrator.			£ 15,000.00
4.0.3	Allow the provisional sum of £5,000 for additional fire protection works as required to be omitted in whole or part at the direction of the Contract Administrator.			£ 5,000.00
4.0.4	Allow the provisional sum of £1,500 for additional roof timber repair repair and reinstatement as required to be omitted in whole or part at the direction of the Contract Administrator.			£ 1,500.00
4.0.5	Allow the provisional sum of £2,000 for additional specialist access as required to be omitted in whole or part at the direction of the Contract Administrator.			£ 2,000.00
4.0.6	Allow the provisional sum of £5,000 for additional asbestos removal or encapsulation works as required to be omitted in whole or part at the direction of the Contract Administrator.			£ 5,000.00
5.0	OVERHEADS AND PROFIT			
5.0.1	Include here for main contractors overheads and profit allowances.			
6.0	DAYWORKS & RISK ALLOWANCE			
6.0.1	Allow the provisional sum of £1,000 for Dayworks allowances as required to be omitted in whole or part at the direction of the Contract Administrator.			£ 1,000.00
7.0	COMPLETION			
7.0.1	On completion of works provide all certificates, completion and test certificates and supporting data as well as guarantees and O&M data and files as well as the project Health & Safety File all to be passed to the Contract Administrator.			
TOTAL ELEMENTAL BUILDING COST (To Main Summary)				£ 29,500.00

 Currie & Brown					
Council for the Isles of Scilly					
Housing PPM2024/2025 Works					
SCOPE OF WORKS (by Address)					
Ref		Description	Unit	Qty	Total
		Note: The Contractor is to ensure this Scope of Works is read in conjunction with the attached Schedule of Works, specifications and drawings and all other tender documents supplied.			
Ref:	Address				
1.1	1 Longras	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
1.2	1 Longras	Remove non-compliant internal doors and cart away and to be replaced with fire rated (FD30) internal fire doors in accordance with Schedule of Works item 3.0.2, provisional quantity 6No. (verify on site and agree final requirement with CA).			
1.3	1 Longras	Lack of heating to kitchen - see previous item.			
1.4	1 Longras	Air infiltration to windows - see previous item.			
1.5	1 Longras	Risks associated with falls between levels - provide and install new handrail/balustrade comprising galvanised steel 'Kee-Klump' or approved equivalent plugged and screwed to concrete steps and installed to follow the alignment/pitch of the external steps.			
1.6	1 Longras	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
1.7	1 Longras	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
1.8	1 Longras	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
2.1	2 Longras	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
2.2	2 Longras	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
2.3	2 Longras	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
2.4	2 Longras	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
2.5	2 Longras	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
3.1	3 Longras	Artex ceiling throughout, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
3.2	3 Longras	No internal door fitted to kitchen, provide and install fire rated (FD30) internal fire door in accordance with Schedule of Works item 3.0.2, provisional quantity 1No. (include for provision of Briton 2000 or approved equivalent door closer).			
3.3	3 Longras	No smoke seals to the bottom of main entrance door - provide combined intumescent and smoke seals to suit including routing out door edge.			
3.4	3 Longras	Poor heating/ventilation leading to mould growth, particularly within the bathroom and main living space. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00

Ref		Description	Unit	Qty	Total
3.5	3 Longras	Fire door from communal landing is in satisfactory condition. The automatic door closer mounted at top of the door is not connected to the door frame which means the door does not operate as intended - allow for replacement of door closer with new Briton 2000 or approved equivalent to suit and to directly replace the existing.			
3.6	3 Longras	Poor standard of decoration and cleanliness/hygiene throughout the property and would benefit from cleaning and redecorate - allow here to carry out complete 'sparkle' clean to the property and redecorate all internal walls, ceilings and joinery.			
3.7	3 Longras	Air infiltration to windows - To all windows provision of additional thermal stripping to opening units.			
3.8	3 Longras	Remove non-compliant internal doors and cart away and to be replaced with fire rated (FD30) internal fire doors in accordance with Schedule of Works item 3.0.2, provisional quantity 6No. (verify on site and agree final requirement with CA).			
3.9	3 Longras	Fire alarm head removed from living space and no unit within kitchen - provide and install new wired smoke detector head to living room/hallway and heat detector to kitchen, include provision of CO2 detector. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
3.10	3 Longras	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
3.11	3 Longras	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
3.12	3 Longras	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
4.1	4 Longras	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
4.2	4 Longras	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
4.3	4 Longras	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
5.1	5 Longras	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
5.2	5 Longras	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
5.3	5 Longras	Lack of heating to kitchen. Electric storage heaters difficult to use - test existing heating installation throughout and provide test certification, budget/provisional allowance for repairs and upgrades included elsewhere.			
5.4	5 Longras	Risks associated with falls between levels - provide and install new handrail/balustrade comprising galvanised steel 'Kee-Klamp' or approved equivalent plugged and screwed to concrete steps and installed to follow the alignment/pitch of the external steps.			
5.5	5 Longras	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
5.6	5 Longras	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
5.7	5 Longras	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
6.1	Longras Externals	Replace ironmongery to front outer door - remove existing defective provision and provide and install new profile and type to match the existing making good and reinstating existing door and frame to suit.			
6.2	Longras Externals	Replace handle to rear entrance door - remove existing defective provision and provide and install new, profile and type to match the existing making good and reinstating existing door and frame to suit.			
6.3	Longras Externals	Redecorate solid timber doors throughout - agree final scope with the CA and decorate doors and frames/linings with one undercoat and one gloss topcoat to suit.			

Council for the Isles of Scilly
Housing PPM 2024/2025 - Scope of Works (by address)

Ref		Description	Unit	Qty	Total
6.4	Longras Externals	Provide painted nosings to external steps throughout - clean all relevant areas, mask off and paint nosings with white masonry paint in two coats to suit and make provision for appropriate protection until dry.			
7.1	1 Branksea Close	No smoke alarms present to kitchen or landing. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
7.2	1 Branksea Close	Historic water damage to 'Stramit board' wall. Allow for further investigation due to deleterious nature of material investigating substrate and defective material in place and report findings to the CA.			
7.3	1 Branksea Close	Provide and install extract ventilator to bathroom including associated builders work in connection and all in accordance with Schedule of Works item 3.0.5.			
7.4	1 Branksea Close	Provide and install extract ventilator to kitchen including associated builders work in connection and all in accordance with Schedule of Works item 3.0.6.			
7.5	1 Branksea Close	No hardwired local heating system present. Provide and install new heating installation including associated builders work in connection and all in accordance with Schedule of Works item 3.0.7.			
7.6	1 Branksea Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
7.7	1 Branksea Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
7.8	1 Branksea Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
8.1	2 Branksea Close	No smoke alarms present to kitchen or hallway. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
8.2	2 Branksea Close	Raised edges to concrete paving from suspected ground subsidence. Agree scope of work with the CA to break out and remove uneven concrete paved path area uplift paving slabs and set aside for later re-use, excavate base layer and cart away, excavate sub base to 150mm deep and infill with graded selected hardcore well compacted and levelled ready to receive re-used, insitu path comprising 25mm sand bed laid to level to suit and re-lay paving slabs re-levelled to suit and matching into surrounding paving levels, bed and compact in place and point paving slab joints with 1:3 cement sand mortar. <u>Provisional allowance 1m wide path x <2m footpath length @ £ /area</u>			
8.3	2 Branksea Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
8.4	2 Branksea Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
8.5	2 Branksea Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
9.1	3 Branksea Close	Check smoke alarms/investigate 'fire' issue. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
9.2	3 Branksea Close	Historic damage to 'Stramit board' wall. Allow for further investigation due to deleterious nature of material investigating substrate and defective material in place and report findings to the CA.			
9.3	3 Branksea Close	Provisional: Concrete paving to front elevation in generally poor condition with raised edges to paving slabs presenting trip hazards, allow to uplift paving locally and set aside, rake out and re-bed with sand bedding, re-position/re-bed previously set aside concrete paving flags set level/slight falls to match existing and on completion point edges with 1:3 cement and sand.			
9.4	3 Branksea Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
9.5	3 Branksea Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
9.6	3 Branksea Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			

Council for the Isles of Scilly
Housing PPM 2024/2025 - Scope of Works (by address)

Ref		Description	Unit	Qty	Total
10.1	4 Branksea Close	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
10.2	4 Branksea Close	Log burner to living room not used by occupant as it reportedly fills room with smoke - carry out investigation of existing wood burner, flue and chimney, sweep flue and report findings to the CA.			
10.3	4 Branksea Close	Non-compliant consumer unit. Carry out electrical test and certification and upgrade works per SoW item 3.0.4, allow to remove existing consumer unit, make good electrical installation/connections and provide and install new metal cased consumer unit/distribution board to comply with current NICEIC regulations and guidance. Test and certify completed installation.			
10.4	4 Branksea Close	Concrete block wall requires attention to upper courses to secure. Cracking present to living room front elevation external wall in previous 2019 survey which may be related to historic settlement. Investigate and report findings to the CA and monitor during the contract period to determine if live.			
10.5	4 Branksea Close	Rear utility lean-to in poor condition and at risk of failure, meet with the CA to review and allow the provisional sum of £5,000 for demolition and removal and replacement with new to agreed profile and design and to be instructed/expended at the direction of the CA.			£ 5,000.00
10.6	4 Branksea Close	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
10.7	4 Branksea Close	Night storage heaters present. Living room heater reportedly difficult to use for resident and no heater present in dining room - test existing heating installation throughout and provide test certification, budget allowance for repairs and upgrades included elsewhere.			
10.8	4 Branksea Close	Aged concrete path, deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction. Manhole cover located at outhouse door threshold which poses a slip hazard, remove existing cover and frame and provide and install new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			
10.9	4 Branksea Close	No handrail present to rear garden steps - provide and install new handrail/balustrade comprising galvanised steel 'Kee-Klump' or approved equivalent plugged and screwed to concrete steps and installed to follow the alignment/pitch of the external steps.			
10.10	4 Branksea Close	Rear gutter is leaking at joint. This could cause a slip hazard. Allow to access guttering, clean out and re-seal/re-connect gutter joint and water test, leave in satisfactory working condition.			
10.11	4 Branksea Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
10.12	4 Branksea Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
10.13	4 Branksea Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
11.1	8 Branksea Close	Night storage heaters present. Living room heater reportedly difficult to use for resident and no heater present in dining room - test existing heating installation throughout and provide test certification, budget allowance for repairs and upgrades included elsewhere.			
11.2	8 Branksea Close	Ceramic tiles to rear extension bathroom. Tiles pose a slip hazard. Allow to clean and reinstate affected area, investigate condition and report findings to the CA for instruction.			
11.3	8 Branksea Close	<u>Provisional:</u> Allow to uplift existing floor tiling and cart away, make good, clean and repair existing floor surface including to prepare including provision of new latex levelling compound to suit, leave floor surface flat and ready to receive new flooring comprising Altro textured surface vinyl sheet flooring bonded to floor surface and with all joints welded, mastic seal all floor edges.			
11.4	8 Branksea Close	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
11.5	8 Branksea Close	Evidence and reports of vermin to rear extension, clean and investigate area, infill/stop up holes etc to construction and reinstate.			
11.6	8 Branksea Close	Resident is disabled and cannot use the bath. Provisional allowance to remove and replace bath with new shower as identified within the Schedule of Works at item 3.0.8. Allow here for repair and reinstating flooring and repair/decorate walls exposed to bathroom when bath is removed. Uplift existing flooring <2m² and cart away, provide and install new 22mm T&G moisture resistant chipboard flooring. Include for provision of new non-slip flooring to the bathroom area with clear mastic sealant to all edges. Include here to redecorate bathroom walls and ceilings with vinyl emulsion bathroom paint to walls and ceiling.			
11.7	8 Branksea Close	To main entrance concrete roof slab to main entrance porch area allow to clean and prepare upper surface and provide and install new GRP membrane applied to surface and including upstand to main house wall. Allow to investigate cracked soffite for review in conjunction with the CA raking out and re-sealing joints as required. Clean and reinstate entrance area external paving where this poses a slip hazard.			
11.8	8 Branksea Close	No handrail present to main entrance - provide and install new handrail/balustrade comprising galvanised steel 'Kee-Klump' or approved equivalent plugged and screwed to concrete steps and installed to follow the alignment/pitch of the external steps.			

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11.9	8 Branksea Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
11.10	8 Branksea Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
11.11	8 Branksea Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
12.0	Not used	No implication.			
13.1	1 Porthcressa	External wall cracking - possible wall tie failure. Hammer test affected render to external wall, investigate cracking including to undertake boroscope inspection of adjoining wall ties and report findings to the CA. Allow to carry out repairs to external wall render making good up to and matching surrounding surfaces, Provisional allowance 10m² @ £_____m². <u>Obtain instructions as to any additional structural repair or remedial work.</u>			
13.2	1 Porthcressa	Missing cladding/corner trim piece to shower plinth, make good existing cladding and provide and install new corner trim piece of appropriate size and profile, seal joints and edges with white silicone mastic sealant..			
13.3	1 Porthcressa	Water valve in wrong storage unit for correct operation - liaise with CA to agree alteration and adaptation to suit, provisional sum allowance for adaptation £500 to be expended as directed by CA.			£ 500.00
13.4	1 Porthcressa	Bedroom 2 window poor condition opening mechanism and broken handle, allow for removal of existing window and provision of new PVCu framed sealed unit double glazed replacement window of matching configuration to the existing building in to existing opening reveals and making good externally and internally, include to correctly align with existing built in DPC's, sill and include lead sill tray/flashings as required.			
13.5	1 Porthcressa	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
13.6	1 Porthcressa	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
13.7	1 Porthcressa	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
14.1	2 Porthcressa	Old/absent smoke detectors. Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
14.2	2 Porthcressa	Vertical cracking to render. Investigate/hammer test wall render and report findings to CA. Allow to carry out repairs to external wall render making good up to and matching surrounding surfaces, Provisional allowance 5m² @ £_____m². <u>Obtain instructions as to any additional structural repair or remedial work.</u>			
14.3	2 Porthcressa	Slip hazard to external steps and terrace, deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction..			
14.4	2 Porthcressa	Broken bathroom window handle and draughty window, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
14.5	2 Porthcressa	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
14.6	2 Porthcressa	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
14.7	2 Porthcressa	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
15.1	3 Porthcressa	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

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Ref		Description	Unit	Qty	Total
15.2	3 Porthcressa	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
15.3	3 Porthcressa	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
16.1	6 Porthcressa	Possible issue with internal heating controls - allow to test and investigate heating installation and report findings to CA for instruction.			
16.2	6 Porthcressa	Rainwater ingress to entrance door threshold - allow to investigate existing door sill and threshold installation, provide and install new water bar and threshold seal with door mounted weatherboard with downstand seal strip, re-seal external frame and sill abutments to external reveals etc with gun applied polysulphide mastic sealant.			
16.3	6 Porthcressa	Windows in poor working order, allow to investigate, ease and adjust throughout and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
16.4	6 Porthcressa	Shower screen fixing in poor condition - investigate fixings, withdraw existing fixings and re-fit with new stainless steel fixings and bed screen frame and surround in white silicone mastic.			
16.5	6 Porthcressa	Algae build up on external footpath, deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction..			
16.6	6 Porthcressa	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
16.7	6 Porthcressa	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
16.8	6 Porthcressa	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
17.1	31 Porthcressa	Smoke alarms present but not working when tested. Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
17.2	31 Porthcressa	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
17.3	31 Porthcressa	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
17.4	31 Porthcressa	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
18.1	The Annex April Cottage	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
18.2	The Annex April Cottage	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
18.3	The Annex April Cottage	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
19.1	Ground Floor Flat April Cottage	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
20.1	Top Floor Flat April Cottage	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

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Ref		Description	Unit	Qty	Total
20.2	Top Floor Flat April Cottage	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
20.3	Top Floor Flat April Cottage	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
21.1	2 Gleaner Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
22.1	3 Gleaner Flat	Balcony door not operational, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
22.2	3 Gleaner Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
23.1	Gleaner Flats External	Corroded and failed metal grille to drainage gulley to be removed, provide and install new stainless steel grating of correct size, clean and flush gulley and reinstate.			
23.2	Gleaner Flats External	Small section of timber fascia board has worked loose, provide appropriate access, investigate and re-fix/reinstate as required.			
23.3	Gleaner Flats External	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
23.4	Gleaner Flats External	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
23.5	Gleaner Flats External	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
24.1	15 The Strand	Test and report/maintain electrical installation to the property, report findings and recommendations to CA for instruction over and above the specified work.			
24.2	15 The Strand	Inadequate fire/smoke detection throughout property. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
24.3	15 The Strand	Front door unable to lock, creating security risk, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
24.4	15 The Strand	Replace porch window; Old single glazed porch window likely to be of fragile/easily breakable nature. Allow to remove existing window and cart away, provide and install new PVCu framed side hung casement window with locking handle and espagnolette latching mechanism, sealed unit double glazing with appropriate safe breakage/safety glass installed.			
24.5	15 The Strand	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
24.6	15 The Strand	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
24.7	15 The Strand	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
25.1	16 The Strand	Mould present on bathroom ceiling adjacent to high level window. Investigate roof space above to confirm construction and presence of sufficient/appropriate insulation. Allow for provision and installation of additional Fibreglass or equivalent approved insulation quilt and ensure sufficient ventilation provision within roof space area above. To damaged area internally clean, treat and reinstate affected area and allow to redecorate affected wall and ceiling areas complete.			
25.2	16 The Strand	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Ref		Description	Unit	Qty	Total
25.3	16 The Strand	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
25.4	16 The Strand	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
26.1	17 The Strand	Rendered block shed to rear garden suspected to have an asbestos cement sheet roof. Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA. .			
26.2	17 The Strand	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
26.3	17 The Strand	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
26.4	17 The Strand	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
27.1	18 The Strand	Suspected asbestos based sheets to rear garden shed, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA. .			
27.2	18 The Strand	Front door unable to lock, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA. Allow here to replace front door lock.			
27.3	18 The Strand	Hardstanding to rear garden requires breaking up. Allow here to demolish and cart away concrete hardstanding, re-level remaining area as required removing stones and other waste material, provide selected topsoil layer average depth 100mm to a fine tilth raked to level and provide grass seed to area, include for appropriate protection and maintenance, watering as required up to and including first cut.			
27.4	18 The Strand	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
27.5	18 The Strand	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
27.6	18 The Strand	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
28.1	19 The Strand	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
28.2	19 The Strand	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
28.3	19 The Strand	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
29.1	2 Rookery Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
29.2	2 Rookery Flats	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
30.1	3 Rookery Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Ref		Description	Unit	Qty	Total
31.1	4 Rookery Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
32.1	5 Rookery Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
33.1	6 Rookery Flats	Mould located throughout property requiring remedial action. Bubbling of wall paper where the rear wall is below ground. Possible moisture penetration. Specialist report obtained with recommendations, see 'provisional' item below.			
33.2	6 Rookery Flats	Provisional: Allow here to carry out remedial work to damp damaged external walls in accordance with specialist report enclosed separately. CA Confirmation to be obtained prior to commencement of works.			
33.3	6 Rookery Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
34.1	Rookery Flats - Ext	Cracking to external concrete frame. Recommended that further investigation is undertaken to determine extent of the cracking. Review in conjunction with the CA and cut out cracked render to allow investigation to concealed construction/built in lintels etc. and report findings to the CA. Allow here to apply stainless steel mesh to opened up areas and re-render with initial coat and subsequent textured/dashed finish render coat to make up to and match as close as possible to the adjoining wall faces. Provisional quantity 6No. locations <1m ² @ £ /m ²			
34.2	Rookery Flats - Ext	Provide and install new plastic based lid to water tank in loft space, lid sized to suit. Reinstate water tank insulation as necessary.			
34.3	Rookery Flats - Ext	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
34.4	Rookery Flats - Ext	Repair/replace handrail which has become loose - provide and install new handrail/balustrade comprising galvanised steel 'Kee-Klump' or approved equivalent plugged and screwed to concrete steps and installed to follow the alignment/pitch of the external steps and at height 900mm above steps pitch line.			
34.5	Rookery Flats - Ext	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
35.1	Poltair	PROVISIONAL: Chimney to adjoining property in bad condition. Risk of falling debris/collapse onto public highway below. Provide access to chimney and allow to carry out initial safety work including to remove loose and defective debris and components and provide temporary weather protection. Agree scope of works with the CA and provisionally to comprise: - Hack off loose and defective render, mortar flaunching and cart away, - Rake out brick joints up to 25mm deep and cart away arisings, - Remove and re-bed chimney pots (if replacement required advise CA) in 1:4 cement and sand mortar, - Re-point chimney brickwork in 1:1:6 cement lime sand mortar with bucket handle joints, - Where previously rendered allow to patch repair render to chimney in 1:1:6 cement lime sand render finished to match and making good up to surrounding surfaces, provisional quantity 5m ² @ £ /m ² , - Inspect condition of chimney back gutter, soakers and flashings including apron flashing and report findings to CA for instruction as appropriate, - Where required allow to clean out chimney back gutter and flashings and remove any weed growth and detritus.			
35.2	Poltair	Artex ceiling throughout, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA. CA to provide instructions as to requirements separate to this item.			
35.3	Poltair	Presumed asbestos content of roof slates, underlay, soffits and sheet roof. All in poor condition. Asbestos soffite, sheet roof, slates, to all potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
35.4	Poltair	Cold roof insulation specification to main pitched roof areas throughout is to comprise as follows:			
35.5	Poltair	Allow to strip existing roof covering providing all necessary temporary weather protection to the roof, strip off and cart away existing artificial slates, ridges/hip tiles, verges, battens, sarking, flashings and soakers and cart away. NOTE: Existing artificial roof slates are believed to be asbestos cement and all due regard to handling and disposal of such materials is to be catered for.			
35.6	Poltair	Provide and install new artificial roof slates (Eternit Rivendale or approved equivalent) to be installed on treated 38x25mm softwood tiling battens at fixing gauge to suit and in accordance with the manufacturers recommendations on Tyvek Supro or Kingspan Nilvent sarking layer on existing and repaired/new pitched roof rafters (see below).			

Ref		Description	Unit	Qty	Total
35.7	Poltair	Provide and install Rockwool or approved equivalent flexible insulation quilt to roof space ceilings upper surface and extending out into eaves areas where aligned with head of external walls and provide and install and secure in place between all rafters proprietary eaves ventilator with continuity vent trays over eaves insulation and with integral over-fascia fly-screened ventilator throughout (Glidevale RV ventilators and FV over fascia vents or approved equivalent). Include for provision of marine grade plywood tilting fillet over fascia and eaves vent installation to suit.			
35.8	Poltair	Roof timber repairs to be undertaken as required and by agreement with the CA as to final scope of works, for pricing refer to attached Schedule of Works items 3.0.10 to 13.			
35.9	Poltair	To existing casement windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
35.10	Poltair	<u>Provisional</u> : Front and end elevation (street facing) sliding sash windows allow to carry out repairs to sashes where aging and deteriorating, ease and adjust all opening sashes (seven windows, 14No. openable sashes in total), remove parting beads and box beading to allow removal of individual sashes, cut out boxing to allow access to sash weights and rollers, replace sash cords and ease, adjust and lubricate rollers, re-hang and balance each sash reinstating the sash box lining, parting beads and box beading and leave in satisfactory working order, allow to redecorate complete and ensuring all openable units open and close and slide freely on completion. Include to make good and reinstate internal secondary glazing on completion.			
35.11	Poltair	Allow here to insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
35.12	Poltair	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
36.1	School Cottage	No heat alarm in kitchen. Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
36.2	School Cottage	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA. .			
36.3	School Cottage	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
36.4	School Cottage	Means of escape - review fire risk assessment in conjunction with the CA and allow the prime cost sum of £2500 for provision of fire stopping and fire protection upgrades, add for main contractor attendance and OH&P allowances.			£ 2,500.00
36.5	School Cottage	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
36.6	School Cottage	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
36.7	School Cottage	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
37.1	Hillside	No fire alarm within kitchen. Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
37.2	Hillside	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA. .			
37.3	Hillside	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
37.4	Hillside	Replace/remove rotten timber decking. Timber boarded viewing platform (or similar) in bad condition. Timbers are rotten and at risk of collapse. Cut out rotted and defective timberdecking/boarding and supporting bearers and joists and report overall extent of work to CA for instruction. Allow provisional quantities as noted for repair and replacement of defective joinery and fittings: - Provisional - provide and install new treated timber decking boards screw fixed to supporting timbers at 450mm centres double screwed and comprising <u>10m² @ £ /m²</u> - Provisional - provide and install new timber joists/bearers 50x150mm treated SC3 timber and comprising 5No. joists <u><5m length @ £ /m</u> - Provisional - timber edging comprising 75x50mm profiled timber edge trim and comprising <u><5m length @ £ /m</u>			
37.5	Hillside	Works to steps required. Rear concrete steps and path slippery due to downpipes discharging onto path. Allow to clean and reinstate once downpipes directed into surface water drainage system/channels.			

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37.6	Hillside	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
37.7	Hillside	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
37.8	Hillside	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
38.1	1 Parade Flats	Leak from shower has caused damp and mould. Requires immediate rectification. Shower has already been replaced. Treat affected areas to remove mould and staining, report significant defects and damage to CA for instruction. Allow here to redecorate area complete including provision of stain blocker and redecoration to match original/previous colour scheme.			
38.2	1 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
39.1	2 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
40.1	3 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
41.1	4 Parade Flats	Damage from leak in flat above has left stains and damp marks in bathroom. Allow to deep clean, remove dirt and detritus and cart away, test plumbing and wastes installation and leave ready for redecoration and reinstatement. Include here to redecorate bathroom walls and ceilings with vinyl emulsion bathroom paint to walls and ceiling.			
41.2	4 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
42.1	5 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
43.1	6 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
44.1	7 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
45.1	8 Parade Flats	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
46.1	Parade Flats-Externals	Provide and install new plastic based lids to water tanks installed in loft space, lids sized to suit. Reinstall water tanks insulation as necessary.			
46.2	Parade Flats-Externals	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
47.1	Parade House - Top Flat	Remove non-compliant internal front door and cart away and to be replaced with fire rated (FD30) internal fire door in accordance with Schedule of Works item 3.0.2, provisional quantity 1No. (verify scope of work on site and agree final requirement with CA).			
47.2	Parade House - Top Flat	PROVISIONAL: Proposed repair and remedial work to chimney and gable end wall externally, allow the provisional sum of £5,000 to be expended at the direction of the Contract Administrator.			£ 5,000.00

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Ref		Description	Unit	Qty	Total
47.3	Parade House - Top Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
47.4	Parade House - Top Flat	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
47.5	Parade House - Top Flat	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
48.1	Parade House - Bottom Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
49.1	Parade Cottage	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
49.2	Parade Cottage	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
49.3	Parade Cottage	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
50.1	Bosun Locker	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
50.2	Bosun Locker	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
50.3	Bosun Locker	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
51.1	6 Garrison Lane	Missing sections of mortar to ridge tiles and dormers, indicating friability. Risk of falling mortar due to abutting public highway. Provide appropriate safe access and investigate condition of roofing, ridge and dormers to the CA. Allow here to carry out repair and remedial work comprising: - Remove 3No. loose or defective ridge tiles and re-bed in 1:4 cement sand mortar, - Rake out and remove loose and defective mortar bedding/pointing to roof ridge tiles and cart away, re-point all bed joints and end joints to ridge and verge tile areas etc. with 1:4 cement sand mortar, - Locally make good and reinstate dormer window abutments and junctions including to sloping valley bedding and pointing.			
51.2	6 Garrison Lane	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
51.3	6 Garrison Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
51.4	6 Garrison Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
51.5	6 Garrison Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			

Ref		Description	Unit	Qty	Total
52.1	8 Garrison Lane	Missing sections of mortar to ridge tiles and dormers, indicating friability. Risk of falling mortar due to abutting public highway. Provide appropriate safe access and investigate condition of roofing, ridge and dormers to the CA. Allow here to carry out repair and remedial work comprising: - Remove 3No. loose or defective ridge tiles and re-bed in 1:4 cement sand mortar, - Rake out and remove loose and defective mortar bedding/pointing to roof ridge tiles and cart away, re-point all bed joints and end joints to ridge and verge tile areas etc. with 1:4 cement sand mortar, - Locally make good and reinstate dormer window abutments and junctions including to sloping valley bedding and pointing.			
52.2	8 Garrison Lane	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
52.3	8 Garrison Lane	Clean moss from rear garden and concrete footpaths, steps etc. Deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction.			
52.4	8 Garrison Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
52.5	8 Garrison Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
52.6	8 Garrison Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
53.1	11 Garrison Lane	Poor condition of suspected asbestos cement sheet roof to rear extension, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA. .			
53.2	11 Garrison Lane	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
53.3	11 Garrison Lane	Single glazed inserts to rear door are not toughened. Critical location and therefore risk of shattering. Cut out glazing beading/bedding and cart away glass sections, provide and install appropriate sized and standard safety glazing and reinstate door and beading including to redecorate complete.			
53.4	11 Garrison Lane	Window cills beginning to crack and spall with risk of loose sections falling. Provide appropriate access to confirm extent and degree of damage. Allow to rake out cracked, defective and spalling areas and make provision for resin repair including associated drilled stainless steel stitching across cracking and left ready for and including redecoration to match original/-previous colour scheme.			
53.5	11 Garrison Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
53.6	11 Garrison Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
53.7	11 Garrison Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
54.1	12 Garrison Lane	Electrical switch arrangement directly above hob - Test and report/maintain electrical installation to the property, report findings and recommendations to CA for instruction over and above the specified work. Include to relocate indicated switch from hob location infilling/isolating as necessary and re-fit new switch to preferred/agreed location including all associated electrical wiring and reinstatement.			
54.2	12 Garrison Lane	Flooring tiles within kitchen potentially contain asbestos. Further investigation of asbestos issues/requirement, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
54.3	12 Garrison Lane	Provisional: Allow to uplift existing floor tiling and cart away, make good, clean and repair existing floor surface including to prepare including provision of new latex levelling compound to suit, leave floor surface flat and ready to receive new flooring comprising Altro textured surface vinyl sheet flooring bonded to floor surface and with all joints welded, mastic seal all floor edges.			
54.4	12 Garrison Lane	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00

Ref		Description	Unit	Qty	Total
54.5	12 Garrison Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
54.6	12 Garrison Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
54.7	12 Garrison Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
55.1	17 Garrison Lane	Test and report/maintain electrical installation to the property, report findings and recommendations to CA for instruction over and above the specified work.			
55.2	17 Garrison Lane	Resident reported kitchen extractor fan discharging into kitchen - this has subsequently been addressed but allow here to investigate and test installation to ensure correctly completed and discharging to outside air.			
55.3	17 Garrison Lane	Poor condition of suspected asbestos cement sheet roof to rear extension, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
55.4	17 Garrison Lane	Provisional: Allow here to remove existing asbestos cement roof sheeting and cart away in accordance and observing all appropriate requirements for the identified grade and classification of the material. Allow to investigate existing roof construction/timbers and associated components and advise CA as to any identified defects for repair or remedial work (subject to provisional sum allowances included elsewhere). Provide and install new profile and powder coated metal cladding with integral bonded insulation and internal lining panel, provide and install all appropriate sheeting rails secured to the existing structure and with capped/sealed through fixings of appropriate length and installed at manufacturer recommended fixing centres/spacing. Include for provision of all appropriate flashing units, ridge/mono-ridge capping, eaves fillers and associated components. Provide and install new PVCu eaves gutter with rainwater downpipe to discharge to existing ground level rainwater gully.			
55.5	17 Garrison Lane	Significant cracking to external wall to rear extension. Investigate/hammer test wall render and report findings to CA. Allow to carry out repairs to external wall render making good up to and matching surrounding surfaces, Provisional allowance 5m² @ £_____m². Obtain instructions as to any additional structural repair or remedial work.			
55.6	17 Garrison Lane	Provisional: Subject to review/inspection by structural engineer allow to hack off defective render and rake out wall crack, cut in <1800mm long stainless steel twisted dowel 'Helifix' reinforcing bars to stitch across the crack at max. 450mm centres and provisionally 6No. locations to be agreed with Struct.E/CA, bed dowels in resin mortar to suit and re-point cracked area and re-render with 1:1:6 cement lime sand mortar finished to best possible match to the external wall finish and leave ready for redecoration. Decorate rear external wall of the property complete on completion of the crack repair remedial work in mist coat and two full coats of masonry paint colour to match existing.			
55.7	17 Garrison Lane	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
55.8	17 Garrison Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
55.9	17 Garrison Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
55.10	17 Garrison Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
56.1	19 Garrison Lane	Corrugated fibre cement sheet roof to single storey extension. Likely to be an ACM, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
56.2	19 Garrison Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
56.3	19 Garrison Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			

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56.4	19 Garrison Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
57.1	21 Garrison Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
57.2	21 Garrison Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
57.3	21 Garrison Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
58.1	5 Parsons Field	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
58.2	5 Parsons Field	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
58.3	5 Parsons Field	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
59.1	7 Parsons Field	No fire/heat alarm to kitchen. Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
59.2	7 Parsons Field	Painted soffit covering outside rear door (possible ACM), potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
59.3	7 Parsons Field	Render to chimney. Risk of falling debris from chimney. Provide access to chimney and allow to carry out initial safety work including to remove loose and defective debris and components and provide temporary weather protection. Agree scope of works with the CA and provisionally to comprise: - Hack off loose and defective render, mortar flaunching and cart away, - Rake out brick joints up to 25mm deep and cart away arisings, - Remove and re-bed chimney pots (if replacement required advise CA) in 1:4 cement and sand mortar, - Re-point chimney brickwork in 1:1:6 cement lime sand mortar with bucket handle joints, - Where previously rendered allow to patch repair render to chimney in 1:1:6 cement lime sand render finished to match and making good up to surrounding surfaces, provisional quantity 5m² @ £_____/m², - Inspect condition of chimney back gutter, soakers and flashings including apron flashing and report findings of CA for instruction as appropriate, - Where required allow to clean out chimney back gutter and flashings and remove any wood growth and debris.			
59.4	7 Parsons Field	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
59.5	7 Parsons Field	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
59.6	7 Parsons Field	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
60.1	8 Parsons Field	<u>PROVISIONAL</u> : Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
60.2	8 Parsons Field	Replacement shower screen required. Step in shower unsuitable for current tenant due to location and mobility issues. Provisional allowance £750 for replacement or adaptation subject to CA instruction.			£ 750.00
60.3	8 Parsons Field	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Ref		Description	Unit	Qty	Total
60.4	8 Parsons Field	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
60.5	8 Parsons Field	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
61.1	8A Parsons Field	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
61.2	8A Parsons Field	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
61.3	8A Parsons Field	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
61.4	8A Parsons Field	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
61.5	8A Parsons Field	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
62.1	9 Parsons Field	Render to chimney. Provide access to chimney and allow to carry out initial safety work including to remove loose and defective debris and components and provide temporary weather protection. Agree scope of works with the CA and provisionally to comprise: - Hack off loose and defective render, mortar flaunching and cart away, - Rake out brick joints up to 25mm deep and cart away arisings, - Remove and re-bed chimney pots (if replacement required advise CA) in 1:4 cement and sand mortar, - Re-point chimney brickwork in 1:1:6 cement lime sand mortar with bucket handle joints, - Where previously rendered allow to patch repair render to chimney in 1:1:6 cement lime sand render finished to match and making good up to surrounding surfaces, provisional quantity 5m ² @ £_____/m ² , - Inspect condition of chimney back gutter, soakers and flashings including apron flashing and report findings of CA for instruction as appropriate, - Where required allow to clean out chimney back gutter and flashings and remove any wood growth and debris.			
62.2	9 Parsons Field	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
62.3	9 Parsons Field	No handrails present to main entrance access steps - provide and install new handrail/balustrade to each side of steps comprising galvanised steel 'Kee-Klamp' or approved equivalent plugged and screwed to concrete steps and installed to follow the alignment/pitch of the external steps.			
62.4	9 Parsons Field	Front elevation sliding sash windows require repairs to sashes where currently inoperable, ease and adjust all opening sashes (two windows, 4No. openable sashes in total), remove parting beads and box beading to allow removal of individual sashes, cut out boxing to allow access to sash weights and rollers, replace sash cords and ease, adjust and lubricate rollers, re-hang and balance each sash reinstating the sash box lining, parting beads and box beading and leave in satisfactory working order, allow to redecorate complete and ensuring all openable units open and close and slide freely on completion.			
62.5	9 Parsons Field	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
62.6	9 Parsons Field	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m ² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
62.7	9 Parsons Field	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
63.1	9A Parsons Field	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			

Council for the Isles of Scilly
Housing PPM 2024/2025 - Scope of Works (by address)

Ref		Description	Unit	Qty	Total
63.2	9A Parsons Field	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
63.3	9A Parsons Field	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
63.4	9A Parsons Field	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
63.5	9A Parsons Field	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
64.1	1 Well Lane	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
64.2	1 Well Lane	Water tank within loft space is not insulated and has no fitted lid. Provide and install new plastic based lid to water tank in loft space, lid sized to suit. Provide and install water tank insulation jacket sized to suit.			
64.3	1 Well Lane	Edge protection required to rear garden which is raised and is also adjacent to a fragile roof - provide and install new handrail/balustrade comprising galvanised steel 'Kee-Klamps' or approved equivalent plugged and screwed to concrete steps and installed to follow the alignment/pitch of the external steps.			
64.4	1 Well Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
64.5	1 Well Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
64.6	1 Well Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
65.1	2 Well Lane	Test and report/maintain electrical installation to the property, report findings and recommendations to CA for instruction over and above the specified work.			
65.2	2 Well Lane	Flooring tiles to bathroom and kitchen. Potentially ACM, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
65.3	2 Well Lane	<u>Provisional:</u> Allow to uplift existing floor tiling and cart away, make good, clean and repair existing floor surface including to prepare including provision of new latex levelling compound to suit, leave floor surface flat and ready to receive new flooring comprising Altro textured surface vinyl sheet flooring bonded to floor surface and with all joints welded, mastic seal all floor edges.			
65.4	2 Well Lane	Old style consumer unit, replace consumer unit. No earthing wire evident. Test and report/maintain electrical installation to the property, report findings and recommendations to CA for instruction over and above the specified work.			
65.5	2 Well Lane	Cracking to flaunching and rendered chimney. Property abuts public highway and risk of falling debris present. Provide access to chimney and allow to carry out initial safety work including to remove loose and defective debris and components and provide temporary weather protection. Agree scope of works with the CA and provisionally to comprise: - Hack off loose and defective render, mortar flaunching and cart away, - Rake out brick joints up to 25mm deep and cart away arisings, - Remove and re-bed chimney pots (if replacement required advise CA) in 1:4 cement and sand mortar, - Re-point chimney brickwork in 1:1:6 cement lime sand mortar with bucket handle joints, - Where previously rendered allow to patch repair render to chimney in 1:1:6 cement lime sand render finished to match and making good up to surrounding surfaces, provisional quantity 5m² @ £_____/m², - Inspect condition of chimney back gutter, soakers and flashings including apron flashing and report findings of CA for instruction as appropriate, - Where required allow to clean out chimney back gutter and flashings and remove any weed growth and detritus.			
65.6	2 Well Lane	Mortar bedding/end cap to ridge tiles worked loose. Risk of falling debris onto public highway. Provide appropriate safe access and investigate condition of roofing, ridge and report findings to the CA. Allow here to carry out repair and remedial work comprising: - Remove 3No. loose or defective ridge tiles and re-bed in 1:4 cement sand mortar, - Rake out and remove loose and defective mortar bedding/pointing to roof ridge tiles and cart away, re-point all bed joints and end joints to ridge and verge tile areas etc. with 1:4 cement sand mortar.			

Council for the Isles of Scilly
Housing PPM 2024/2025 - Scope of Works (by address)

Ref		Description	Unit	Qty	Total
65.7	2 Well Lane	Noted condensation and mould growth. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
65.8	2 Well Lane	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
65.9	2 Well Lane	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
65.10	2 Well Lane	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
66.1	1 Ennor Close	Cap to electrical connection reported as loose. Allow to carry out limited electrical investigation and test to confirm location and condition and rectify as appropriate.			
66.2	1 Ennor Close	Provide and install new plastic based lid to water tank in loft space, lid sized to suit. Reinstate water tank insulation as necessary.			
66.3	1 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
66.4	1 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
66.5	1 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
67.1	3 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
67.2	3 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
67.3	3 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
68.1	4 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
68.2	4 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
68.3	4 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
69.1	5 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
69.2	5 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
69.3	5 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			

Ref		Description	Unit	Qty	Total
70.1	8 Ennor Close Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
70.2	8 Ennor Close Flat	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
71.1	8a Ennor Close Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
71.2	8a Ennor Close Flat	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
72.1	9 Ennor Close Flat	Allow to remove and rehang front door, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
72.2	9 Ennor Close Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
73.1	9b Ennor Close Flat	Repair window lock/handle, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
73.2	9b Ennor Close Flat	Failed laminate floor needs replacement. Floor boarding failed in hallway and very springy. Allow here to cut out and uplift laminate flooring from hallway area ensuring minimum of disturbance to the adjacent flooring at door opening/threshold areas and cart away. Check integrity of sub-floor and report condition/defects to the CA. Provide and install new laminate flooring closest match to the existing including provision of foam underlay and install flooring true to line and level including provision of cork soft joint infill/packing strip to floor edges.			
73.3	9b Ennor Close Flat	Hygiene - Lack of cleaning to bathroom and kitchen causing hygiene hazard. Allow to deep clean, remove dirt and detritus and cart away arisings, test plumbing and wastes installation and leave ready for redecoration and reinstatement. Include here to redecorate bathroom walls and ceilings with vinyl emulsion bathroom paint to walls and ceiling.			
73.4	9b Ennor Close Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
73.5	9b Ennor Close Flat	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
74.1	10 Ennor Close Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
74.2	10 Ennor Close Flat	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
75.1	10c Ennor Close Flat	Window in bedroom is difficult to open and could prevent escape in the event of a fire, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
75.2	10c Ennor Close Flat	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Ref		Description	Unit	Qty	Total
75.3	10c Ennor Close Flat	Plasterboard ceiling appears to be failing due to weight of insulation above. Remedial work is required to prevent collapse. Allow to investigate ceiling and roof space directly above, remove insulation and set aside for later re-use, carefully remove damaged/defective ceiling and cart away. Provide and install new 12.5mm plasterboard ceiling to affected area making good up to and matching in with surrounding areas, re-plaster affected areas and leave ready for redecoration, include to redecorate affected room complete. Re-fit and reinstate previously set aside insulation (advise CA as to condition and obtain instructions should the insulation require replacement of upgrade).			
75.4	10c Ennor Close Flat	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
76.1	Ennor Close Flat Externals	Cracking to right hand side elevation. Render has failed, potentially structural issue, also indicated by deflection of ridge tiles. Hammer test affected render to external wall, investigate wall head and associated deflecting roof tiles and report findings to the CA. Allow to carry out repairs to external wall render making good up to and matching surrounding surfaces, Provisional allowance 5m² @ £ _____ m². Obtain instructions as to any additional structural repair or remedial work.			
76.2	Ennor Close Flat Externals	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
77.1	15 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
77.2	15 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
77.3	15 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
78.1	17 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
78.2	17 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
78.3	17 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
79.1	19 Ennor Close	No smoke alarms present to kitchen or hallway. Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
79.2	19 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
79.3	19 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
79.4	19 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
80.1	20 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
80.2	20 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
80.3	20 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			

Ref		Description	Unit	Qty	Total
81.1	21 Ennor Close	Crack to concrete footpath to rear elevation. Agree scope of work with the CA to break out and remove damaged/defective concrete path area and cart away, excavate sub base to 150mm deep and infill with graded selected hardcore well compacted and levelled ready to receive new concrete, insitu path approx. 100mm thick (adjust levels to suit) C10 concrete to be cast insitu with formwork to sides and include to form flexible filler material lined day joint where abutting existing concrete pathway to either end of bay to be replaced, new concrete to be placed and levelled to match in with adjoining path areas and finished with tamped and brushed surface finish, remove formwork on completion and backfill with selected site material to sides. <u>Provisional allowance 1m wide path x <2m footpath length @ £ /area</u>			
81.2	21 Ennor Close	Rusted manhole cover to drainage at rear of property giving risk of further damage/collapse. Remove existing cover and frame and provide and install new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			
81.3	21 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
81.4	21 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
81.5	21 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
82.1	22 Ennor Close	Allow to rake out and fill crack to side elevation. Hammer test affected render to external wall, investigate cracking and report findings to the CA. Allow to carry out repairs to external wall render making good up to and matching surrounding surfaces, Provisional allowance 5m² @ £ m². Obtain instructions as to any additional structural repair or remedial work.			
82.2	22 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
82.3	22 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
82.4	22 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
83.1	23 Ennor Close	Rear elevation repairs. Hammer test affected render to external wall, investigate cracking including to undertake boroscope inspection of adjoining wall ties and report findings to the CA. Allow to carry out repairs to external wall render making good up to and matching surrounding surfaces, Provisional allowance 10m² @ £ m². Obtain instructions as to any additional structural repair or remedial work.			
83.2	23 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
83.3	23 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
83.4	23 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
84.1	25 Ennor Close	Cracking to paving to rear of property. Potential trip hazard. Agree scope of work with the CA to break out and remove damaged/defective concrete path area and cart away, excavate sub base to 150mm deep and infill with graded selected hardcore well compacted and levelled ready to receive new concrete, insitu path approx. 100mm thick (adjust levels to suit) C10 concrete to be cast insitu with formwork to sides and include to form flexible filler material lined day joint where abutting existing concrete pathway to either end of bay to be replaced, new concrete to be placed and levelled to match in with adjoining path areas and finished with tamped and brushed surface finish, remove formwork on completion and backfill with selected site material to sides. <u>Provisional allowance 1m wide path x <2m footpath length @ £ /area</u>			
84.2	25 Ennor Close	Rusted manhole cover to drainage at rear of property giving risk of further damage/collapse. Remove existing cover and frame and provide and install new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			

Ref		Description	Unit	Qty	Total
84.3	25 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
84.4	25 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
84.5	25 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
85.1	27 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
85.2	27 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
85.3	27 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
86.1	31 Ennor Close	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
86.2	31 Ennor Close	Surface water from gutter goes across path. Deep clean and remove any mould and associated dirt staining to paving surface, provide and install new rainwater pipe adapter and outlet extended pipe to be routed to adjoining garden area or agreed location within 1.5m (subject to final agreement with the CA).			
86.3	31 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
86.4	31 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
86.5	31 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
87.1	32 Ennor Close	Concrete paving slabs in generally satisfactory condition, with paving uneven in areas - potential trip hazard. Agree scope of work with the CA to break out and remove uneven concrete paved path area uplift paving slabs and set aside for later re-use, excavate base layer and cart away, excavate sub base to 150mm deep and infill with graded selected hardcore well compacted and levelled ready to receive re-used, insitu path comprising 25mm sand bed laid to level to suit and re-lay paving slabs re-levelled to suit and matching into surrounding paving levels, bed and compact in place and point paving slab joints with 1:3 cement sand mortar. Provisional allowance 1m wide path x <2m footpath length @ £ /area.			
87.2	32 Ennor Close	Rusted manhole cover to drainage at rear of property giving risk of further damage/collapse. Remove existing cover and frame and provide and install new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			
87.3	32 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
87.4	32 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
87.5	32 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			

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Ref		Description	Unit	Qty	Total
88.1	34 Ennor Close	Timber shed and green house to the side of the property are damaged beyond repair and require removal. Allow to take down both structures and cart away. Allow here to demolish and cart away concrete hardstanding/bases, re-level remaining area as required removing stones and other waste material, provide selected topsoil layer average depth 100mm to a fine tilth raked to level and provide grass seed to area, include for appropriate protection and maintenance, watering as required up to and including first cut.			
88.2	34 Ennor Close	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
88.3	34 Ennor Close	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
88.4	34 Ennor Close	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
89.0	Ennor Close Garages (Airport)	No implication.			
90.0	Ennor Close Garages (Town)	No implication.			
91.1	1 Ennor House	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
92.1	2 Ennor House	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
93.1	3 Ennor House	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
94.1	4 Ennor House	Condensation present on kitchen ceiling which has cause mould to grow. To damaged area internally clean, treat and reinstate affected area and allow to redecorate affected wall and ceiling areas complete.			
94.2	4 Ennor House	Damp & mould on bedroom ceiling and wall. To damaged area internally clean, treat and reinstate affected area and allow to redecorate affected wall and ceiling areas complete.			
94.3	4 Ennor House	Evidence and reports of rat droppings found in the boiler cupboard, clean and investigate area, infill/stop up holes etc to construction and reinstate.			
94.4	4 Ennor House	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
95.1	5 Ennor House	Renew external roof flashings, cut out and remove the existing and cart away, provide and install new Code 4 lead sheet flashings to replace the existing in length not exceeding 1.5m with lapped joints to suit and clipped in place, include to lap with existing construction and roof edge all in accordance with LDA guidelines and to approval of the CA.			
95.2	5 Ennor House	Cracking and water damage to bathroom ceiling, with buckets on floor indicating ongoing leak. Allow to deep clean, remove dirt and detritus and cart away, test plumbing and wastes installation and leave ready for redecoration and reinstatement. Include here to redecorate bathroom walls and ceilings with vinyl emulsion bathroom paint to walls and ceiling.			
95.3	5 Ennor House	Replace toilet cistern lid with new of matching size/shape/profile and colour.			
95.4	5 Ennor House	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
96.1	6 Ennor House	No smoke alarm to kitchen, kitchen to landing dated. Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
96.2	6 Ennor House	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Ref		Description	Unit	Qty	Total
97.1	Ennor House-Communals	Deconstructed porch area has been left partially standing with heavy cracking identified across these walls. Although not loose, there is concern of the walls collapsing. Allow here to demolish remaining plinth walls to ground level and cart away all arisings. Leave site area and entrance clean and tidy and to approval of the CA.			
97.2	Ennor House-Communals	Raised and broken vinyl floor tiles in communal hall are currently causing a trip hazard and should be replaced. Allow to uplift existing floor tiling and cart away, make good, clean and repair existing floor surface including to prepare including provision of new latex levelling compound to suit, leave floor surface flat and ready to receive new flooring comprising Altro textured surface vinyl sheet flooring bonded to floor surface and with all joints welded, mastic seal all floor edges.			
97.3	Ennor House-Communals	Cast in situ paths are located around the site. Isolated areas of cracking and spalled concrete are found on the steps at the rear of the property which are primarily of a brick construction with a concrete finish. Agree scope of work with the CA to break out and remove damaged/defective concrete path area and cart away, excavate sub base to 150mm deep and infill with graded selected hardcore well compacted and levelled ready to receive new concrete, insitu path approx. 100mm thick (adjust levels to suit) C10 concrete to be cast insitu with formwork to sides and include to form flexible filler material lined day joint where abutting existing concrete pathway to either end of bay to be replaced, new concrete to be placed and levelled to match in with adjoining path areas and finished with tamped and brushed surface finish, remove formwork on completion and backfill with selected site material to sides. Provisional allowance to comprise 1m wide path x <2m footpath length to three locations @ £ /area			
97.4	Ennor House-Communals	Rusted manhole cover to drainage at rear of property giving risk of further damage/collapse. Remove existing cover and frame and provide and install new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			
97.5	Ennor House-Communals	Loose gravel driveway has two pot holes at the entrance to the drive which could cause a trip hazard. Drive to have minor repairs and be maintained to extend its serviceable life. Infill damaged/potholed areas with selected hardcore, well-compacted/rammed into place and levelled to finish level with surrounding areas.			
97.6	Ennor House-Communals	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
97.7	Ennor House-Communals	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
98.1	1 Airport Bungalows	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
98.2	1 Airport Bungalows	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
98.3	1 Airport Bungalows	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
99.1	2 Airport Bungalows	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
99.2	2 Airport Bungalows	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
99.3	2 Airport Bungalows	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
100.1	3 Airport Bungalows	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
100.2	3 Airport Bungalows	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
100.3	3 Airport Bungalows	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			

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Ref		Description	Unit	Qty	Total
101.1	4 Airport Bungalows	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
101.2	4 Airport Bungalows	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
101.3	4 Airport Bungalows	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
102.1	1 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
102.2	1 Sallyport	Front porch cracked/damaged door sill/step due to long term building movement. Monitor building movement long term. Rake out cracked and damaged area removing all loose and defective material and leave joint/junction clean and dry ready for repair, prepare and apply PVA adhesive to sides and where possible to bed or base of the joint and provide and install resin repair mortar mixed and prepared fully in accordance with manufacturers written instructions.			
102.3	1 Sallyport	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
102.4	1 Sallyport	Clean moss from rear garden and concrete footpaths, steps etc. Deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction.			
102.5	1 Sallyport	Dislodged/cracked concrete block to loft gable end wall, allow to protect adjoining areas and carefully remove, prepare damaged area and re-bed/re-point block in 1:1.6 cement lime sand mortar.			
102.6	1 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
102.7	1 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
102.8	1 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
103.1	3 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
103.2	3 Sallyport	Front porch cracked/damaged door sill/step due to long term building movement. Monitor building movement long term. Rake out cracked and damaged area removing all loose and defective material and leave joint/junction clean and dry ready for repair, prepare and apply PVA adhesive to sides and where possible to bed or base of the joint and provide and install resin repair mortar mixed and prepared fully in accordance with manufacturers written instructions.			
103.3	3 Sallyport	Clean moss from rear garden and concrete footpaths, steps etc. Deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction.			
103.4	3 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
103.5	3 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
103.6	3 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
104.1	7 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
104.2	7 Sallyport	Potentially asbestos containing material ceiling lining to external outbuilding WC, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			

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Ref		Description	Unit	Qty	Total
104.3	7 Sallyport	Front boundary retaining wall previously repaired and potential for further deterioration/loose material. Provide and install galvanised steel tie straps to each crack 3No. per wall height up to 1m height, each strap 5x75mm 1.5m length to be secured with resin anchors fixed at 150mm centres to each side of the wall, rake out cracked joint and infill with flexible joint filler and sealed to top and either side with polyethylene backing strip and polysuphide 1 part flexible mastic in colour grev.			
104.4	7 Sallyport	Front main entrance cracked/damaged door sill/step due to long term building movement. Rake out cracked and damaged area removing all loose and defective material and leave joint/junction clean and dry ready for repair, prepare and apply PVA adhesive to sides and where possible to bed or base of the joint and provide and install resin repair mortar mixed and prepared fully in accordance with manufacturers written instructions.			
104.5	7 Sallyport	Rusted manhole cover to drainage at rear of property giving risk of further damage/collapse. Remove existing cover and frame and provide and install new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			
104.6	7 Sallyport	Timber boundary fence localised damage giving fall risk at top of retaining wall. Allow to provide and fit new treated timber fencing components comprising timber posts, arris rails and feather edge boards to replace the existing and including to match existing fence height and alignment, Provisional allowance 5m @ £ /m.			
104.7	7 Sallyport	Rear gutter is leaking at joint. This could cause a slip hazard in rare instance of ice. Provide access to and allow to repair and reinstate, re-sealing as required the eaves gutter and reinstate.			
104.8	7 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
104.9	7 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
105.0	7 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
105.1	9 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
105.2	9 Sallyport	Front porch cracked/damaged door sill/step due to long term building movement. Monitor building movement long term. Rake out cracked and damaged area removing all loose and defective material and leave joint/junction clean and dry ready for repair, prepare and apply PVA adhesive to sides and where possible to bed or base of the joint and provide and install resin repair mortar mixed and prepared fully in accordance with manufacturers written instructions.			
105.3	9 Sallyport	Clean moss from rear garden and concrete footpaths, steps etc. Deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction.			
105.4	9 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
105.5	9 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
105.6	9 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
106.1	11 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
106.2	11 Sallyport	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
106.3	11 Sallyport	Front lower boundary wall deterioration/loose material. Site boundary repairs. Provide and install galvanised steel tie straps to each crack 3No. per wall height up to 1m height, each strap 5x75mm 1.5m length to be secured with resin anchors fixed at 150mm centres to each side of the wall, rake out cracked joint and infill with flexible joint filler and sealed to top and either side with polyethylene backing strip and polysuphide 1 part flexible mastic in colour grev.			
106.4	11 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Ref		Description	Unit	Qty	Total
106.5	11 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
106.6	11 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
107.1	13 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
107.2	13 Sallyport	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
107.3	13 Sallyport	Rendered blockwork boundary wall localised damage giving risk of further damage and deterioration or even localised collapse. Provide and install galvanised steel tie straps to each crack 3No. per wall height up to 1m height, each strap 5x75mm 1.5m length to be secured with resin anchors fixed at 150mm centres to each side of the wall, rake out cracked joint and infill with flexible joint filler and sealed to top and either side with polyethylene backing strip and polysulphide 1 part flexible mastic in colour grey.			
107.4	13 Sallyport	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
107.5	13 Sallyport	Allow to carry out CCTV drainage inspection lifting all covers/inspection chambers etc. within the site curtilage, provide report and associated recommendations to CA for instruction as appropriate.			
107.6	13 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
107.7	13 Sallyport	Provisional: Allow here to carry out remedial work to damp damaged external walls in accordance with specialist report enclosed separately. CA Confirmation to be obtained prior to commencement of works.			
108.1	15 Sallyport	Asbestos floor tiles. Isolated damage to thermoplastic tiles to living room and bedroom, potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
108.2	15 Sallyport	Provisional: Allow to uplift existing floor tiling and cart away, make good, clean and repair existing floor surface including to prepare including provision of new latex levelling compound to suit, leave floor surface flat and ready to receive new flooring comprising Altro textured surface vinyl sheet flooring bonded to floor surface and with all joints welded, mastic seal all floor edges.			
108.3	15 Sallyport	Remove non-compliant internal doors and cart away and to be replaced with fire rated (FD30) internal fire doors in accordance with Schedule of Works item 3.0.2, provisional quantity 6No. (verify on site and agree final requirement with CA).			
108.4	15 Sallyport	External rendered concrete block (single skin) boundary wall in poor condition with significant crack running length of wall adjacent to public footpath and access path to 13 Sally Port. Rake out cracked and damaged area removing all loose and defective material and leave joint/junction clean and dry ready for repair, prepare and apply PVA adhesive to sides and where possible to bed or base of the joint and provide and install resin repair mortar mixed and prepared fully in accordance with manufacturers written instructions.			
108.5	15 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
108.6	15 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
108.7	15 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
109.1	17 Sallyport	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
109.2	17 Sallyport	External rendered concrete block (single skin) boundary wall in poor condition with significant crack running length of wall adjacent to public footpath and access path to 13 Sally Port. Provide and install galvanised steel tie straps to each crack 3No. per wall height up to 1m height, each strap 5x75mm 1.5m length to be secured with resin anchors fixed at 150mm centres to each side of the wall, rake out cracked joint and infill with flexible joint filler and sealed to top and either side with polyethylene backing strip and polysulphide 1 part flexible mastic in colour grey.			

Ref		Description	Unit	Qty	Total
109.3	17 Sallyport	Rendered blockwork boundary wall localised damage giving risk of further damage and deterioration or even localised collapse to remaining boundary to 17 Sallyport. Provide and install galvanised steel tie straps to each crack 3No. per wall height up to 1m height, each strap 5x75mm 1.5m length to be secured with resin anchors fixed at 150mm centres to each side of the wall, rake out cracked joint and infill with flexible joint filler and sealed to top and either side with polyethylene backing strip and polysuphide 1 part flexible mastic in colour grey.			
109.4	17 Sallyport	Cracked and deteriorated concrete footpaths requiring patch repair. Repairs to footpath. Agree scope of work with the CA to break out and remove damaged/defective concrete path area and cart away, excavate sub base to 150mm deep and infill with graded selected hardcore well compacted and levelled ready to receive new concrete, insitu path approx. 100mm thick (adjust levels to suit) C10 concrete to be cast insitu with formwork to sides and include to form flexible filler material lined day joint where abutting existing concrete pathway to either end of bay to be replaced, new concrete to be placed and levelled to match in with adjoining path areas and finished with tamped and brushed surface finish, remove formwork on completion and backfill with selected site material to sides. Provisional allowance included for 1m wide path x <2m footpath length in three locations of area			
109.5	17 Sallyport	Rusted manhole covers to drainage at rear of property giving risk of further damage/collapse. Remove 2No. existing cover and frame and provide and install 2No. new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			
109.6	17 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
110.1	19 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
110.2	19 Sallyport	Further investigation of asbestos issues/requirement, to potentially asbestos containing materials, carry out sampling and obtain test to determine any asbestos fibre content, report findings/test results to CA.			
110.3	19 Sallyport	Rendered blockwork boundary wall localised damage giving risk of further damage and deterioration or even localised collapse. Provide and install galvanised steel tie straps to each crack 3No. per wall height up to 1m height, each strap 5x75mm 1.5m length to be secured with resin anchors fixed at 150mm centres to each side of the wall, rake out cracked joint and infill with flexible joint filler and sealed to top and either side with polyethylene backing strip and polysuphide 1 part flexible mastic in colour grey.			
110.4	19 Sallyport	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
110.5	19 Sallyport	Polystyrene tiles to ceiling to external store cupboard - possible fire spread risk. Allow to hack off and cart away polystyrene tiles, investigate ceiling and roof space directly above and report findings to the CA, allow to carry out maintenance and repair to remaining ceiling area, stabilise and redecorate.			
110.6	19 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
110.7	19 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
110.8	19 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
111.1	23 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
111.2	23 Sallyport	Front lower boundary wall deterioration/loose material. Provide and install galvanised steel tie straps to each crack 3No. per wall height up to 1m height, each strap 5x75mm 1.5m length to be secured with resin anchors fixed at 150mm centres to each side of the wall, rake out cracked joint and infill with flexible joint filler and sealed to top and either side with polyethylene backing strip and polysuphide 1 part flexible mastic in colour grey.			
111.3	23 Sallyport	Rusted and deteriorated manhole cover to be replaced. Remove existing cover and frame and provide and install new light duty cast iron cover and frame bedded in concrete to suit and point and make good junction to the adjoining concrete paving.			
111.4	23 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Council for the Isles of Scilly
Housing PPM 2024/2025 - Scope of Works (by address)

Ref		Description	Unit	Qty	Total
111.5	23 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
111.6	23 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
112.1	27 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
112.2	27 Sallyport	Front shed entrance cracked/damaged door sill/step due to long term building movement. Monitor building movement long term. Rake out cracked and damaged area removing all loose and defective material and leave joint/junction clean and dry ready for repair, prepare and apply PVA adhesive to sides and where possible to bed or base of the joint and provide and install resin repair mortar mixed and prepared fully in accordance with manufacturers written instructions.			
112.3	27 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
112.4	27 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
112.5	27 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
113.1	29 Sallyport - Flat 1	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
114.1	29 Sallyport - Flat 2	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
115.1	29 Sallyport - Flat 3	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
115.2	29 Sallyport - Flat 3	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
115.3	29 Sallyport - Flat 3	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
116.1	29 Sallyport - Flat 4	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
116.2	29 Sallyport - Flat 4	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
116.3	29 Sallyport - Flat 4	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
117.1	32 Sallyport	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
117.2	32 Sallyport	Excess Cold/Damp reported. Cross reference to insulation upgrade recommendations included elsewhere within the Schedule of Works (item 3.0.1) and allow the prime cost sum of £2000 for provision of insulation and heating upgrades, add for main contractor attendance and OH&P allowances.			£ 2,000.00
117.3	32 Sallyport	No vent to top of waste pipe - risk of vermin. Provide appropriate access and provide and install proprietary vent grating sized to suit and secured to top of waste pipe.			

Council for the Isles of Scilly
Housing PPM 2024/2025 - Scope of Works (by address)

Ref		Description	Unit	Qty	Total
117.4	32 Sallyport	Concrete footpath overgrown and slippery in areas with trip hazards present to raised garden. Clean moss from garden and concrete footpaths, steps etc. Deep clean/pressure wash and clear and cart away arisings, report damage and defects to the CA for instruction.			
117.5	32 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
117.6	32 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
117.7	32 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
118.1	34 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
118.2	34 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
119.1	36 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
119.2	36 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
119.3	36 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
120.1	38 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
120.2	38 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
120.3	38 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
121.1	40 Sallyport	Ease and adjust window to kitchen, allow to investigate, ease and adjust and report findings to the CA. If satisfactory operation is not possible obtain instructions for replacement from the CA.			
121.2	40 Sallyport	Provide and fix new timber 'mopstick' handrail to internal stairs including stand off brackets plugged and screwed to wall surface. Include to remove any existing provision and associated fittings and cart away and make good wall surface. Decorate completed new handrail and brackets in gloss paint to metal brackets and woodstain to new handrail colour to be agreed with the CA.			
121.3	40 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
121.4	40 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
121.5	40 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
122.1	42 Sallyport	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			

Ref		Description	Unit	Qty	Total
122.2	42 Sallyport	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
122.3	42 Sallyport	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
123.1	1 Trinity Cottage	Upgrade smoke and fire detection. Allow to install appropriate wired smoke alarm systems throughout comprising electric mains operated installation as described in Schedule of Works item 3.0.3.			
123.2	1 Trinity Cottage	Light mould staining to ceiling finishes on first floor. Possible defective/absent insulation however unable to confirm due to no access to loft. Allow for obtaining/providing appropriate access as well as provision and installation of additional Fibreglass or equivalent approved insulation quilt and ensure sufficient ventilation provision within roof space area above. To damaged area internally clean, treat and reinstate affected area and allow to redecorate affected wall and ceiling areas complete.			
123.3	1 Trinity Cottage	Fall from height risk, fit guard rail to top of the wall - provide and install new handrail/balustrade comprising galvanised steel 'Kee-Klamp' or approved equivalent plugged and screwed to top of wall and installed to 1100mm height.			
123.4	1 Trinity Cottage	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
123.5	1 Trinity Cottage	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
123.6	1 Trinity Cottage	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
124.1	2 Trinity Cottage	To all existing windows allow here to check operation, clean closing reveals and corresponding frame members to all opening lights and lubricate hinges/friction stays and latch handles/lever furniture and locking mechanism including espagnolette latching etc. Report damaged or defective components, failed sealed units or other issues to CA.			
124.2	2 Trinity Cottage	Allow here to inspect roof space and report/confirm to CA as to insulation thickness, condition, coverage and integrity for instructions. Insulation adjacent to loft access hatch to be overlaid with flooring grade moisture resistant chipboard <2m² in area and supported on proprietary plastic 'loft legs' secured and mechanically fixed to tops of ceiling joists for occupants storage so as to prevent crushing of loft insulation by stored items.			
124.3	2 Trinity Cottage	Allow for general rainwater goods inspection and cleaning throughout including weed and sand clearance from all gutters etc. and clean and flush all rainwater goods across all properties, report defects or damage to the CA for instruction.			
TOTAL SCOPE OF WORKS BUILDING COST (To Main Summary)					£ 55,750.00

Form of Tender

**PPM2025 Housing Repair and Remedial Works at
St. Mary, Isles of Scilly**

TENDER FORM

To: Council of the Isles of Scilly
c/o Currie and Brown
Unit 6, Mills Bakery
Royal William Yard
Plymouth
PL1 3GE

Dear Sirs

I/We the undersigned do hereby tender and undertake to provide all materials, labour, plant and implements of every description necessary for the proper construction and completion of the works in strict conformity with the Drawings, Conditions of Contract, and Pricing Schedules for the Sum of:-

£ _____

(Write in full) _____

which total sum includes all Prime Cost and Provisional Sums mentioned in the said Tender Documents.

I/We hereby agree to notify the contract administrator of any portions of the Works that it is desired to sub-let and agree to await his written decision in this respect and believe that my/our application for sub-letting consent would be restricted to the following trades:-

—

—

I/We desire to tender for the work or goods for which Prime Cost or Provisional Sums have been included as follows:-

**THIS TENDER IS TO BE RETURNED IN ACCORDANCE WITH THE TENDERING CONDITIONS TO
COUNCIL OF THE ISLES OF SCILLY (AND CURRIE AND BROWN), 4pm MONDAY 17 MARCH 2025,**

I/We undertake to enter into a Contract incorporating the Conditions of Contract (as set out in the Tender).

In the event of my/our tender being accepted I/we hereby agree that until such Contract be executed, the Conditions of Contract, Pricing Schedules and this Tender, together with your written acceptance shall constitute a binding Contract between us.

If my/our tender is accepted I/we undertake to complete within _____Calendar Weeks.

I/we undertake to commence work on the site on _____, or later date as confirmed in writing within two weeks of actual start date.

I/We understand that the Employers are not bound to accept the lowest or any tender received and that no liability shall rest upon the Employer in respect of any costs in connection with the preparations of any Tender submitted.

I/We hereby declare that I/we have not, in the preparation of our tender, communicated to any person the amount proposed for the works or entered into any agreement with any other person or persons.

I/We further undertake that my/our tender shall remain open for consideration for 90 Days after the date on which Tenders are required to be returned.

AS WITNESS my/our hand this day of 2025.

Signature

In the Capacity of

duly authorised to sign tenders on behalf of

.....

Address

.....

Signature of Witness

Description

Address

Date

Structural Engineers Report

LONDON OFFICE
14 The Green
Richmond · Surrey TW9 1PX

EXETER OFFICE
Bradninch Court
Castle Street
Exeter Devon EX4 3PL

Our ref: 06349E/MDH/Housing Surveys/01

info@structurehaus.com
www.structurehaus.com

RE: Structural Survey – IOS Residential

Survey Date 11 / 12 / 2024

1 Sallyport	<p>Alike many (most) other porches in the area, the porch is constructed off a shallow concrete slab, not attached to the main building and above the solid sands and as such has settled over time, not much can be done as underpinning would be as costly as rebuilding. Therefore, rebuild once it's settled too much.</p> 
7 Sallyport	<p>Similar to above at 1 Sallyport the porch is built off the loose sand.</p> 



1 | 4



LONDON OFFICE
020 8940 7810

EXETER OFFICE
01392 363497

BASINGSTOKE OFFICE
01256 338691

ASSOCIATED OFFICES
Essex
Stuttgart
Singapore

	<p>The boundary wall is retaining approximately a metre and constructed in random stone, which has been repointed in cement / concrete mortar over different periods, the wall looks to be generally true and straight albeit unlikely to have been designed to any standard. There is no signs of immediate collapse and as such should be regularly maintained as required.</p> 
11 Sallyport	<p>The wall retains the garden only and it circa , should the stone collapse then it can simply be rebuilt, this is more of a landscaping feature than a structural design.</p> 
13 Sallyport	<p>The cracking in the blockwork retaining wall indicates some ground movement. The crack is also within the external wall to No. 13 and internally through, following inline to another internal wall and to the party wall with No.15 (next door, not inspected). Whilst assessing the top of the retaining wall, a concrete cover was noted, which may be to a</p>

	<p>drain / services running under the maisonette. As such we would suggest that the cover is lifted and a CCTV carried out.</p> 
27 Sallyport	<p>Similar to above at 1 Sallyport the porch is built off the loose sand.</p> 

Pre-Construction Information

(To be provided separately)

Asbestos Register / Survey Information

(To be provided/summarised separately)

Addendum damp survey information

Re: 6 Rookery Flats and 13 Sallyport - (To be provided separately)



Unit 6, Mills Bakery, Royal William Yard, Plymouth, PL1 3GE, United Kingdom
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