

**Schedule of Works**

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| **Multiple Works locations Across St Mary’s** |
| **Year 3 Works package**  |

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| **Client:** | Council of the Isles of Scilly | **Site Address:** | Various sites across Hugh Town & Old Town, St Mary’s, Isles of Scilly. |
| **Contract Administrator:** | Currie & Brown  | **Contractor:** | To be confirmed |
| **C&B Ref:** | 4101280-100 | **Issue date:** | 17.09.2021 |

| **ITEM** | **DESCRIPTION** |  | **COST** |
| --- | --- | --- | --- |
|  | **SECTION 1 – GENERAL PROVISIONS AND CONTRACT DETAILS** |  |  |
|  | **Refer to preliminaries section of the tender package** |  |  |
| 1.1 | **Scope of Works by the Contractor:**The Contractor shall:* 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 will 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 the work and shall remove them and make good any damage before completion.
* 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.
 |  |  |
|  | * 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 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.
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| 1.2 | **Site Administration:**The Contractor must:* 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.
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| 1.
 | **SECTION 2 – CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS & PREAMBLES** |  |  |
|  | 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 responsible for submitting a Building Notice if necessary and to obtain a Completion Certificate prior to Practical Completion being issued. | Item |  |
| 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 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** |
| --- | --- | --- | --- |
|  | **SECTION 3 – SCHEDULE OF WORKS** |  |  |
| 3.1 | **Rationale behind the works**This schedule of works comprise of planned year 3 maintenance works for various residential properties within Hugh Town and Old Town, St Mary’s, Isles of Scilly. These are derived from the stock condition survey and recent follow up inspections of council owned, residential buildings.  | Note |  |
| 3.2 | **1 Branksea Close** |  |  |
|  | **Internal** | Note | N/A |
| 3.2.1 | Kitchen fit-out*Kitchen fitout consisting of wall mounted worktops and cupboards likely 20+ years old and end of life.* Allow to strip out and dispose of existing kitchen fitout consisting of fitted worktops, cupboards and pipework. The contractor is to carefully remove and set aside existing appliances in safe location for reinstatement upon completion. Allow to supply and install new kitchen fitout ‘Howdens Greenwich White’ to consist of wall mounted worktops and cupboard to match existing storage capacity. Upon completion seal worktops to abutting walls with suitable kitchen sealant for use around potable water.Provisional kitchen dimensions for pricing purposes only;2.7m x 3.1mContractor to submit kitchen plan to be approved by the CA.  | Item |  |
| 3.2.2 | Kitchen Mechanical Ventilation*There is currently no mechanical ventilation installed within the kitchen.* Allow to supply and install mechanical hood ventilation to achieve an extract rate of 30L/s. | Item |  |
| 3.2.3 | Kitchen Flooring*Kitchen flooring 1nr missing tile. Poor finish, open joints creating dirt trap. This style of kitchen flooring is not in keeping with other properties and cannot confirm if flooring meets non-slip standards.* Allow to strip and dispose of existing kitchen floor finish.Allow to supply and install new non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved. Install in strict accordance with manufacturers recommendations.  | Item |  |
| 3.2.4 | Bathroom Flooring*Bathroom flooring soiled with adhesive from previous floor finish/application. Exposed historic floor finish. We cannot confirm if flooring meets non-slip standards.* Allow to strip and dispose of existing floor finish down to suitable substrate layer. Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Text (Colour TBC) or similar approved. Install in strict accordance with manufacturers recommendations.  |  Item |  |
| 3.2.5 | Bathroom wall tiles*3nr tiles missing from tiled wall finish, low level abutting bath.*Allow to reinstate 3nr white tiles to match size and colour of existing surroundings.  | Item |  |
| 3.2.6 | Bathroom sealant*Bath sealant missing at floor intersection and abutting wall.*Allow to strip all bath sealant and renew. Install new sealant to bathtub intersections where currently missing upon completion of tile and flooring installation. ‘DOW 785+ Bacteria Resistant Sanitary Silicone White’ or similar for use within bathrooms with mould-resistant properties.  | Item |  |
| 3.2.7 | Bathroom Door*Bathroom hollow core door damaged beyond repair with multiple historic repairs evident. Missing ironmongery.*Allow to remove and dispose of existing door. Supply and install new painted timber (white) door and ironmongery within existing door frame.  | Item |  |
| 3.3 | **4 Branksea Close**  |  |  |
|  | **External** | Note | N/A |
| 3.3.1 | Small retaining block wall*The small retaining block wall is cracking, dislodged, and moving away from the footings.*Where ground is retaining on the wall, allow to provide earthwork support for temporary support. Allow to demolish and dispose of block wall and rebuild. Approximately 15m. | Item |  |
| 3.3.2 | Rear timber porch*Timber porch is heavily decayed, in poor condition and considered unsafe.**Please refer to the below cost options.* | Item |  |
| 3.3.2a | Cost Option AAllow to dismantle, remove, and dispose of existing porch.Allow to supply and install UPVC porch to match the existing arrangement. Design to be submitted by porch manufactured and approved by the CA. | Cost Option |  |
| 3.3.2b | Cost Option BAllow to remove and replace timber elements of porch and the roof to match the existing.  | Cost Option |  |
| 3.4 | **21 Ennor Close** |  |  |
|  | **External** | Note | N/A |
| 3.4.1 | Windows*Small top hung window to makeshift room at front of property twisted from fixing preventing it form being able to shut. 2nr blown seals to within two first floor bedrooms.* Allow to ease and adjust top hung window to makeshift room at the front of the property. Renew window seals to 2nr bedroom windows.  | Item |  |
| 3.5 | **6 Garrison Lane** |  |  |
|  | **Internal** |  |  |
| 3.5.1 | Bathroom flooring*Flooring within bathroom end of life. Joints allowing route for water ingress.* Allow to strip and dispose of existing floor finish. Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Text (Colour TBC) or similar approved. Install in strict accordance with manufacturers recommendations.  | Item |  |
| 3.5.2 | Bathroom window cill *Bathroom timber window cill painted finish flaking.*Upon completion of mechanical ventilation installation (year 2 works). Allow to strip existing defective paint layer down to suitable substrate. Prepare surface and redecorate window cill with ‘Dulux Easy-care Bathroom Paint Pure Brilliant White’ or similar.  | Item |  |
| 3.5.3 | Bathroom sealant*Poor application of sealant around bath with mould build up. Missing sealant at floor intersection allowing water ingress.*Upon installation of new floor finish. Allow to strip existing bath sealant. Supply and install new silicone caulking around bathtub lining using ‘DOW 785+ Bacteria Resistant Sanitary Silicone White’ or similar for use within bathrooms with mould-resistant properties.  | Item |  |
|  | **External** | Note | **N/A** |
| 3.5.4 | Roof leakProvisional allowance for repairs within roof to resolve leak.  | Provisional Sum | **£2,000** |
| 3.6 | **11 Garrison Lane** |  |  |
|  | **External** |  |  |
| 3.6.1 | Lintel repairs / investigation*Crack rear 1st floor level window, bottom LHS cill down to shed abutment. Gf rear window cracking indicating blown lintel.*Locations to be reviewed by Structural Engineer. Allow for provisional sum of £2,000 for remedial works.  | Provisional Sum | **£2,000** |
| 3.6.2 | External Masonry RedecorationsAllow to redecorate textured render external wall finishes (front & rear) in accordance with redecoration specification within clauses **3.18** colour to match existing.  | Item |  |
| 3.7 | **12 Garrison Lane**  |  |  |
|  | **Internal** | Note | **N/A** |
| 3.7.1 | Bathroom mechanical ventilation*No mechanical ventilation installed within the bathroom.* Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s. | Item |  |
| 3.7.2 | Bathroom fit-out *Bathroom fitout exceeding service life of over 20 years, poor condition.*Allow to strip and dispose of existing bathroom fitout consisting of bathtub, toilet and sink with vanity unit. Allow to supply and install new bathroom fitout incorporating accessibility fixtures. This is to include grab rails and easy to use lever handles.Fitout to include;* Toilet
* Handwash basin
* Walk-in shower with fold down, wall mounted seating
* Heated towel rail

Provisional dimensions for pricing purposes: 2.65m x 1.6mContractor to submit kitchen plan to be approved by the CA.  | Item |  |
| 3.7.3 | Bathroom vinyl flooring*Vinyl worn, but fair condition. Renew in line with bathroom replacement. We cannot confirm if flooring meets non-slip standards.* Allow to strip and dispose of existing floor finish. Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations.  | Item |  |
| 3.7.4 | Bathroom redecoration / making good*Bathroom finish generally dated. Renew in line with new replacement works.* Allow to make good any marks, scuffs, scratches from replacement works and/or historic fixture scarring. Prepare surfaces and redecorate using ‘Dulux Easycare Bathroom Paint Pure Brilliant White’ or similar. Where possible retain existing wall tiling in-situ. Where removal required assess quality for re-use to be confirmed by CA.  | Item |  |
| 3.7.5 | Bathroom sealant*Upon completion of new bathroom installation, allow to supply and install new sealant to all fixture intersections with walls and floor for protection against water ingress.* Allow to supply and install silicone caulking around bathtub lining using ‘DOW 785+ Bacteria Resistant Sanitary Silicone White’ or similar for use within bathrooms with mould-resistant properties.  | Item |  |
| 3.7.6 | Kitchen mechanical ventilation*Currently no mechanical ventilation installed within kitchen. Black spot mould forming on ceiling.* Allow to supply and install hood over hob extract as part of kitchen replacement works. To achieve minimum extract rate of 30L/s. | Item |  |
| 3.7.7 | Kitchen fit-out*Kitchen fitout consisting of wall mounted worktops and cupboards likely 20+ years old and end of life. Water damage to cupboards below sink.*Allow to strip out and dispose of existing kitchen fitout consisting of fitted worktops, cupboards and pipework. The contractor is to carefully remove and set aside existing appliances in safe location for reinstatement upon completion. Allow to supply and install new kitchen fitout ‘Howdens Greenwich White’ to consist of wall mounted worktops and cupboard to match existing storage capacity. Upon completion seal worktops to abutting walls with suitable kitchen sealant for use around potable water.Provisional kitchen dimensions for pricing purposes only;2.6m x 1.75m | Item |  |
| 3.7.8 | Kitchen Flooring – *Kitchen thermoplastic tile floor finish. Potentially asbestos containing. To be replaced during kitchen replacement.* Allow to strip and dispose of existing kitchen floor finish in accordance with HSE recommendations. Allow to supply and install new non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved. Install in strict accordance with manufacturers recommendations.  | Item |  |
| 3.7.9 | Kitchen redecorations / making good*Kitchen has dated tiled and painted plaster finish.*Allow to make good any marks, scuffs, scratches from replacement works and/or historic fixture scarring. Allow supply and install new splashboard tiling to match existing size and colour of existing. Tie in new tiling to existing. Allow to prepare surfaces and redecorate using ‘Dulux Easycare Kitchen Paint Matt Pure Brilliant White’ or similar to achieve uniform finish throughout.  | Item |  |
| 3.8 | **17 Garrison Lane** |  |  |
|  | **External** | Note | **N/A** |
| 3.8.1 | Lintel repairs / investigation*Gf rear window cracking indicating blown lintel.*Locations to be reviewed by Structural Engineer. Allow for provisional sum of £2,000 for remedial works.  | Provisional Sum | **£2,000** |
|  | **Internal** | Note | **N/A** |
| 3.8.2 | Boarding to loft space*Possessions within lost space overloaded Tentest boarding*. *Tear in 1nr Tentest board.* Allow to carefully remove loft boarding and safely store for re-use. Temporarily move insulation to uncover timber joists.Allow to supply and install ‘Diall Loft Storage Stilts’ or similar in accordance with manufacturer’s instructions.Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 270mm.Re-lay retained loft boarding where possible upon assessment of condition. Supply and install any additional loft boarding to replace boards that are not in a serviceable condition and additional requirements. Allow to replace 1nr damaged Tentest board.  | Item |  |
| 3.8.3 | Bathroom window *Bathroom window dropped in fixture, when in closed position there remains a gap.*Allow to ease and adjust top hung window fixtures.  | Item |  |
| 3.8.4 | Damp investigations to FF front bedroom*First floor level bedroom on front elevation damp around window. Appears moisture is transmitting through wall.* Provisionally allow for remedial works of £1,000 following investigations.  | Provisional Sum. | **£1,000** |
| 3.9 | **19 Garrison Lane**  |  |  |
|  | **Internal** | Note | **N/A** |
| 3.9.1 | Boarding to loft space*Possessions within lost space overloaded Tentest boarding*. *Tear in 1nr Tentest board.* Allow to carefully remove loft boarding and safely store for re-use. Temporarily move insulation to uncover timber joists.Allow to supply and install ‘Diall Loft Storage Stilts’ or similar in accordance with manufacturer’s instructions.Allow to supply and install additional quilt insulation to bring thickness up to an evenly spread, minimum thickness of 270mm.Re-lay retained loft boarding where possible upon assessment of condition. Supply and install any additional loft boarding to replace boards that are not in a serviceable condition and additional requirements. Allow to replace 1nr damaged Tentest board.  | Item |  |
| 3.9.2 | Mechanical ventilation Bathroom*Mechanical ventilation installed, appears dated. Peeling painted finish to ceiling.* Allow to test existing bathroom extract flow rates and clean out. Provisionally allow to replace with new mechanical extract within bathroom. To achieve minimum extract rate of 15L/s. | Provisional Sum | **£350** |
| 3.9.3 | Bathroom ceiling*Peeling painted finish to ceiling, likely as a result on limited ventilation.* Following service/reinstatement of mechanical ventilation Allow to scrape off flaking finish back to suitable substrate. Prepare and redecorate using ‘Dulux Easycare Bathroom Paint Pure Brilliant White’ or similar.  | Item |  |
| 3.9.4 | Bathroom window*Bathroom window twisted in fixture, when in closed position there remains a gap. Stiff to open.*Allow to ease and adjust top hung window fixtures and opening. | Item |  |
| 3.10 | **3 Parade Flats** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.10.1 | Bathroom Fit-out Replacement*Bathroom suite is end of life and not fit for purpose for vulnerable tenant*.Allow to strip out and dispose of existing bathroom fitout.Allow to supply and install new bathroom fitout incorporating accessibility fixtures, ‘Armitage Shanks’ or similar approved by the CA. This is to include grab rails and easy to use lever handles.Fitout to include;* Toilet
* Handwash basin
* Walk-in shower with integrated seating
* Heated towel rail – With associated electrical works

Provisional dimensions for pricing purposes: 4m² | Item |  |
| 3.10.2 | Bathroom flooringAllow to strip out and dispose of existing vinyl floor finish.Allow to supply and install non-slip vinyl flooring, Fitwell Flooring Comfort Tex (colour TBC) or similar approved, in accordance with manufacturers recommendations. Provisional dimensions for pricing purposes: 4m² | Item |  |
| 3.11 | **Parade House Bottom Flat** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.11.1 | Window*uPVC slide and sash windows defective, end of life.* Allow to replace 1nr uPVC slide and sash window to modern equivalent.Provisional dimensions for pricing purposes;1nr window = 1220mm x 1600mmThe contractor is to allow to measure all windows prior to order to confirm sizes. The contractor is to allow to remove and dispose of all windows and make good the area. The contractor should supply and install Veka M70 PVCu windows (or similar approved product). Following hinges and locking mechanism to be supplied with the windows (or similar approved by CA, any similar must be minimum Austenitic Stainless.) * Hinges: Securistyle Defender Hinge (Austenitic Stainless)
* Locking mechanism: Securistyle Defender Locking Mechanism (Austenitic Stainless)

See indicative design within **Appendix A** | Item |  |
| 3.11.2 | Redecorations *Provisional sum for redecoration works*   | Provisional Sum | **£1,000** |
| 3.11.3 | Kitchen fitout Provisional sum for kitchen works, to be instructed by CA. | Provisional Sum | **£5,000** |
| 3.12 | **Parade House Top Flat** |  |  |
|  | **Internal** |  |  |
| 3.12.1 | Windows*uPVC slide and sash windows defective, end of life.* Allow to replace 6nr uPVC slide and sash window to modern equivalent.Provisional dimensions for pricing purposes;* 2nr window = 900mm x 1350mm
* 1nr window = 1220mm x 1600mm
* 1nr window = 950mm x 1600mm
* 1nr window = 850mm x 1250mm
* 1nr window = 1000mm x 1350mm

The contractor is to allow to measure all windows prior to order to confirm sizes. The contractor is to allow to remove and dispose of all windows and make good the area. The contractor should supply and install Veka M70 PVCu windows (or similar approved product). Following hinges and locking mechanism to be supplied with the windows (or similar approved by CA, any similar must be minimum Austenitic Stainless.) * Hinges: Securistyle Defender Hinge (Austenitic Stainless)
* Locking mechanism: Securistyle Defender Locking Mechanism (Austenitic Stainless)

See indicative design within **Appendix A** | Item |  |
| 3.12.2 | Mechanical ventilation Bathroom*There is currently no mechanical extract in the bathroom.*Allow to supply and install mechanical extract within bathroom. To achieve minimum extract rate of 15L/s. | Item |  |
| 3.12.3 | Heating*Poor heating provision 1st floor level.*Allow to supply and install 1nr new wall mounted storage heater, Quantum Range. Location to be confirmed by the CA.Messrs, Dimplex, Millbrook House, Grange Drive, Hedge End, Southampton, Hampshire S030 2DF.Tel: 0844 879 3589**Quantum Range** | Item |  |
| 3.13 | **Parade House Externals** |  |  |
|  | **External** | Note | **N/A** |
| 3.13.1 | Communal porch area redecoration*Decorative finish within porch area poor.*Allow to redecorate porch area. Prepare surfaces and repaint with Dulux Trade Matt Emulsion, colour TBC. | Item |  |
| 3.13.2 | Communal Entrance door redecorate*Timber communal entrance door painted finish flaking.* Allow to scrape of flaking paint back to suitable substrate layer. Potentially lead containing. Redecorate previously painted timber elements with external wood graded paint, ‘Dulux Trade Weathershield’ or similar approved colour to match existing. | Item |  |
| 3.13.3 | Entrance grab bars renew*Entry grab bars for entrance step heavily corroded.* Allow to remove and dispose of existing grab rails. Supply and install new external grade grab rails with corrosion resistance.  | Item |  |
| 3.13.4 | Repointing*Localised defective pointing at entrance step.*Allow to repoint using cement mix mortar.  | Item |  |
| 3.13.5 | Redundant corroded bracket*Redundant bracket installed on roadside pathway ground level.*Allow to remove and make good masonry to match existing.  | Item |  |
| 3.13.6 | Timber fascia and soffit*Timber fascia and soffit in poor condition. Timbers exhibiting decay.* Allow to replace timber fascia and soffits with treated timber to match existing colour and appearance. | Item |  |
| 3.13.7 | Cracking to chimney stack*Cracks to chimney stack allowing water ingress.*Allow to rake out cracks and fill using ‘Dulux Trade Weathershield Exterior Flexible Filler’ or similar in accordance with manufacturers recommendations. Once dry, allow to rub down in preparation for external redecorations works. | Item |  |
| 3.13.7a | Chimney stackWhen high level access is available. Contractor is to notify CA to undertake an inspection of the chimney stack as it appears to be leaning from ground level. Allow provisional sum of £5,000 for potential remedial works.  | Provisional Sum | **£5,000** |
| 3.13.8 | Vegetation growth*Vegetation growth at high level roof/chimney.*Allow to remove using high level access. Treat area with proprietary weed killer in accordance with manufacturers recommendations.  | Item |  |
| 3.13.9 | Roof flashing*Roof flashing pulling away next to chimney.*Allow to re-dress flashing. Replace if necessary to provide suitable weather protection. Provide cost for replacement. | Item |  |
| 3.13.10 | Redundant timber frame*Redundant timber picture frame? Wall mounted high level.* Remove and make good using high level access. | Item |  |
| 3.13.11 | External masonry redecoration*Render painted finish tired and peeling.*  Allow to redecorate rendered external wall finishes in accordance with redecoration specification within clauses **3.18** colour to match existing.  | Item |  |
| 3.14 | **9 Parsons Field** |  |  |
|  | **External** | Note | **N/A** |
| 3.14.1 | Rear timber gateAllow to remove and dispose of the existing timber gate to the rear of the property including all associated fixings. Allow to supply and install a new timber gate including stainless steel latch and hinges. | Item |  |
| 3.14.2 | Front timber gateAllow to reset the timber post to the front gate with postcrete.Allow to remove and replace existing ironmongery to the front gate with stainless steel latch and hinges. | Item |  |
| 3.14.2 | Windows*uPVC windows, end of life.* Allow to replace 6nr uPVC slide and sash window to modern equivalent.Provisional dimensions for pricing purposes;Allow for 5nr windows. The contractor is to allow to measure all windows prior to pricing.The contractor is to allow to remove and dispose of all windows and make good the area. The contractor should supply and install Veka M70 PVCu windows (or similar approved product). Following hinges and locking mechanism to be supplied with the windows (or similar approved by CA, any similar must be minimum Austenitic Stainless.) * Hinges: Securistyle Defender Hinge (Austenitic Stainless)
* Locking mechanism: Securistyle Defender Locking Mechanism (Austenitic Stainless)

Design to match existing windows. | Item |  |
| 3.15 | **9a Parsons Field** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.15.1 | Windows*Windows generally poor, end of life. Corroded to front of property.*  Allow to replace 5nr uPVC windows to modern equivalent.Provisional dimensions for pricing purposes;* 1nr = 1350mm x 2350mm
* 1nr = 1000mm x 1800mm
* 1nr = 1050mm x 850mm
* 2nr = 1200mm x 1800mm
 | Item |  |
|  | **External** | Note | **N/A** |
| 3.15.3 | Repoint roof verge*Localised cracking to concrete roof verge*Allow to rake out cracking and fill with cement mix mortar. Ensure flush even finish to surrounding surfaces.  | Item |  |
| 3.15.4 | Rear gate*Rear timber gate missing, timber post rotten.* Allow to remove and dispose of existing rotten timber fence post. Allow to supply and install new timber gate, ironmongery and post to existing location.Timbers to received painted finish.  | Item |  |
| 3.15.5 | Timber rail fencing*Timber rail fencing in fair condition, would benefit from redecoration to prolong service life of timbers.* Allow to redecorate with appropriate external wood grade paint to match existing colour.  | Item |  |
| 3.16 | **2 Well Lane** |  |  |
|  | **External** | Note | **N/A** |
| 3.16.1 | Replace dormer fascia *Timber fascia to 1st floor dormer window poor condition, timber decayed.* Allow to replace timber fascia with new timber to match existing style and colour. To receive painted finish with appropriate external wood grade paint.  | Item |  |
| 3.16.2 | External timbers*External timber elements would benefit from redecoration to prolong service.*Allow to redecorate all previously painted timber elements, window frames and fascia’s with appropriate external wood grade paint, ‘Dulux Trade Weathershield’ or similar colour to match existing.  | Item |  |
| 3.16.3 | Chimney repairs*Localised cracking to chimney exposing corner bead.* Allow to hack off defective render and remove exposed beading.Install new stainless-steel beads into base layer and re-render works to previously exposed surfaces. Render to be flush and true with surrounding surfaces using a mix of 1:1:6 (cement: lime: sand). Colour to match existing. | Item |  |
| 3.16.4 | Roof tiles replacement*Localised missing/cracked/slipped artificial slate tiling.* Allow to supply and install approximately 10nr replacement artificial slate tiles to match existing size, style and colour as existing.  | Item |  |
| 3.16.5 | Clean roof tiles*Moss/lichen build up on rooftile covering and debris in guttering.*Allow to clean moss/lichen from roof covering and clear out rainwater goods flushing through on completion whilst high level access available.  | Item |  |
| 3.17 | **4 Rookery Flats** |  |  |
|  | **Internal** | Note | **N/A** |
| 3.17.1 | Storage Heaters Replace*Old electric storages heaters.*Allow to remove and dispose of the existing storage heaters within the hallway, lounge, and bedroom. Supply and Fix heaters manufactured by Messrs, Dimplex, Millbrook House, Grange Drive, Hedge End, Southampton, Hampshire, S030 2DF, telephone, 0844 879 3589, being the Quantum Range.  This range of heater varies in load requirements to existing heaters: Supply and Fix the nearest equivalent size to ensure design temperature is achieved to the existing locations.  | Item |  |
| 3.18 | **External masonry redecoration specification***Redecoration works to external walls.***NOTE:** To be priced within individual properties | N/A | **N/A** |
| 3.18.1 | 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** |
| 3.18.2 | 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** |
| 3.18.3 | 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** |
| 3.18.4 | 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** |
| 3.18.5 | 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** |
| 3.18.6 | 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** |
| 3.18.7 | 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** |
| 3.18.8 | 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 | **£7,500** |
|  | **Total from above:** | **£** |

**Appendix A**

Parade House Window Replacement – Indicative Design