

The Strand, Rookery Flats, Gleaner Flats, Porthcressa & Garrison Lane

Works package

Client:	Council of the Isles of Scilly	Site Address:	Hugh Town, St Mary's, Isles of Scilly.
Contract Administrator:	Currie & Brown	Contractor:	To be confirmed
C&B Ref:	4101280-100	Issue date:	24.11.2020

ITEM	DESCRIPTION		COST
1.0	SECTION 1 – GENERAL PROVISIONS AND CONTRACT DETAILS		
	<u>Refer to preliminaries section of the tender package</u>		
1.1	<p>Scope of Works by the Contractor:</p> <p>The Contractor shall:</p> <ul style="list-style-type: none"> Carry out everything necessary for the proper execution and completion of the works, whether or not described in this specification or in the attached drawings, provided the same may reasonably be inferred therefrom and is to include all necessary allowances when tendering. Provide general attendance of one trade upon another and upon all sub-contractors, including the provision of facilities, plant etc, carrying out all sundry and jobbing works and making good etc, necessary for the proper execution of the works. Be responsible for liaison with and co-ordination of all works by the various trades and Sub Contractors and. put in hand any works such as cutting chases, holes or mortices, providing fixings, plant or temporary services to avoid conflict with other work. Provide and install all necessary plant, scaffolding, temporary shoring and supports, tools etc. including hoists, ladders, planking, tackle, trestles, storage facilities, vehicles etc. together with all fixings and fittings and is to alter, adapt and maintain as necessary for the use of all trades including those required by Sub-Contractors, for proper execution of 		

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	<p>the work and shall remove them and make good any damage before completion.</p> <ul style="list-style-type: none"> • Provide and maintain during the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the Site or adjoining that may be endangered or affected by the Works. • Provide and install all necessary temporary services including artificial lighting, electrical power etc. required for the works together with all fixings and fittings and is to alter, adapt, move and maintain as necessary and shall remove them and make good any damage before completion. Where existing supplies can be used, the Contractor shall check their adequacy for his use and where inappropriate, make all necessary arrangements and pay all charges to enable him to use them if he so requires. • Comply with and give all notices required by any Act of Parliament, By-Laws and Regulations of Local Authorities and Statutory Undertakings, together with any local Police requirements and pay all those charges legally demandable and incurred in respect of these works, except for the Building Regulations which will be paid by the Employer. • Ascertain the location of all services (including those underground or overhead) drains or sewers, etc within the vicinity of the works before commencing site operations and shall maintain and protect the same at all times during the contract and make good any damage or pay any costs or charges in connection therewith. • Inform the Contract Administrator of any additional repairs which are outside the scope of this specification before the specified works are carried out, however, no additional work is to be carried out without his written instructions. provide all safety, health and welfare measures and amenities for his own workmen and for those of any Sub Contractors as laid down in all Health & Safety Legislation applicable to this contract and maintain all safety measures required thereunder. • Remove all rubbish, debris and surplus materials from the site as work proceeds including any existing or occasioned by Sub Contractors, and shall keep the site and surrounds clean and tidy at all times. • Ensure that the structure and services of the property including all fixtures, fittings and finishes etc., (whether new or existing to be retained) are protected against falling objects, dust, damage, frost, inclement weather or other hazards throughout the contract by providing all necessary covering, guards, dust sheets, screens, tarpaulins etc. and making good at his own expense any damage caused the inadequacy thereof • Move all furniture and take up and relay any carpet in occupied premises as necessary in order to facilitate the works. 		
	<ul style="list-style-type: none"> • On completion of the works, dismantle and remove all plant and temporary work, clear away all rubbish, debris and surplus materials and shall thoroughly clean all surfaces including any affected portions of the existing premises, both 		

ITEM	DESCRIPTION		COST
	internally and externally including removing all stains and paint splashes, touching up any damaged decoration and cleaning all parts, to leave the site clean and perfect to the satisfaction of the Contract Administrator.		
1.2	Site Administration: The Contractor must: <ul style="list-style-type: none"> • Ensure that all work, including that of Sub-Contractors, is adequately supervised at all times by a competent foreman. • Take all reasonable care in order to confine the area of building operations to a minimum necessary for completion of the works. • Keep all persons (including those employed by the Sub Contractors), under his control and within the boundaries of the site. • Obtain all necessary permissions where the execution of the works requires workmen to enter upon adjoining properties prior to such works being executed. • Safeguard the Site, the Works, products, materials and any parts of the existing building affected by the works from unauthorised access, damage and theft and provide all necessary facilities to do so. • Indemnify the Employer against all claims or actions for damages arising from failure to comply with the above. • Allow for attending meetings as notified by the Contract Administrator. • Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes. • Make every effort to keep noise and disturbance to the occupier of the site and surrounding premises to a minimum. • Retain copies of maintenance instructions and guarantees delivered with components and equipment and keep safe for handover to the CA on completion. • Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council. 		
2.0	SECTION 2 – CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS & PREAMBLES		
2.1	The contractor is to allow for following the procedures of the CDM Regulations and performing the duties of principle contractor.	Item	
2.2	All work implemented to the premises as specified within Section 3 of this report are to be undertaken in accordance with good building practice and in compliance with current British Standards and Code of Practices.	Item	
2.3	All works are to be undertaken to ensure compliance with current Building Regulations where applicable and the Contractor will be	Item	

ITEM	DESCRIPTION			COST
	responsible for submitting a Building Notice if necessary and to obtain a Completion Certificate prior to Practical Completion being issued.			
2.4	Materials Generally: Materials and goods shall be of the best quality of their respective kinds, British Standard Specifications (referred to herein as BS) shall apply unless otherwise stated. Where the name of a proprietary material has been used or referred to in a preamble note or in descriptions, unless otherwise described that proprietary material shall be handled, stored and used strictly in accordance with the manufacturer's recommendations, instructions or specifications. It is the Contractor's responsibility to obtain such details and inform all Sub Contractors and operatives of the requirements and restrictions contained therein.			
2.5	Substitution of Products: No substitution of specified products will be permitted without approval. Such approval will only be granted if the contractor submits documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, fitness for purpose, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, fitness for purposes and appearance of the construction as a whole.			
2.6	Workmanship Generally: Where not fully described herein all works shall be carried out in accordance with current British Standard Codes of Practice and where none apply, shall be carried out to accepted good practice and to the satisfaction of the Contract Administrator. Subject to any specific requirements stated later, fix everything that is intended to be fixed in such a manner that it stays fixed.			
2.7	Workmanship Definitions:			
	Fix Only	All labours in unloading, handling, storing and fixing in position, including use of all plant.		
	Remove	Disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not		

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		include removing associated pipework, wiring, ductwork or other services.		
	Keep for Reuse	During removal prevent damage to the stated components or materials, and clean off bedding and jointing materials, stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.		
	Replace	Remove the stated existing components, features and finishes; provide and fit in lieu new components, features or finishes which, (unless specified otherwise, must match those which have been removed) and make good as necessary.		
	Repair	Carry out local remedial work to components, features and finishes, resecure or refix as necessary and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration.		
	Make Good	Carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include replacement of components or parts of components, redecoration.		
	Ease	Make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds and make good as necessary.		
	To Match Existing	Use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible.		

ITEM	DESCRIPTION			COST
3.0	SECTION 3 – SCHEDULE OF WORKS			
3.1	<u>Rationale behind the works</u> This schedule of works comprise of planned maintenance works for The Strand, Rookery Flats, Gleaner Flats, Porthcressa & Garrison Lane, derived from the stock condition		Note	

ITEM	DESCRIPTION		COST
	survey and recent follow up inspections of council owned, residential buildings.		
3.2	15 The Strand		
	Internal	Note	N/A
3.2.1	<u>Cost option - Mechanical ventilation Bathroom</u> <i>There is currently no mechanical extract in the bathroom.</i> Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s.	Cost option	
3.2.2	<u>Windows</u> <i>Seals deteriorating, residents reported sand comes in.</i> Allow for overhaul of existing seals and ease and adjusting. Replace ironmongery where necessary.	Item	
3.3	16 The Strand		
	Internal	Note	N/A
3.3.1	<u>Cost option - Mechanical ventilation Bathroom</u> <i>There is currently no mechanical extract in the bathroom.</i> Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s.	Cost option	
3.3.2	<u>Windows</u> <i>Seals deteriorating, residents reported sand comes in.</i> Allow for overhaul of existing seals and ease and adjusting. Replace ironmongery where necessary.	Item	
3.4	17 The Strand		
	Internal	Note	N/A
3.4.1	<u>Cost option - Mechanical ventilation Bathroom</u>	Cost option	

ITEM	DESCRIPTION		COST
	<p><i>There is currently no mechanical extract in the bathroom.</i></p> <p>Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s.</p>		
3.4.2	<p><u>Chimney breast redecoration</u></p> <p><i>Chimney breast has historic water staining within front bedroom. Chimney has now been capped.</i></p> <p>Allow to redecorate affected painted surfaces using 'Dulux Matt' finish on ceilings and walls colour to match existing.</p>	Item	
3.4.3	<p><u>Windows</u></p> <p><i>Seals deteriorating, residents reported sand comes in.</i></p> <p>Allow for overhaul of existing seals and ease and adjusting. Replace ironmongery where necessary.</p>	Item	
3.5	18 The Strand		
	Internal	Note	N/A
3.5.1	<p><u>Cost option - Mechanical ventilation Bathroom</u></p> <p><i>There is currently no mechanical extract in the bathroom.</i></p> <p>Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s.</p>	Cost option	
3.5.2	<p><u>Chimney breast redecoration</u></p> <p><i>Chimney breast has historic water staining within front bedroom. Chimney has now been capped.</i></p> <p>Allow to redecorate affected painted surfaces using 'Dulux Matt' finish on ceilings and walls colour to match existing.</p>	Item	
3.5.3	<p><u>Windows</u></p> <p><i>Seals deteriorating, residents reported sand comes in.</i></p> <p>Allow for overhaul of existing seals and ease and adjusting. Replace ironmongery where necessary.</p>	Item	
3.6	19 The Strand		

ITEM	DESCRIPTION		COST
	Internal	Note	N/A
3.6.1	<u>Chimney breast redecoration</u> <i>Chimney breast has historic water staining within front bedroom. Chimney has now been capped.</i> Allow to redecorate affected painted surfaces using 'Dulux Matt' finish on ceilings and walls colour to match existing.	Item	
3.6.2	<u>Windows</u> <i>Seals deteriorating, residents reported sand comes in.</i> Allow for overhaul of existing seals and ease and adjusting. Replace ironmongery where necessary.	Item	
3.7	2 Rookery Flats		
	Internal	Note	N/A
3.7.1	<u>Reseal window reveal</u> <i>Gap at uPVC window head reveal trim within lounge.</i> Allow to supply and install silicone sealant around window head reveal to fill gap using 'DOW 796 uPVC Silicone Sealant Brilliant White' or similar.	Item	
3.7.2	<u>Reseal kitchen worktop</u> <i>Kitchen worktop abutment with sink has gap allowing water ingress.</i> Allow to seal gap to prevent further water ingress using 'DOW 781 Acetoxy Silicone Clear' or similar, ensuring alternative is safe for use in contact with potable water.	Item	
3.7.3	<u>Windows</u> <i>Handles seizing up on uPVC windows.</i> Allow to ease and adjust handles.	Item	
3.8	5 Rookery Flats		

ITEM	DESCRIPTION		COST
	Internal		
3.8.1	<p><u>Electrical sockets</u></p> <p><i>Poor distribution of electrical socket, many overloaded with extension leads.</i></p> <p>Allow to upgrade;</p> <ul style="list-style-type: none"> - 1nr one-gang socket in lounge to a two-gang socket. - 2nr one-gang sockets in the bedroom to two-gang sockets. 	Item	
3.9	Rookery Flats Externals		
3.9.1	<p><u>Ridge tiles</u></p> <p><i>Loose ridge tiles due to weathered and friable mortar joints.</i></p> <p>Allow to carefully remove existing ridge tiles clean and set aside for reuse, rake out mortar bed.</p> <p>Allow to re-bed and repoint existing ridge tiles.</p> <p>Replace any damaged tiles where necessary.</p>	Item	
3.9.2	<p><u>Roof verge repairs</u></p> <p><i>Slates on the underside of the roof verge detail are dropping, allowing ingress of water.</i></p> <p>Allow to re-bed slipping tiles on the underside of verge overhang detail to prevent further ingress of water.</p>	Item	
3.9.3	<p><u>Cracking to external steps</u></p> <p><i>Cracking to the East façade corner steps.</i></p> <p>Allow to rake out cracks and fill using 'Dulux Trade Weathershield Exterior Flexible Filler' or similar in accordance with manufacturers recommendations.</p>	Item	
3.9.4	<p><u>Timber fencing/handrail to walkway</u></p> <p><i>Timber fencing to first floor walkway heavily laden with lichen, consequently showing evidence of timber decay.</i></p> <p>Allow to remove and dispose of all existing edge protection and associated fixings.</p>	Item	

ITEM	DESCRIPTION		COST
	Allow to supply and install a new treated timber edge protection with anti-corrosive fixings. Fencing installed to minimum of 1100mm from FFL.		
3.9.5	<p><u>Damage to rendered step</u></p> <p><i>The render to the external step by the bin-store is breaking up, moss and lichen build up.</i></p> <p>Allow to make patch repair to rendered step to remove tripping hazard.</p>	Item	
3.9.6	<p><u>Timber Handrail</u></p> <p><i>Decay to external timber handrail.</i></p> <p>Remove and dispose of existing handrail and fixings.</p> <p>Supply and install new treated timber handrailing with anti-corrosive fixings as part of edge protection works. Handrail to be installed at a height 900-1000mm above FFL.</p>	Item	
3.9.7	<p><u>Loft insulation</u></p> <p><i>The property currently has 200mm mineral fibre insulation laid between and over joists.</i></p> <p>Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 270mm.</p>	Item	
3.9.8	<p><u>Window paint</u></p> <p><i>Painted finish on timber windows to 4 Rookery flats are in need of redecoration.</i></p> <p>Allow to repaint timber elements to external face of 4 Rookery flats, paint colour to match existing.</p>	Item	
3.10	2 Gleaner Flats		
	Internal	Note	N/A
3.10.1	<p><u>Internal cracking</u></p> <p><i>Historic movement crack across bedroom ceiling.</i></p> <p>Allow to fill using crack using 'No Nonsense Decorators Caulk White' or similar following manufacturer's instructions.</p>	Item	

ITEM	DESCRIPTION		COST
	Allow to sufficiently dry and redecorate using 'Dulux Matt' finish colour to match existing.		
3.10.2	<u>Shower screen</u> <i>Leak reported through shower screen.</i> Allow to provide and install a new shower screen to fit existing shower. Allow to supply and install silicone sealant around new shower screen lining using 'DOW 785+ Bacteria Resistant Sanitary Silicone White' or similar for use within bathrooms with mould-resistant properties.	Item	
3.11	3 Gleaner Flats		
	Internal	Note	N/A
3.11.1	<u>Internal cracking</u> <i>Historic hairline cracking across ceilings within the lounge, bedroom, and stairs.</i> Allow to fill using crack using 'No Nonsense Decorators Caulk White' or similar following manufacturer's instructions. Allow to sufficiently dry and redecorate using 'Dulux Matt' finish colour to match existing.	Item	
3.11.2	<u>Balcony door</u> <i>The balcony door does not shut effectively.</i> Allow to ease and adjust, balcony door and provide new components if necessary. Contractor to ensure an effective weather seal is formed upon closing.	Item	
3.11.3	<u>Leak above balcony</u> Leak above balcony door requires further investigation to determine the cause of the water ingress. Allow a provisional sum of £1000.00. Works to be instructed by CA.	Provisional sum	1000.00
3.12	Gleaner Flats Externals		
3.12.1	<u>Terrace upstands</u>	Item	

ITEM	DESCRIPTION		COST
	<p><i>The single ply membrane around the railing upstands having a gap allowing ingress of water.</i></p> <p>Allow to supply and install a compatible sealant and fixed band to upstands.</p>		
3.12.2	<p><u>Vegetation to guttering</u></p> <p><i>Vegetation within guttering needs to be removed.</i></p> <p>Allow to clear gutters from vegetation and debris using safe and suitable access.</p>	Item	
3.12.3	<p><u>Slate tiles</u></p> <p><i>Some localised damaged or slipped slate tiles.</i></p> <p>Allow to replace damaged slate tile to match surrounding style and colour.</p> <p>Provisionally allow for replacement of 5nr slate tiles.</p>	Item	
3.12.4	<p><u>Velux roof flashing</u></p> <p><i>Flashing lifting around 2nr Velux rooflights</i></p> <p>Allow to supply and install 2nr new flashing kits around Velux rooflights.</p> <p>CA to advise on locations.</p>	Item	
3.12.5	<p><u>Galvanized guttering brackets</u></p> <p><i>Corrosion to galvanized guttering fixing brackets.</i></p> <p>Allow to supply and install new metal brackets, product to be reviewed by CA to confirm corrosion resistance.</p> <p>Contractor to dispose of existing brackets.</p>	Item	
3.12.6	<p><u>Facia redecorations</u></p> <p><i>Timber facia's in need of redecoration.</i></p> <p>Allow to redecorate timber facias using 'Dulux Weathershield' colour to match existing.</p>	Item	
3.13	2 Porthcressa		

ITEM	DESCRIPTION		COST
	External	Note	N/A
3.13.1	<u>Window cill</u> <i>Localised water ingress from window cill.</i> Allow a provisional sum of £200 for works instructed by the CA	Provisional sum	£200
3.14	3 Porthcressa		
	External	Note	N/A
3.14.2	<u>Window cill</u> <i>Localised water ingress from window cill.</i> Allow a provisional sum of £200 for works instructed by the CA	Provisional sum	£200
3.14.3	<u>Handrail</u> The handrail is splintering when held and walking down the stairs. Allow to provide and apply suitable external grade wood stain to the handrail.	Item	
3.15	6 Garrison Lane		
	Internal	Note	N/A
3.15.1	<u>Mechanical ventilation Kitchen</u> <i>Currently no mechanical ventilation installed within kitchen.</i> Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.	Item	
3.15.2	<u>Mechanical ventilation Bathroom</u> <i>There is currently no mechanical extract in the bathroom.</i> Allow to supply and install a mechanical extract fan on the external facing wall to achieve a minimum extract rate of 15L/s.	Item	

ITEM	DESCRIPTION		COST
3.15.3	<u>Reseal Kitchen worktops</u> <i>Sealant around worktops and sinks deteriorated.</i> Allow to strip and dispose of existing sealant lining. Reseal using 'DOW 781 Acetoxy Silicone Clear' or similar, ensuring alternative is safe for use in contact with potable water.	Item	
	External	Note	N/A
3.15.4	<u>Bargeboard replacement</u> <i>Bargeboard end rotting.</i> Allow to strip and dispose of rotten bargeboard section. Supply and new timber bargeboard section and scarf in.	Item	
3.15.5	<u>Guttering repairs</u> <i>Guttering dipping, out of alignment towards defective bargeboard side.</i> Allow to refix guttering during bargeboard repairs to achieve fall towards the DP.	Item	
3.15.6	<u>Timber roof joinery</u> <i>In need of redecoration / treatment to prolong usable life.</i> Allow to redecorate external timbers using 'Dulux Weathershield' colour to match existing.	Item	
3.15.7	<u>Render repairs</u> <i>Cracking to rendered finish on gable elevation junction with stone wall, full height of building.</i> Allow to knock off and dispose of all loose render. Allow to re-render, render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand). Prepare newly rendered surface to receive painted decorative finish as part of full redecoration works. Provisional area for pricing purposes: 4m ²	Item	
3.15.8	<u>Window lintels</u>	Item	

ITEM	DESCRIPTION		COST
	<p><i>Window lintels exposed and corroding on surface.</i></p> <p>To all lintels exhibiting signs of rusting, allow to;</p> <ul style="list-style-type: none"> - Wire brush and clean any loose material - Apply rust inhibitor primer to exposed parts - Apply bonding aid - Apply polymer cementitious concrete repair product - On completion of repair, allow to coat with anti-carbonation paint to prevent further corrosion. 		
3.15.9	<p><u>External wall redecorations</u></p> <p>Allow to redecorate smooth rendered, external wall finishes in accordance with the redecoration specification within clauses 3.21 – 3.21.8, colour TBC.</p>	Item	
3.16	8 Garrison Lane		
	Internal		
3.16.1	<p><u>Mechanical ventilation Kitchen</u></p> <p><i>Currently no mechanical ventilation installed within kitchen.</i></p> <p>Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.</p>	Item	
3.16.2	<p><u>Mechanical ventilation Bathroom</u></p> <p><i>Fan within bathroom makes squeaking noise when turned on as a result is not used.</i></p> <p>Allow to service bathroom fan. Ensuring it achieves a minimum extract rate of 15L/s.</p>	Item	
3.16.3	<p><u>Towel rail Bathroom</u></p> <p><i>Towel rail within bathroom not operational.</i></p> <p>Allow to service bathroom towel rail.</p>	Item	
3.16.4	<p><u>Provide heater in bedroom</u></p> <p><i>Condensation within bedroom, possibly as lack of heating.</i></p> <p>Allow to supply and install 1nr wall mounted electric heater within bedroom.</p>	Item	

ITEM	DESCRIPTION		COST
	External		
3.16.5	<u>Ramp remedial works</u> <i>External ramp installation expected to breach DPC causing internal damp around back door.</i> Further inspection needed by CA, allow £1,000 for remedial works to be instructed by CA.	Provisional Sum	£1,000
3.16.6	<u>Window lintels</u> <i>Window lintels exposed and corroding on surface.</i> To all lintels exhibiting signs of rusting, allow to; <ul style="list-style-type: none"> - Wire brush and clean any loose material - Apply rust inhibitor primer to exposed parts - Apply bonding aid - Apply polymer cementitious concrete repair product On completion of repair, allow to coat with anti-carbonation paint to prevent further corrosion.	Item	
3.16.7	<u>External wall redecorations</u> Allow to redecorate smooth rendered, external wall finishes in accordance with the redecoration specification within clauses 3.21 – 3.21.8 , colour TBC.	Item	
3.17	11 Garrison Lane		
	Internal	Note	N/A
3.17.1	<u>Mechanical ventilation Bathroom</u> <i>There is currently no mechanical extract in the bathroom.</i> Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s.	Item	
3.17.2	<u>Bathroom partial replacement</u> <i>Bath not fit for purpose.</i> Allow to remove and dispose of existing bathtub and associated fixtures.	Item	

ITEM	DESCRIPTION		COST
	Allow to supply and install easily accessible shower suite, to be approved by the CA prior to ordering.		
3.18	12 Garrison Lane		
	Internal	Note	N/A
3.18.1	<u>Tiling Kitchen</u> <i>Tiling missing on splashboard approximately 11nr.</i> Allow to supply and install replacement for missing tiling, colour, and style to match existing.	Item	
3.18.2	<u>Kitchen Light</u> <i>Diffuser missing from kitchens strip light.</i> Remove and replace kitchen lighting.	Item	
3.18.3	<u>Replace ceiling rose</u> <i>Ceiling rose to hallway pendant heat scorched and stained.</i> Allow to replace ceiling rose.	Item	
3.19.4	<u>Defective taps</u> The taps to kitchen and bathroom are defective and require replacement. Allow to remove and replace the taps to the kitchen and the bathrooms.	Item	
3.19	17 Garrison Lane		
	Internal	Note	N/A
3.19.1	<u>Windows overhaul</u> <i>Slide and sash windows springs gone, pulling away creating gap. Corrosion to handles. No opening restrictor on low cill height 1st floor bedroom window.</i> Allow to ease and adjust all windows, replace seals and defective ironmongery where necessary.	Item	

ITEM	DESCRIPTION		COST
	Allow to supply and install window opening restrictor on low cill height window in bedroom.		
3.19.2	<p><u>Mechanical ventilation Kitchen</u></p> <p><i>Currently no mechanical ventilation installed within kitchen.</i></p> <p>Allow to supply and install hood extract over the hob cooking station with ducted extract. Hood extract to achieve minimum extract rate of 30L/s.</p>		
3.20	19 Garrison Lane		
	External	Note	N/A
3.20.1	<p><u>Crack repairs to external walls</u></p> <p><i>Cracking noted on front and rear elevations below window openings.</i></p> <p>Allow to rake out cracks and fill using 'Dulux Trade Weathershield Exterior Flexible Filler' or similar in accordance with manufacturers recommendations.</p>	Item	
3.21	<p>External redecoration specification</p> <p><i>Redecoration works to external walls.</i></p> <p>NOTE: To be priced within individual properties</p>	N/A	N/A
3.21.1	All surfaces are to be clean, suitably dry, and free from anything that may interfere with adhesion of new finishes to be applied. Remove all loose and failing material through scraping and stiff bristle brushing (not wire), back to a sound and firm edge. Ensure all edges of sound paintwork are feathered in.	N/A	N/A
3.21.2	Where areas of severe localised adhesion failures are present, such decorations are to be stripped back to bare surface and allowed to dry for at least 48 hours or longer before application of new decorative finishes.	N/A	N/A
3.21.3	It is not considered appropriate for any areas of existing paintwork to be skimmed over and where required, paint should be stripped back to an appropriate straight joint or window or projecting architectural feature to permit smooth and even finish to be obtained.	N/A	N/A

ITEM	DESCRIPTION		COST
3.21.4	To all existing previously decorated masonry surfaces, allow to apply Dulux Trade Weathershield Multi-Surface Fungicidal Wash to all surfaces, applied in strict accordance with manufacturers recommendations.	N/A	N/A
3.21.5	To all random, small, isolated cracks, allow to rake out, make good with Dulux Trade Weathershield Exterior Flexible Filler and apply in accordance with manufacturers recommendations. All filler surrounding the cracks should be removed and allow to harden and cure accordingly.	N/A	N/A
3.21.6	To all bare, repaired, and chalking areas of the external decorative finishes, allow to stabilise with application of Dulux Trade Weathershield Stabilising Primer, allow for a minimum drying time of 16 hours under normal drying conditions and apply in strict accordance with the manufacturer's recommendation. It should be noted that such application must not be applied over surfaces treated with bitumen.	N/A	N/A
3.21.7	Bring forward to a smooth and even surface and apply one full coat of Dulux Trade All Seasons Masonry Paint to all patch and stabilised areas and apply in strict accordance with the manufacturer's recommendation. Allow a minimum drying time of 2 hours under normal drying conditions before proceeding with 2 coat decoration.	N/A	N/A
3.21.8	To all previously prepared and decorated surfaces, allow to redecorate with 2 full body coats of Dulux Trade All Seasons Masonry Paint in accordance with manufacturer's instructions. Allow a minimum drying time of 2 hours between coats under normal drying conditions. Colour to match existing. The Contractor is to provide a sample for CA approval prior to application.	N/A	N/A
4.0	Risk allowance	Provisional sum	£4,700.00
		Total from above:	£